

DEPUTATION MEETING MINUTES

Date & Time: 27th April 2016 @ 3pm

Deputation Group: The Paddock's Resident Association

Councillors Present:	Cllr. Paul Gogarty Cllr. Vicki Casserly Cllr. William Lavelle Apologies: Cllr. Gus O'Connell	Cllr. Ed O'Brien Cllr. Liona O'Toole
Deputation:	Helena Doyle Paul Byrne Edel Cassidy John Byrne Breda DeVierres	
Council Officials Present:		
William Purcell	Land Use Planning & Transportation	
Brian Carroll	Housing, Social & Community Development	
Pamela Hughes	Housing, Social & Community Development	
Lindsay Gahan	Housing, Social & Community Development	

The meeting was chaired by Cllr. Paul Gogarty.

Helena Doyle began by introducing the members of their group.

John Byrne began the groups' presentation by stating that the move to open this road is against the spirit of proper planning and sustainable development. The group is also arguing that South Dublin County Council is trying to implement a Phase 3 or Phase 4 element of the Strategic Development Zone too soon and this will have a negative consequence on the residents, that would have to be lived with by the Residents for a long time, this belief is based on to the time it had already taken to get to Phase 2 of the development. The group support the proposal of opening the extension of the access road to The Paddocks from Newcastle Road linking with Tandy's Lane but the group is concerned with the opening of the Paddocks Drive West onto Tandy's Lane before the link route is opened. The group ask that no through traffic is allowed access to The Paddocks Drive West until the link road is opened. The group also disputes the research previously carried out on the types of vehicles SDDC expect to use the through road. The group have carried out their own research and have concluded that several hundred vehicles use Tandy's Lane and the types of vehicles used includes Heavy Goods Vehicles'. Tandy's Lane is not suitable for this type of traffic and the group argues that drivers would prefer using the straight road that would be available by opening The Paddocks Drive West road.

Edel Cassidy spoke to the meeting about serious concerns the Residents have, predominantly the extra traffic being introduced to the Paddocks' Estate by creating this rat run. The traffic assessment as required as part of the Planning Application did not take into account the opening of this road in advance of the upgraded works to Tandy's Lane. Will SDDC update this assessment as it is now, taking into account current traffic volumes? The group query if a Road Safety Audit was taken and what was the brief of this Audit?

Did the Audit include future development for the area and if it was not assessed by the Audits, this is a concern to the group. The Paddocks Drive West was designed as a side street in accordance with the SDZ and not an avenue. The street does not have the road width and junction types necessary for the expected traffic volumes. Drivers using the road as a rat run may not realise they need to slow down and this presents an obvious hazard to Residents. Because of parking issues in the area, the road is often reduced to a one way system. The junction types may not have the capability to deal with the traffic volumes as they are not based on the current traffic figures.

Paul Byrne addressed the meeting to say Adamstown SDZ has not been developed in line with the planning permission approved, which were to provide quality transport links. He stated that The Paddocks estate did not have these links. An assessment done in 2009 showed that 60% of Adamstown Residents used cars while only 30% used public transport. This survey included areas of Adamstown where there are adequate transport links. There is concern about the unnecessary through traffic this will create. A report on Adamstown from 2014 stated that though traffic should be discouraged and to now open this road would go against the finding of that report. The opening of this road is in contradiction with the Phases that had been decided by SDCC. SDCC has classified the role of The Paddocks Drive West road as a side street. It is not designed to take the volume of traffic that uses Tandy's Lane. By approving this change and implementing the decision, SDCC are going against the original approval by Planners and what is contained in the current SDZ documents.

Mr. Paul Byrne then asked the following questions:

- (1) Has an independent traffic analysis been made?
- (2) Does the Council acknowledge opening this route will reduce the distance travelled by drivers accessing the Newcastle and Outer Ring Road through Tandy's Lane?
- (3) Does the Council acknowledge opening this route will encourage unnecessary through traffic and what is the Council proposing to address this?
- (4) Does SDCC believe that the adjacent existing distributor roads and the proposed entrance junction have the capacity to cope with the traffic volumes?
- (5) Can SDCC provide a map or plans that show the road opening at this stage?

Breda DeVierres then spoke about the issue of parking, the design of pavements not being suitable for pedestrians, how there is a fear in the community of fatalities and because of the open plan design of the estate there is no green spaces for residents & their children. The group is aware of two accidents that have already happened in the area and the fear is that the next accident will result in a fatality. A petition opposing the opening of the estate to through traffic without the proper infrastructure being in place had also been signed by 380 residents. Ms. DeVierres then read out some statements made by Residents.

John Byrne read out the answer that SDCC Chief Executive had given to the Lucan Area Committee in February 2016 on the subject and made two points on the answer given. Firstly, the residents are not looking for a Cul de sac type development. Secondly, these remarks did not sit well with the residents from the estate. Mr. John Byrne then stated that the residents in the estate were oblivious to the Councils plans as they were not aware of any public consultation. Mr. Byrne agreed with Ms. DeVierres that the opening of the road will result in a fatality. Residents had bought into Phases but SDCC are rushing into Phase 3.

Willie Purcell replied to the group presentation saying that he would have liked to have had the group's script before the meeting to allow him to study the technical aspects of the presentation. Mr. Purcell then gave the group a back-round on where the Council is now and what the Council has being doing to alleviate some of the effects that had been pointed out during the presentation. The problem with Phase 1 which includes The Paddocks is that infrastructure needs to be delivered before development can go ahead. Mr. Purcell acknowledges what the group is saying about the width of the road. There is an expectation that there won't be more volumes of traffic when the area is fully developed even during the temporary phase of opening The Paddocks Drive West road with the R120. The position from a planning point of view is that this is what is contained in the approved plan. In Phase 1 there is no obligation to realign Tandy's Lane. There is regret that it's not in the plan and the developer could be forced to include it but the Council needs to deal with facts at this time. The Council are in discussions with Castletorn Construction who represent the new investors but there is no current answer on the matter. The Council are monitoring volumes of traffic being using the area. There is a lot of activity in the area and the Council are mindful of this.

Cllr. Paul Gogarty asks what the timescale for the temporary opening the road is and is there any power available to stop it.

Willie Purcell replied to say that Phase 1 is currently at 1400 dwellings and that the link road constitutes part of Phase 1. He can't give an exact time on the opening but the link road will be finished as quickly as possible. The Council will have no interest in the road until it is offered for Taking in Charge. When this happens, the road must comply with the planning permission for the area. There is still an issue with the liquidation. Abbey Homes need to complete their works.

Paul Byrne asks if there is a Safety Audit & Impact Statement and can a temporary barrier be put in place until the other infrastructure is in place.

Willie Purcell replied to say that this was not standard for Taking in Charge.

Helena Doyle asked what the timeframe would be for road opening and will it be Taken in Charge straight away.

Willie Purcell stated that SDCC have engaged with the Liquidator and the Council are actively encouraging the completion of works. There is an ongoing issue with Public Lighting. If delivery of all requirements is met the road could be Taken in Charge very quickly (process could take 12 months).

Helena Doyle asked if they could build onto the Tandy Lane without the road being Taken in Charge.

Willie Purcell confirmed that this may happen.

Edel Cassidy asked if a Safety Audit is required for a SDZ.

Willie Purcell said that it isn't generally needed but he would check it out for this particular case.

Cllr. William Lavelle said that he was aware of the parking issues in the Paddocks and that he supports the Residents in their concerns on safety. Cllr. Lavelle also explained that there is an issue of timing here and the key is how it will be achieved. Cllr. Lavelle asked if SDCC had signed off on compliance for the Roads and if so, if there is scope by way of Chief Executives order to vary the agreement on compliance to prevent the opening?

Cllr. Liona O'Toole said that there are similar issues to those experienced in Hillcrest. This will turn into a rat run with increased volumes of traffic. The Residents are not objecting to the opening of the roads but want to get the timing right. The Council should meet Residents half way or come to an agreement where possible and hold off on opening up the Paddocks Drive West road.

Cllr. Paul Gogarty told the group that he had visited the area and also drove from the junction thorough the estate and also drove Tandy's Lane. The journey through The Paddocks was a minute quicker and it wouldn't take other drivers long to figure this out! The Residents know that the road is going to open at some stage but synchronising the opening of the boulevard and the other road behind earlier so that the times converge. Cllr. Gogarty also asked if the Councillors have a statutory power available to prevent a Taking in Charge of a road? Is there scope from that point of view?

In response, William Purcell explained that he shared Cllr. Lavelle's concerns regarding parking and two way traffic on the road. The issues had been foreseen and work had been going on in the back round with Castletorn to look at facilitating an earlier delivery of the through road and there are concerns on volume of traffic. Regarding the compliance question, Mr. Purcell said that it would not be his intention to treat anyone unprofessionally if they had abided by the requirement of the Planning Permission. On the issue of the Chief Executive order, the Councillors should take up this issue with the chamber.

In response to Cllr. O'Toole's questions about timing, the Council have been pushing this event with the new investors in the hope that they will see what affect a through road will have on the Residents. The Council will be looking at making the road unattractive to drivers looking for a quicker route. As part of the statutory role, to help the Residents, there are limits on what can be provided.

In response to Cllr. Gogarty, Willie Purcell reiterated that if professional processes were followed and infrastructure built to a Taken in Charge standard, Elected Members stopping a development would be unheard of. Councillors may have to investigate separately.

Cllr. Ed O'Brien asked if the Elected Members were to take this action, would it leave them open financially or legally?

Mr. Paul Byrne asked if that this side street (The Paddocks Drive West) has the capacity to take all the traffic that Tandy's Lane takes?

William Purcell stated the Council has been carrying out traffic counts and will be better informed when these traffic counts have been concluded.

Cllr. Paul Gogarty clarified that as requested there should be written responses to question raised.

Helena Doyle asked that The Paddocks Residents Association be consulted on any process going forward.

Willie Purcell confirmed that notices informing the public were placed in the national press.