

**MINUTES OF THE ADAMSTOWN SDZ  
STEERING GROUP MEETING**

**CLONDALKIN CIVIC OFFICES - 20th June, 2006**

**Attendance:**

**Councillors**

D. Keating	F. McCarthy
G. O'Connell	E. Tuffy
S O'Connor	

**Stat. Agencies**

Sinead Clair	Iarnrod Eireann
Paula Nerney	Department of Education & Science
Evin McMahon	Dublin Transportation Office
Fergal Black	Health Service Executive

Apologies for inability to attend from Dublin Bus and Department of Environment, Heritage and Local Government.

**S.D.C.C.**

Paul Hogan	SDZ Project Manager – Chairman
Eamon Cunningham	Senior Executive Officer
T. Behan	Staff Officer
David Murray	Assistant Planner

Apologies for inability to attend from Fionnuala Lennon, Project Planner and Tom Doherty, Director of Planning

**1. Minutes of Previous Steering Group Meeting (21st March, 2006)**

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 21<sup>st</sup> March, 2006 were noted.

**2. Project Update**

• **Amendment No. 1 to Planning Scheme**

Variation (No. 1) to amend the Adamstown SDZ Planning Scheme was approved by the Council on the 8<sup>th</sup> May, 2006. No appeal to the amendment was made to An Bord Pleanala. Paul Hogan informed the meeting that the Planning Scheme and maps would be amended to include the variation and also that Health Centre would now have to be phased into the scheme.

• **Monitoring delivery of residential units (see attached [Chart](#))**

A chart on residential development within Adamstown had been circulated with the agenda.

Paul Hogan stated that permission has been granted for 659 residential units in Adamstown and that 130 units had now been completed in the Adamstown Castle area and that a further 400 units are under construction. Paul Hogan advised that the Council continues to monitor all aspects of development on site.

- **Communication/Liaison**

The project team will be reviewing and updating the Adamstown website [www.adamstown.ie](http://www.adamstown.ie) as development progresses and residents start moving in around the end of August. They are preparing a welcome pack for residents with a view to engaging people in the community from the beginning.

- **Current & Proposed Planning Applications**

Planning permission has been granted for 2 primary schools in Adamstown on the 20<sup>th</sup> June, 2006. There is a current planning application for 166 residential units in the Adamstown Castle Area for Castlethorn Construction Ltd. - a decision is due on the 28<sup>th</sup> June, 2006. A planning application was submitted by Chartridge Developments for Tobermaclugg foul water pumping station which includes ESB Station and access to drainage works at Tobermaclugg, a decision is due on this application on the 17<sup>th</sup> July, 2006.

- **Support Strategies**

Paul Hogan advised that access strategy is to be in accordance with access guidelines. Guidelines to be finalised next week on access for all strategies – disabled access and car parking. Agreement to be reached with Roads Department.

- i. **District Centre**

4/5 Architects have been selected from a panel of experts. Each Architect to be responsible for design of different elements of the District Centre. Application for Planning Permission for part 1 of the District Centre is to be submitted by end of year. The District Centre will now include the health centre facility.

- ii. **Enterprise Centre**

The developer is progressing the district centre to include the Enterprise Centre. A number of meetings have been held between the Developer, County Enterprise Board and South Dublin County Council. Discussions are taking place with Agent regarding acceptable rent levels. The size of the Enterprise Centre will be determined by the space available within the district centre.

Cllr F. McCarthy enquired regarding the size of the 1<sup>st</sup> phase of the District Centre.

Paul Hogan replied that at present they were in the process of selecting Architects to design the District Centre. The first phase would include supermarket, cinema and other units in accordance with the Planning Scheme. This will be the biggest planning application to date.

Councillor McCarthy enquired if they had held pre planning meetings. Paul Hogan replied that he and Fionnuala Lennon had met developer and given written comments to comply with scheme.

Councillor E Tuffy enquired if the figure for social/affordable housing had been slightly higher than the 15% for first several hundred housing units. Paul Hogan replied that figure was 17% in respect of the first 400 housing units and that it's a condition of the planning scheme that phasing must include affordable/social housing. Cllr Tuffy enquired if social and affordable housing would be evenly distributed throughout the scheme. Paul Hogan replied that it would.

- **Developer initiatives**

The developer in Pre planning meetings in respect of next two phases of residential development and Secondary School. Proposed temporary road to be put in place so developer can get access to site of Pump station.

Meeting about public realm issues such as lighting in view of the draft Adamstown public realm design guide prepared by Camlin Lonsdale. Paul Hogan said that when available they would bring it to the steering group.

### **3. Update on delivery of infrastructure:**

- **Railway Station & train service**

Paul Hogan asked if Iarnrod Eireann could put together details of when Railway Station and services would be available

Sinead Clair, Iarnrod Eireann said that they had commenced planning of timetable for next year and that a draft should be available in 2 weeks time and be finalised in October. However, they must take into consideration when preparing timetable that when work starts on line on the Kildare Route Project they will impose speed restrictions on line and that this will affect the timetable. They will provide for capacity in Adamstown with 4 tracking of railway line and adding extra carriages if necessary. Cllr McCarthy enquired if draft timetable could go out with minutes.

Sinead Clair said that she could send it through Fionnuala Lennon or Paul Hogan.

Cllr E Tuffy enquired how the Kildare Route Project was progressing and Sinead Clair replied that they anticipated that the Railway Order would be signed by the end of summer. Detail design has commenced and they hope to be on site in March 2007 but will not go to tender for construction until Railway Order is available. Start early next year and finish in 2010 (3 years construction time)

- **QBCs/Bus**

Derry O'Leary, Dublin Bus sent his apologies for inability to attend the meeting. Paul Hogan said that he has requested Derry O'Leary to put together details on bus services that would be available. Also to look at new bus services on Newcastle Road to service Adamstown, and an extension of the 25A service and turning facility. Paul Hogan said that it was hoped to have an update on rail and bus services in approximately 6 weeks, mid way between now and the next Steering Group meeting. Councillor McCarthy enquired if the Adamstown bus services would have feeder buses to serve the wider community for the Lucan area rather than having extra traffic on the road.

Cllr Tuffy enquired regarding link to proposed park and ride facilities on N4 which should have approx.1000 spaces and enquired how many spaces would be provided in Adamstown. Paul Hogan replied that there would be 300 spaces.

- **Roads**

Paul Hogan advised that Tandy's lane realignment is to be carried out over summer months. This would be widely notified in the area. Councillor Eamon Tuffy enquired if part of Tandy's Lane would be closed when works are being carried out and Paul Hogan replied that there would be no closure of road but may be down to one lane but it was intended to keep Tandy's Lane open.

- **Drainage**

A planning application has been submitted for Tobermaclugg Pumping Station and a decision is due on this application on the 17<sup>th</sup> July, 2006. This involves a large piece of infrastructure including a network of pipes and a pump station and will take time to construct.

- **Schools**

Paula Nerney, Department of Education and Science said that Planning Permission had been granted for two primary schools in Adamstown. The Department will advertise for project manager

and expect that first primary school will be open in 2007. Pre planning discussions are taking place in respect of post primary school and this will be in accordance with phasing for primary school and post primary schools. Cllr McCarthy enquired when a Planning Application would be submitted for secondary school. Paula Nerney replied that plans were being prepared and that they must look at number of houses etc.

Eamon Cunningham said that traffic management around school has been considered as part of the application. Paul Hogan said that a lot of the residents would be able to walk or cycle to the schools.

Councillor Eamon Tuffy enquired that if the first Primary School is due to open in September, 2007 when would a decision be made concerning patron for School. Paula Nerney replied that it was not decided yet.

- **Health**

Fergal Black Health Service Executive said that An Tánaiste had announced Capital allocation of €550m for HSE and that they had received a commitment for €10m for Adamstown. They had a meeting with principal developers on 9th May and were due to meet again on 6<sup>th</sup> July. The variation to the planning scheme provided for location for Health Centre facility. They must agree on a site and finance to construct and staff Health Centre.

Councillors queried whether the Health Centre would be a public or private facility as this was not specified in the variation.

P Hogan advised that it as likely to be a public facility.

#### **4. Any comments or queries from Local Councillors on Adamstown Related issues.**

There was no business under this heading.

#### **5. Confirmation of date of next meeting**

The next meeting of the Adamstown SDZ Steering Group will be held at **2.30p.m. on Wednesday 20<sup>th</sup> September 2006** in the Civic Offices in Clondalkin.

#### **6. Any Other Business**

Cllr F McCarthy raised the issue of land that is unused behind Westbury Estate, that there was difficulty with people using this area and causing a nuisance. Could the owner be requested to lock up site or take some action to prevent anti-social behaviour. Paul Hogan requested that Councillor McCarthy send in details of area on a site map and that he would have the matter investigated.