

MINUTES OF THE ADAMSTOWN SDZ STEERING GROUP MEETING

CLONDALKIN CIVIC OFFICES: – 28TH SEPTEMBER, 2004

Attendance:

Councillors	F. McCarthy E. Tuffy	G. O'Connell D. Keating
Stat. Agencies	Paula Nerney Fergal Lalor Gabrielle McKeown	Department of Education & Science Iarnrod Eireann Department of Environment, Heritage and Local Government

Apologies for inability to attend from the Dublin
Transportation Office and Dublin Bus

S.D.C.C.	Michael Kenny Paul Hogan Hugh Hogan P. Fogarty E. Conroy Fionnuala Lennon Derek Taylor T. Behan	A/Director of Planning - Chairperson SDZ Project Manager Senior Executive Officer Administrative Officer Senior Architect Project Planner Project Technician Staff Officer
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1. Minutes of Previous Steering Group Meeting (25th May, 2004)

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 25th May, 2004 were noted.

2. Matters Arising

Paul Hogan recommended that the Minutes be prepared and emailed to all the members of the Steering Group for approval so they can be posted on the web site within a couple of weeks of the meeting. This was agreed.

3. Project Update

- **Website and CD**

The new Adamstown web site was launched on 20 September:-
www.adamstown.ie The new web site contains substantial information including the project history, links to all planning applications, the Planning Scheme document, Frequently Asked Questions and

names and photos of the Steering Group. A CD of the Planning Scheme Document is also available.

- ***Project Team***

Fionnuala Lennon has recently joined the Project Team as Project Planner, she has worked on similar large-scale urban expansion projects in the UK. Derek Taylor is project Technician with significant experience of major infrastructure projects.

- ***Community Liaison***

The following report on 'Strategy for Community Liaison on Implementation of the Adamstown Project' was circulated to the Steering Group. Cllr. McCarthy raised the possibility of "information overload" in respect of newsletters to be circulated. It was agreed to co-ordinate delivery of newsletters with the Developers.

REPORT ATTACHED

- ***Planning Application#1***

The first Planning Application was submitted by Castlethorn Construction Ltd (Reg. Ref. SDZ04A/1) in June 2004. Planning permission was granted on the 28th September, 2004 for 407 mixed dwelling units (to include 77 social and affordable housing units) and provision of the Railway Station Access Road from the Newcastle Road. 330 units may be completed as part of Phase 1A.

It was confirmed in response to a question from Cllr. Tuffy that social and affordable housing must be provided on a pro-rata basis as part of Phase 1A i.e. all 77 such units may not be left to comprise the 77 units in Phase 1B.

- ***R120 Newcastle Road***

A Report on the widening of R120 Newcastle to Lucan Road was submitted to the Lucan/Clondalkin Area Committee Meeting on the 21st September 2004. This Report will also be submitted to the Council meeting on 11th October, 2004 for consideration.

4. Report on Negotiation with Developers

- ***Future Planning Applications***

A pre-planning meeting had been held with Maplewood Homes regarding a proposal for mixed residential development on a site to the south of Hillcrest. A Planning Application for the 2km Adamstown Link Road is likely to be made within days.

- **Design Guide**

To ensure a consistently high standard of design and materials in Adamstown, the Developers (Chartridge Ltd.) are to appoint consultants to prepare an Adamstown Design Guide.

The of the Design Guide is to ensure consistency where required (e.g. roads/footpaths) and an appropriate level of diversity elsewhere i.e. the character and design of individual development areas. SDCC will not be involved in the selection of Consultants but would input as required whilst retaining the right to determine planning applications on the basis of the adopted Planning Scheme.

- **District Centre**

The District Centre will be the transport hub for Adamstown and will provide shopping facilities as well as employment and leisure opportunities. The Developers see the quality of the Centre as a key to the success of Adamstown and are currently preparing a brief for a Design Competition for the Adamstown District Centre.

It is likely that the Competition will be overseen by the Royal Institute of Architects in Ireland (RIAI) and could involve some SDCC input, possible on the judging panel.

- **Park Design**

It is intended that the major park in Adamstown, Airlie Park, and the Central Boulevard running south of the Park would also to be subject to a Design Competition to be run by SDCC. Details have yet to be decided, although it is proposed that the winning entry would be appointed to design the Park and Boulevard.

- **Update - Roads/QBCs**

Acquisition of land for the Newcastle Road improvement scheme to be the subject of a CPO. The Compulsory Purchase Order is to be advertised next week.

The Adamstown Link Road - A design has been prepared and a planning Application is imminent.

- **Update - Railway Station**

Fergal Lalor, Iarnrod Eireann:- The Kildare Route Project railway order application by Iarnrod Eireann is to go to the Department of Transport for a decision to proceed.

A planning application for Adamstown Railway Station is to be made by the end of October and should be operational by early

2006. It was confirmed that a turnback facility is now proposed at Adamstown Railway Station. This will be included in the Railway Order Application.

- **Update - Schools**

Paula Nerney, Department of Education and Science, stated that negotiations are ongoing with the developer but no agreement has yet been reached. Another meeting has been arranged to further negotiations. They are working on a multi-annual programme for the next 5 years. Adamstown will be included in this programme with a view to getting best value for money

Councillor Tuffy stated that a New Educate Together School had opened a few weeks ago and queried if the Adamstown School would be only for children who live in Adamstown. Paula Nerney stated that Schools would serve people in Adamstown but if there is space in new schools they could accommodate others.

Councillor F. McCarthy queried if it would be a multi-use campus. Paula Nerney replied that this part of discussions with the Developer to provide shared facilities is ongoing.

6 Confirmation of date of next meeting

The next meeting of the Adamstown SDZ Steering Group will be held on Thursday 9th December, 2004 at 2.30 p.m. in the Civic Offices in Clondalkin.

7 Any Other Business

- **Developer's Information Centre**

PH advised the Group that the Developers are setting up an Adamstown Information Centre in one of the vacant units in the Finnstown (Spar/Lord Lucan) Local Centre and that they have employed a local person to staff the centre.