

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

**CLONDALKIN CIVIC OFFICES: – 15<sup>TH</sup> MARCH, 2005**

**Attendance:**

**Councillors**

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

**Stat. Agencies**

Fergal Lalor	Iarnrod Eireann
Enda Halpin	South West Area Health Board
Owen Shinkwin	Dublin Transportation Office

Apologies for inability to attend from the Departments of Environment, Education & Science and from Dublin Bus

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

Kieran Kennedy	Director of Planning - Chairperson
Paul Hogan	SDZ Project Manager
Hugh Hogan	Senior Executive Officer
Eddie Conroy	Senior Architect
T. Behan	Staff Officer
Liz Miller	Assistant Staff Officer

**1. Introduction**

Kieran Kennedy informed the meeting that the Annual Report for Adamstown had been prepared and was available on the Adamstown website. He thanked Paul Hogan and the Project Team for preparing the Annual Report. A copy of the Report was circulated to the members of the steering group.

**2. Minutes of Previous Steering Group Meeting (9<sup>th</sup> December, 2004)**

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 9<sup>th</sup> December, 2004 were noted.

**3 Project Update**

• **Monitoring**

Paul Hogan said they are continuing to monitor the ongoing implementation of the Planning Scheme. The official opening of Adamstown development was launched by An Taoiseach Bertie Ahern on the 7<sup>th</sup> February, 2005. Castlethorn Construction is on site at present and the necessary compliances have issued in respect of the first phase of the development. The Project Team

had sought to address the issues of dumping and antisocial behaviour on the northeastern corner of the SDZ lands. The developer (Maplewood Homes) has cleaned up the lands satisfactorily, but there is still access to the Hillcrest and Westbury housing estates. Councillor Fintan McCarthy queried when this would be fenced. Kieran Kennedy stated that they could not make the developer fence it but that it was intended to deal with this as part of a future planning application (which is imminent).

- **Communication/Liaison**

The first Adamstown Annual Report was prepared by the Adamstown Project Team. The Report reviews progress made on the implementation of the Scheme from September 2003, when the planning scheme was approved by An Bord Pleanala, to December 2004. It is also available on the Adamstown Website – [www.adamstown.ie](http://www.adamstown.ie) The Annual Report will be circulated to Elected Members, Prescribed Bodies/State Agencies, Residents Groups and Local Community Groups etc.

The website is updated on a regular basis and will includes updates on planning applications etc. The Project Team continue to hold monthly meetings with the developers.

Councillor Eamon Tuffy queried what groups would be notified and referred to a report to a previous meeting on 'Strategy for Community Liaison' which discussed the possibility of including local groups in a discussion forum. Paul Hogan replied that this is to be considered as part of the overall project programme later this year, when more information is available on when people may be moving to Adamstown.

Councillor Fintan McCarthy complimented the project team on the Annual Report and said he would like to see as wide a circulation as possible, and he also queried what the position was regarding the compiling of a newsletter. Paul Hogan replied that it was considered that a joint Adamstown Newsletter might be prepared by SDCC and the Adamstown Developers during Autumn 2004. For various reasons it was decided that it would be better if one party produced the Newsletter and it was agreed that this would be the Developers as the Project Team would be preparing an Annual Report.

Cllr McCarthy said that there is an existing newsletter that circulates in the area and perhaps something could be included in that. Kieran Kennedy replied that it was not widely distributed but that it could be looked at. Cllr Derek Keating said that the updated records on the website were very helpful. Cllr Gus O'Connell said that the Annual Report was very helpful in particular Page 9 report on phased development.

- ***Planning Applications***

Cllr F. McCarthy queried if there was any decision on the 2 current planning applications. Paul Hogan confirmed that planning permission had been granted on both applications. The Planning application for the Railway Station cannot be appealed, as it is within the SDZ area. However, the application for the Link Road may be appealed. It considered likely that an appeal may be made. The final date for appeal is 24<sup>th</sup> March 2005.

- ***Support Strategies***

A cost schedule is being prepared in respect of the R120 Newcastle Road upgrade. Discussions are ongoing with the ESB on the provision of a substation. Draft Housing Strategy has been prepared and issued to the developer for comment.

Work has started on developing a sustainable strategy for Adamstown. Sustainable Energy Ireland has approved funding for a feasibility study into alternative energy sources and this study will be carried out in the first half of 2005. Cllr F McCarthy enquired as to the type of energy to be used. Paul Hogan replied that the feasibility of a gas fuelled combined heat and power system was being examined. Kieran Kennedy requested a report on this and its use in other areas for the next meeting of the Steering Group.

- ***Developer Initiatives***

The developers have appointed a Landscape Architect to produce a design guide for Adamstown to ensure quality and consistency of design. A second workshop will be held after Easter and there had been positive feed back from the various Council departments involved in the first workshop.

Consultants are to be appointed to prepare an Urban Design framework for the new District Centre to examine issues such as access and the breakdown, location and mix of uses in more detail.

Kieran Kennedy stated that the quality of design, public lighting, standard of parks, the type of materials to be used will need to be of a very high standard. It will be important to ensure quality and to have regard to future budgets for maintenance.

Owen Shinkwin, DTO stated that it was important that the Railway station and the District Centre were in close proximity and that park & ride facilities were located at the Station. The issues of Parking/Traffic management should be dealt with at this stage.

Paul Hogan reported that it would not be possible to hold the Park Design Competition this year. It is intended that this initiative be progressed next year.

#### **4. Reports on Negotiation with Developers - Updates On:-**

- **Railway Station**

Fergal Lalor, Iarnrod Eireann said that Dublin Bus was also involved in the design of the Railway Station and that progress had been made on preparing the Railway Order Application. There is to be provision of a bus corridor at Kishogue Station and affordable carparking.

The planning application for the Adamstown link road included the construction of a new bridge (Newcastle Bridge) over the rail line. The new bridge will allow for the proposed future four tracking of the rail line, this will involve co-funding. The final aspects of design are being completed so that Adamstown Station can be completed by the end of 2006. The timetable is that the Railway Works Order would be approved in Spring 2006, the bridge constructed in mid-2006 and the Railway Station completed by December 2006. Owen Shinkwin queried how many car parking spaces were being provided at Adamstown and Fergal Lalor replied 300.

Cllr Keating asked if there would be a review of the Station at Griffeen and Fergal Lalor replied that there would not be given its proximity to the planned stations at Kishogue and Adamstown. Cllr McCarthy enquired what level of service would be provided at Adamstown station and Fergal Lalor replied that initially there would be capacity for 1,000 passengers at peak time.

- **Roads**

Paul Hogan said that the Adamstown Link Road may be the subject of an appeal to An Bord Pleanala. A decision would not be issued until the Summer and work could not therefore commence until late Summer at the earliest.

- **Schools**

Paula Nerney, Department of Education and Science sent apologies for inability to attend together with a brief report stating that a masterplan and access strategy is being developed by the developers the Dept of Education and Science for the large school site and that this will be discussed with the Project Team in the coming weeks.

- **Future Planning Applications**

Maplewood Homes are due to submit a planning application for development on the northern part of the SDZ lands to the south of Hillcrest. It is expected that this application will be for 200 units approx. and will be submitted in April 2005.

Councillor McCarthy queried where access for these houses would be and Paul Hogan replied that it would be from the proposed new east-west road that intersects with the eastern entrance to Tandy's Lane. This requires the sharp bend at the entrance to the Lane to be straightened out from the roundabout on the Newcastle Road.

- **Health Centre**

Enda Halpin, South West Area Health Board said that discussions have taken place with the developers to identify suitable site for the Health Centre. It will probably be located in District Centre or a Local Centre. This is Health Service Executive priority.

## **5. Project Schedule & Work Programme 2005**

The work programme is progressing well and enterprise centre, library and health centre related matters are being pursued. Only the park design competition has slipped to date.

Kieran Kennedy said that the Project Team would look at the issue of a Newsletter. The form of Newsletter and what area to cover would need to be determined.

## **6 Confirmation of date of next meeting**

The next meeting of the Adamstown SDZ Steering Group will be held on Tuesday 21<sup>st</sup> June, 2005.

## **7 Any Other Business**

There was no business under this heading.