

Minutes of Adamstown SDZ Steering Group Meeting SDCC – Tallaght 9th April, 2013.

In Attendance:

Councillors: Cllr Guss O'Connell
Statutory Agencies: Derry O'Leary (Dublin Bus)
Ger Kane (HSE)
Clare Connolly (DoE&S)
David Clements (NTA)
SDCC: Paul Hogan, Senior Planner,
Karen Kenny Project Planner,
Nicola Conlon, Executive Planner
Adrienne McGee A/Staff Officer.

1. Minute of Steering Group Meeting (27th March, 2012)

The minutes of the previous meeting were noted, Ger Kane stated that she arrived late to the last meeting.

2. Project Delivery Update

KK: Main focus in 2012 has been on completing existing phases with 34 new homes completed. Lowest output to date.

Permission was granted in 2012 for amendments to Block 4 of Adamstown Square II replacing 50 apartment/duplex units with 22 houses. This development commenced in November 2012.

Permission granted in 2013 for revisions to the Sentinel block, comprising 11 houses in lieu of 10.

Current permissions	-	2876
Commenced	-	1400
Substantially Completed	-	108
Occupied	-	1249

DO'L: There is a change away from apartments to houses, this is happening everywhere

KK: 177 units were revised

3. Updates on delivery of infrastructure:

a) Transport

KK: Service levels from Adamstown train station have improved under Irish Rails 2013 time table, with 22 inbound and 20 outbound services stopping at Adamstown weekdays, 17 inbound and 18 outbound services stopping at Adamstown on Saturday and 6 inbound and 6 outbound services stopping on a Sunday.

The 25B is a frequent service from Adamstown to Merion Square, and also connects the population to south Lucan and Liffey Town Centre.

DO'L: The Transport Network Review is over, the Lucan area did well in the overall review and there will be no change for 5-10 years.

b) Drainage

KK: Foul pumping station completed in 2010 is now in SDCC charge and all defects periods etc have expired. Upgrades to Tobermaclugg stream are also fully completed. There was a flood at the north part of the site.

c) Community Facilities

KK: There is no update in relation to community floorspace provision. We understand that the Developers are in discussion with the Department of Education and skills in relation to this matter.

KK: Any updates on the Primary Care Centre

GK: As the growth of 25000 is not there, the space for the health facility will not need to be as big, talk to the Developer. The population in Lucan has the highest growth in population statistics for Dublin West at 30,000. It is great timing for a review, the HSE are open to suggestions, it is a clean sheet.

KK: The population numbers will take longer to roll out.

GK: Can you put that through formally to the HSE that the population is still expected to be 25000.

KK: It will be necessary to sit down with the HSE

GK: What is the population currently?

KK: 3500

GK: The perception in the HSE is that the 25000 population is gone off the radar because of the economic situation. However, it is a very young population.

GOC: Regarding the Communities Facilities, a school will be large next year for the board of management, the area is seriously disadvantaged, is there anything to be done?

CC: Where the zonings are, the Department is at the mercy of the developers. Private Planning Partnership cannot be applied, the situation is subject to negotiation.

KK: Care must be taken at the same time

CC: It was never intended to serve the area. Enrolment is ahead of normal, 7 ½ % would be post primary. Funding is an issue now as the Department is opening new schools everywhere.

d) Taking in Charge

KK: The residential areas of Adamstown Castle phases 1 and 2, and sections of Castlegate Way, Station Road, Adamstown Link Road and part of Adamstown Avenue have been taken into the management of South Dublin County Council.

A receiver and liquidator have been appointed to Maplewood Developments. Discussions are ongoing with the receiver in relation to the completion of The Paddocks area and it is anticipated that the first phase of The Paddocks will be formally offered to South Dublin County Council in 2013.

3. Comments/Queries on Adamstown Issues

None

4. Proposed Review of Adamstown SDZ Planning Scheme

[PowerPoint presentation on review of Adamstown](#) presented by Karen Kenny:-

SDCC commenced a review of the approved SDZ Planning Scheme in February 2013. There is no statutory requirement to review the scheme. However, it will be 10 years since approval in September 2003 and the economic context has also changed significantly. With this in mind it was considered timely to carry out a review of the scheme.

Slide 1 – key dates

Slide 2 – 2005 aerial photograph

Slide 3 – Approved Planning Scheme

- The approved Planning Scheme facilitates up to 10,000 new homes and 125,000sq.meters of non-residential development with a requirement for the phased delivery of supporting infrastructure and facilities.
- The estimated population on completion is 25,000 people. To serve this population the scheme requires a minimum number of parks, schools, a library and civic building, community centres, restaurants and shops.
- The scheme envisages a more integrated type of development, with compact urban form, a mix of uses, access to public transport and a connected and permeable urban environment, delivered using designs and layouts that, while modern, are based on a traditional town or village approach.

Slide 4 – Occupancies to date:

- Development commenced in Adamstown in 2004, with first occupations in 2006. It was initially thought likely that the area would develop over a period of about 15 years based on the forecasted demand for new housing at that time. However, based on current output rates the timeframe for completion will be longer.
- To date, 12 percent of permissible housing has been completed.
- Economic changes since 2008 mean that the pace of housing output and the roll out of infrastructure and facilities has slowed significantly.

- Although the benefits of this type of approach have not been fully realised to date in Adamstown, benefits are evident in a number of respects – there is a mix of housing types, attractive buildings, high quality public areas, a dedicated train station and bus service, three schools, a neighbourhood park, playing pitches and a local shop.
- Other key elements, such as a community centre, medical centre, and local and district centres, have not materialised and the challenge moving forward is to ensure that the area can continue to develop and grow, in a changed context without walking away from the original vision.

Slide 5 – Infrastructure

Slide 6 - Review approach

- Feedback from a range of sources suggests that the current scheme, while flexible, would necessitate the delivery of densities and housing types that are not in demand at present and that a failure to recognise this could stifle development in the short to medium term.
- We need to achieve a balance between having development which is compact, connected and allows for best use of land, infrastructure and transport links and providing more adaptable housing types. A modest reduction in the overall number of units in the scheme would allow for this.

Slide 7 - Review Process

DOL: Why are we doing a review?

KK: We are talking to landowners and the community, and while we can be flexible on the delivery of densities, we want Adamstown to remain compact and connected. We need to establish where the market is going, perhaps reduce the number of housing in the scheme and to see how that can roll out and what the various options are. The Draft Adamstown Review will take place in May, there will be a Strategic Environmental Assessment Report followed by statutory public consultation and then adoption by the Council Members. We want to keep a lot of the development the same.

DOL: More houses less apartments, density is the key

KK: Yield to market pressure and we may lose the vision

GK: Overall scheme has permission, can it be split back incrementally

KK: holistic view

DC: Material amendments only permitted, regional plan stays in

DOL: Variation?

KK: One variation

DC: What is the vacancy rate?

KK: Zero

DC: Very good selling point

DOL: The development has stalled for a certain time, what will the effect be on the people there?

KK: Community facilities will only proceed as development and housing output is there to support.

GOC: What will the outcome of the review be?

KK: If there was a forecast, it would be the size of each phase.

CC: The schools were supposed to be tied in with the Phases. The schools are all full and growing incrementally because of the hinterland around them. The post primary school is filled primarily from students outside the area. There is a need for another post primary school.

GK: Primary Care Centre?

KK: This was included in the variation in 2006 due to consultation with the HSE.

5. Any other business

There was no other business

6. Confirmation of date of next meeting

KK: It will be necessary to meet the Department of Education & Skills and the HSE separately. If the need to meet with Dublin Bus arises from the review, it will be arranged.

Meeting dates to be confirmed and circulated.