

MINUTES OF THE ADAMSTOWN SDZ STEERING GROUP MEETING

CLONDALKIN CIVIC OFFICES: – 9TH DECEMBER, 2004

Attendance:

Councillors	T. Gilligan F. McCarthy	D. Keating E. Tuffy
Stat. Agencies	Gabrielle McKeown Paula Nerney Fergal Lalor Enda Halpin Owen Shinkwin Derry O'Leary	Department of Environment, Heritage and Local Government Department of Education & Science Iarnrod Eireann South West Area Health Board Dublin Transportation Office Dublin Bus
S.D.C.C.	Michael Kenny Paul Hogan T. Behan Liz Miller	Senior Planner - Chairperson SDZ Project Manager Staff Officer Assistant Staff Officer

An Apology for inability to attend was received from Kieran Kennedy

1. Introduction

Michael Kenny welcomed Enda Halpin from the South West Area Health Board, who has joined the steering group, to the meeting. Enda Halpin said that the Adamstown project would increase demand for health and community welfare services in the area and that he had already been in discussion with Paul Hogan and Fionnuala Lennon and was delighted to join the Steering Group.

2. Minutes of Previous Steering Group Meeting (28/09/2004)

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 28th September, 2004 were noted.

3. Matters Arising

There was no business under this heading

4. Project Update

- ***Monitoring***

Paul Hogan informed the meeting that the developer (Castlethorn Construction Ltd) is on site at present and site clearance works have commenced. The Developer has submitted a letter of compliance in respect of the relevant conditions attached to the Planning Permission that require compliance prior to any construction on site. SDCC is in discussion with the developers regarding issues in relation to the remaining conditions.

An Information Centre has been opened by one of the Developers in the Finnstown Local Centre to provide a focus for information on Adamstown. It is understood that the Information Centre has dealt with a number of queries from local residents. The SDCC Project Team is also available to deal with any issues or queries that arise.

- ***Communication/Liaison***

The SDCC Adamstown website www.adamstown.ie is updated regularly. The SDCC Project Team is preparing an Annual Report for 2004. This should be available early in 2005. The Project Team wrote to all Residents & Community Groups and Schools in the Lucan area in November 2004, providing contact details and indicating a willingness to meet locally at times that suit to discuss any matters arising. A copy of the CD version of the Planning Scheme was enclosed with each letter. The SDCC Project Team meets the Developers on a monthly basis.

- ***Support Strategies***

The Compulsory Purchase Order required to facilitate the upgrade of the R120 Newcastle Road was published on 20th October, 2004. It is understood that there has been no objection to the CPO and SDCC expect to take possession of the site before Christmas.

A draft social & affordable housing is being prepared for Adamstown in accordance with the overall SDCC Housing Strategy.

Castlethorn has agreed to undertake a Sustainable Energy Ireland (SEI) feasibility study to investigate the possibility of incorporating sustainability measures into the development of Adamstown, including combined heat and power and renewable power sources such as wind energy.

- **Design Guidance**

To ensure design quality and consistency where required, but also to allow for diversity where appropriate, the Adamstown Developers have appointed Consultant Urban Designers to prepare an Adamstown Design Guide. Work on this is about to commence.

The Developers are holding a separate design competition for the Adamstown District Centre. This is being dealt with in two stages. The first relates to an urban design framework. The second will relate to full architectural design. Fionnuala Lennon, SDCC Adamstown Project Planner is working on the district centre design competition in an advisory capacity, but is not involved in the final selection of consultants.

It is intended that the design of the major park in Adamstown will also be the subject of a design competition, to ensure a significantly enhanced quality of public open space in Adamstown. The SDCC Project Team has drafted a brief for the design competition. An appropriate budget must be determined before the brief can be finalised.

Councillor D Keating acknowledged the value of the Information Centre and queried how long it will remain there. Paul Hogan replied that it is understood that it would be retained at the present location for at least two years.

Cllr E Tuffy queried whether the ESB would be moving the pylons from the Adamstown site. Paul Hogan replied that there is only one pylon on the site, situated south of the proposed link road at the site entrance.

Cllr Tuffy asked whether any thought was given to getting older people to live in Adamstown from the beginning i.e. in sheltered housing to create a mix of people young and old. Paul Hogan stated that although the demand for housing from older people was very small, SDCC is keen to encourage diversity and is looking at these issues as part of the housing strategy for Adamstown.

Cllr F McCarthy enquired under the heading of Community Liaison about meeting a community group. Paul Hogan replied that the Project Team is willing to meet the community at times/locations that suit, as requested.

5. Reports on Negotiation with Developers

- Future Planning Application(s)**

A second planning application for housing has been subject to discussion with the Developers and is likely to be for part of the area to the south of Hillcrest. This application and is likely to be lodged after Christmas.

It is expected that the Railway Station/Park and Ride facility will be the next planning application submitted and the Adamstown Link Road (from Adamstown to the Outer Ring Road) thereafter. The Link Road application was delayed due to outstanding issues between landowners. Both planning application may be lodged before Christmas.

- Update - Railway Station**

Fergal Lalor, Senior Projects Manager Iarnrod Eireann: - The overall Kildare Route Project is currently with the Department of Transport awaiting a decision by Government.

The planning application for the railway station is due to be lodged next week. The Station Building is an impressive structure and will be a landmark on the Adamstown site. The station can be operational early to mid 2006.

Cllr E Tuffy queried whether Iarnrod Eireann had any update on the interconnector project. Fergal Lalor replied that it is a longer term project that could proceed when the Kildare Route upgrade is finished and that there has been no decision at this stage.

- Update - Roads/QBCs/Bus**

Derry O'Leary, Dublin Bus:- stated that they were satisfied with the design of Railway Station/Transport Interchange and have been involved with the developers regarding the link between the bus and rail station. They were satisfied with layout and circulation system.

Paul Hogan queried if the station would be a local bus terminus and Derry O'Leary confirmed that it would be.

- Update - Schools**

Paula Nerney, Department of Education and Science:- Agreement has been reached with Developers to produce a masterplan for the large Adamstown Castle school site. A meeting has been arranged for before Christmas with the Developers Architects and the Dept of Education & Science technical advisors to decide on site, to ensure

maximum use for minimum land take and to ensure that the schools get everything they require. It is also intended to reach agreement on the other two school sites in Adamstown.

Cllr F McCarthy queried when master plan would be available for viewing. Paula Nerney replied that a draft would be produced at end of January but that would not be final draft.

Cllr F McCarthy queried who prospective patrons would be. Paula Nerney replied that this would be a matter for later decision. The large school site could be capable of taking two primary schools with different patrons in order to cater for the demand for diversity that is arising.

Councillor E Tuffy said that this would be a good thing and would be very welcome.

6 Meeting Schedule for 2005 and date of next meeting

Paul Hogan recommended that a schedule of meetings for 2005 be agreed. Meetings to be held quarterly in March, June, September and December prior to the Lucan/Clondalkin ACM (1) which is normally held on the third Tuesday of the month. This was agreed.

7 Any Other Business

There was no business under this heading.