

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

CLONDALKIN CIVIC OFFICES - 21st March, 2006

Attendance:

Councillors

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

Stat. Agencies

Paula Nerney	Department of Education & Science
Fergal Black	Health Service Executive
Sinead Clair	Iarnrod Eireann
Gabrielle McKeown	Department of Environment, Heritage & Local Government

Apologies for inability to attend from Derry O'Leary,
Dublin Bus & Tom Doherty.

S.D.C.C.

Paul Hogan	SDZ Project Manager - Chairman
Fionnuala Lennon	SDZ Project Planner
T. Behan	Staff Officer

Apologies for inability to attend from Tom Doherty,
Director of Planning

1. Introduction

Tom Doherty sent his apologies for inability to attend and Paul Hogan chaired the meeting.

2. Minutes of Previous Steering Group Meeting (5th Dec. 2005)

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 5th December, 2005 were noted.

3 Project Update

- **Proposed Variation No. 1**

Proposed Variation (No. 1) to amend the Adamstown SDZ Planning Scheme to facilitate the relocation of the northern part of the combined schools and leisure campus site in the Adamstown Castle area, was advertised on 17th February, 2006. One submission has been received to date from the Health Service Executive. The closing date for receipt of submissions is 31st March 2006.

Cllrs McCarthy and Keating said that there had not been much debate on the matter.

Fergal Black Health Service Executive said that the HSE had made a submission for the inclusion of Public Health Centre facility to be provided on this site.

Monitoring

A [graph](#) on residential development within Adamstown SDZ which had been prepared by the Adamstown Project Technician Derek Taylor, had been circulated with the agenda.

Paul Hogan stated that permission has been granted for 659 residential units in Adamstown and that 200 units are now under construction in Adamstown Castle area. Maplewood Homes are due to commence work on 250 residential units in the Airlie Stud area in April.

Councillor Eamon Tuffy enquired if there was any agreement reached on 15% social/affordable housing. Fionnuala Lennon advised that the proposed general breakdown was 1/3 affordable, 1/3 social and 1/3 voluntary. The Developer is in discussion with the Housing Department for housing development in Adamstown Castle.

Councillor Fintan McCarthy said that the timeline graph was very informative and very useful and clearly showed the position of residential development in Adamstown. Fionnuala Lennon said that it was published monthly by Derek Taylor and the website updated.

- **Communication/Liaison**

Paul Hogan advised that the website www.adamstown.ie is still the main means of communication and is updated regularly. The Development Agency will be reviewing the situation over the next couple of months before the residents take up occupation in Adamstown in July and August.

Fionnuala Lennon said that there had been over 60,000 hits on the website over the last 12 months.

- **Current & Proposed Planning Applications**

A Planning Application for the first primary school is imminent. Pre planning discussions are ongoing for the next phases of housing in the Adamstown Castle area.

Cllr F. McCarthy enquired how many units would be occupied this year. Paul Hogan replied that no more than 200 units would be occupied this year, but up to 700 units would be occupied in the next 12 months. Paul Hogan referred to the success of the first sales launch by Castlethorn Construction on the 16th February,

2006. Fergal Black from the HSE said that the Health Service will become an issue when the units are inhabited and their ability to provide service from present resources.

Support Strategies

i. Civic Centre

Fionnuala Lennon said that there were 2 main areas of work currently in progress:

(1) The Civic Centre was the main presence in the District Centre which will include library facilities, public halls and meeting rooms. It is proposed to prepare and consult on a more detailed brief during 2006. The County Librarian and the Architects Department are working on preparing a detailed brief.

(2) Community Development & Support Strategy – a draft paper is being prepared, and a report will be brought to the Steering Group when available.

ii. Enterprise Centre

Fionnuala Lennon advised that the developer considered that the Enterprise Centre would be a desirable part of the District Centre. A meeting is to be arranged to discuss the draft model.

Cllr E Tuffy stated that the aspirations and objectives of the Community Department, Arts Office, the draft Public Arts policy be taken into account and promote Youth Theatre.

Cllr McCarthy enquired when the community centre would be provided & whether a temporary community meeting facility could be facilitated in advance? Paul Hogan replied that a community centre for the first 1800 dwellings is provided for in the phasing scheme. The first primary schools would include general purpose halls which could be made available for community meetings if the Boards of Management were willing to do so.

- **Developer initiatives**

Public Realm Design Guide – Draft due to be submitted shortly from the developer on the overall urban design concept.

Paul Hogan said that when the draft was available they would bring it to the steering group.

4. Reports on Negotiation with Developers - Updates on: -

- **Railway Station**

Sinead Clair, Iarnrod Eireann said that the main elements were that the track be done before Railway Station works commence. This should be completed shortly. Site enabling works commenced for the Railway Station, construction due to start later in March. Construction would include night-time working on the rail line from time to time. Were looking at March 2007 for delivery of station.

- **QBCs/Bus**

Derry O'Leary Dublin Bus sent his apologies for inability to attend the meeting. Paul Hogan advised that it was Dublin Bus's intention to start a bus service on site from September. 2006.

Fionnuala Lennon said that Dublin Bus were looking at extension of 25A service and turning facility. Derry O'Leary had stated they hope to meet the opening of the Railway Station with the delivery of bus service.

- **Roads**

Paul Hogan stated that they were ahead of schedule on the construction of Adamstown Link Road and that they were opening an alternative route to Hayden's Lane. Planning applications for strategic roads for access to Phase 1B of Adamstown Castle: ESB Station and access to drainage works at Tobermaclugg Pumping Station to be submitted shortly.

- **Drainage**

A planning application for Tobermaclugg Pumping Station is due to be submitted soon. This involves a large piece of infrastructure including a network of pipes and a pump station. There will be an 18 month lead in.

- **Schools**

Paula Nerney, Department of Education said that the planning application for the 1st Primary School would be submitted shortly. This application is not dependent on the Variation of the Planning Scheme. It is expected that the first school will open in September 2007.

Cllr McCarthy enquired who would be the patrons for the post primary school. Paula Nerney replied that it was not decided yet.

- **Health**

Fergal Black Health Service Executive said that the HSE had made a submission on the Variation to the SDZ Planning Scheme for the inclusion of Public Health Centre facility to be provided on this site.

Capital funding will be required from the Minister for Health. He will be meeting with developer to discuss details of health and primary care facilities. Will need to ensure that there is sufficient funding and resources available for providing a health care facility.

5. Any Comments or queries from local Councillors on Adamstown related issues.

- **Accessibility**

Paul Hogan stated that if members had any queries or complaints regarding Adamstown project, it would be useful to raise them initially with the Adamstown Project Team rather than through the media.

6. Confirmation of date of next meeting

The next meeting of the Adamstown SDZ Steering Group will be held at 2.30 on Tuesday 20th June 2006 in the Civic Offices in Clondalkin.

7. Any Other Business

There was no business under this heading.