

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

**CLONDALKIN CIVIC OFFICES – 25<sup>TH</sup> MAY, 2004**

**Attendance:**

**Councillors**

D. Doherty Ryan	D. Keating
F. McCarthy	E. Tuffy

**Stat. Agencies**

Paula Nerney	Department of Education & Science
Fergal Lalor	Iarnrod Eireann
Derry O'Leary	Dublin Bus
Sinead Smyth	Department of Environment, Heritage and Local Government
Gabrielle McKeown	Department of Environment, Heritage and Local Government

Apologies for inability to attend from the Dublin Transportation Office

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

Kieran Kennedy	Director of Planning - Chairperson
Paul Hogan	SDZ Project Manager
P. Fogarty	Administrative Officer
E. Conroy	Senior Architect
Martina Fendt	Graduate Landscape Architect
Derek Taylor	Project Technician
T. Behan	Staff Officer
L. Miller	Assistant Staff Officer

**1. Introduction**

Paul Hogan introduced the new members of the Project Team to the Steering Group. Derek Taylor is the Project Technician who will be involved in detailed design specification and responsible for monitoring and reporting works on site. Martina Fendt is a Temporary Graduate Landscape Architect and will be looking at design and landscape issues before development starts.

**2. Minutes of Previous Steering Group Meeting (23<sup>rd</sup> March, 2004)**

The Minutes of the meeting of the Adamstown Strategic Development Zone Steering Group held on the 23<sup>rd</sup> March, 2004 were noted.

### **3. Green Party Submission to EU Commission**

The Green Party has made a submission to the EU Commission regarding current EIS legislation. Councillor McCarthy explained that in accordance with the current legislation an EIS is not required for the Adamstown SDZ Planning Scheme. However, the overall impact on the wider community must be looked at and an EIS will only be required if a planning application is for more than 500 houses.

Kieran Kennedy stated that he raised this issue to make the Steering Group aware that the submission is being made to the EU and that it may have some implications for the Project.

Cllr Keating stated that he would be interested to see outcome of submission, however, we all want SDZ to go ahead.

E Conroy, Senior Architect expressed concern about the effect this would have on the Project and that the Council had no access to this process. It was the first Project of this type in the Country and this submission may have implications for the project. Cllr D Doherty-Ryan stated that the SDZ Scheme was the envy of all other Local Authorities and queried how long the complaint process would take.

Cllr McCarthy stated that it was regrettable that such legislation was passed and that provision was not made for an EIS. This was flagged at the Public Oral Hearing and they had awaited decision of An Bord Pleanala before deciding to make this complaint to the EU.

Considering the negative impact this could have on the Adamstown Planning Scheme Kieran Kennedy requested Councillor McCarthy to discuss with the Party the possibility of revising their submission to focus on future SDZs, and remove reference to Adamstown SDZ as the project had already been approved. Councillor F. McCarthy said he would go back to the Party to consider the request.

### **4. Report on Progress to Date**

- ***Consolidated Planning Scheme Document***

The Consolidated Planning Scheme Document has been prepared, printed and circulated to the relevant parties. The document is now available as a hard copy, on the SDCC website and will be available on CD next week.

- ***Website & CD***

The Planning Scheme document has been placed on the Council Website and there is a multimedia expert in the SDCC Computer Services Department working on a more interactive site at present that will allow links to relevant parts of the scheme without downloading the full document.

- ***Project Team***

Two new members have already joined the Project Team and a further Project Planner has accepted a position and will start in July.

## **5. Report on Negotiation with Developers**

- ***Likely Planning Applications***

It is anticipated that the first planning application will be submitted within the next 2 weeks. It is likely to be for 400 approx. dwelling units located south of Finnstown House Hotel, including affordable housing and the Railway Station access Road.

- ***Update - Roads/QBC***

Planning application for Adamstown Link Road to the Outer Ring Road is likely to be submitted approximately a month after a decision is made on the Outer Ring Road. A full EIS will be required. Adamstown Link Road is outside the SDZ so an application may be appealed to An Bord Pleanala.

Derry O'Leary enquired if he could see draft of the Link Road as he wished to see what is proposed and enquired if road width had been decided on.

Paul Hogan stated that it is emerging that 2x 6.5m sections of carriageway, each with a general traffic lane and dedicated bus lane, with possible traffic calming measures at bus stop crossing points would be proposed. Paul Hogan to consult and discuss with Derry O'Leary.

Paul Hogan stated that the acquisition of land for footpath for the Newcastle Road scheme is still under negotiation. Paddy Fogarty Development Department stated that the Roads Department met both parties and agreement had been reached with one party. Further negotiations are taking place with the other party and it is hoped to acquire land by agreement rather than CPO. They will know by the end of the week whether this land can be acquired by agreement or by legal route.

Derry O'Leary requested that if land was being acquired that a bus lane be included

- **Update - Railway**

Fergal Lalor, Irish Rail - Iarnrod Eireann and CIE have been presented with finalised agreement for the Railway Station and should meet timescales. Legal teams have exchanged documents and project is on target for completion in late 2005/early 2006.

- **Update - Schools**

Paula Nerney, Department of Education and Science stated that Negotiations are ongoing between the Department of Education and Chartridge to advance school requirements and to provide the maximum facilities for the minimum amount of land. This must be included in their capital budget for next year so they would have to have agreement in 4 to 5 months.

Paul Hogan enquired if it would be primary or secondary schools at this stage. Paula replied that the Dept of Education would first have to assess needs before making a decision on this matter.

The provision of leisure facilities on site has been raised and this would allow for car parking when school was not being used.

Councillor D Doherty-Ryan said that the VEC has put in an application to run school

Cllr Tuffy said that some children in the Leixlip area go to school in Secondary School in Lucan.

Paula Nerney, Dept of Ed said that it was acceptable for post primary school students to use public transport to go to school and that it was important to look at the bigger picture in this instance.

Kieran Kennedy enquired when the Dept of Ed would decide on whether it would be a Primary or Secondary school that would be provided at this stage. Paula Nerney replied that it must be included in capital budget in the next 4 or 5 months.

## **6. Overall Project Scheme**

The first planning application is expected to be submitted shortly, and in the event of the application being granted, the developer would be on site by Autumn and be ready to market and sell later in 2005.

It is expected that there will be a possible decision on schools by the Department of Education & Science in March 2005

The question of street furniture and lighting to be examined and discussions with Developers to start soon regarding the design of Parks ec.

Detailed Project Schedule to be prepared with work Programme for the Project Team to include issues such as waste management and recycling, arts and culture when the Project Team has been finalised.

## **7. Confirmation of date of next meeting**

The next meeting of the Adamstown Strategic Development Zone Steering Group will be held on Tuesday 28<sup>th</sup> September, 2004 at 2.30 p.m. in the Civic Offices, in Clondalkin.

## **8. Any Other Business**

The members of the Committee expressed their deepest sympathy to the family of Vivian Dowd on his recent death. Vivian was the Adamstown Project Manager on behalf of the developer consortium, Chartridge Ltd.

The meeting concluded at 3.30 p.m.