



**NOTIFICATION TO ATTEND MEETING OF THE NORTH WEST AREA COMMITTEE  
TO BE HELD IN THE CONFERENCE ROOM - BALLYMUN CIVIC OFFICES  
ON TUESDAY 21 NOVEMBER 2017 AT 2.30 PM**

**AGENDA**

**TUESDAY 21 NOVEMBER 2017**

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9	Motion in the name of Councillor Paul McAuliffe  The North West Area Committee calls for Fergal's Lane to be closed.	
10	Motion in the name of Councillor David Costello  That this Committee calls on the Area Manager to provide a Christmas tree in the council car park at Drogheda Mall	
11	Public Domain Report, Patrick Smith, A/Public Domain Officer	<b>57 - 60</b>
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13	Pedestrian Facilities Improvement St Mgets Rd/McKee Ave and Jamestown Rd/Melville Rd Roundabouts, Christopher K Manzira, A/Senior Engineer, Roads & Traffic	<b>65 - 70</b>

14 Dublin Bus - Questions and Answers - Gareth Quinn, Dublin Bus, Area Manager

15 Motion in the name of Councillor Paul McAuliffe

The North West area agree to provide additional pedestrian facilities at the Roundabouts on Jamestown Road and St Margaret's Road/McKee Avenue.

16 Motion in the name of Councillor Andrew Keegan

This motion calls on DCC management to install/employ with immediate effect DNW with its own manager for the area.

To

- 1) Over see Metro North developments
- 2) Fast track Shopping Centre
- 3) And push for greater number of housing number completions in the area, over and above existing numbers already planned across the area.

This motion recognises the sterling work already being carried out by our existing management staff.

17 Motion in the name of Councillor Cieran Perry

This Committee calls on the Manager to instigate new initiatives to tackle the unrelenting problem of dog fouling in the North West Area similar to the initiative currently being carried out in the Central area.

18 Motion in the name of Councillor Norma Sammon

That the Council commits to providing free blue bags to residents throughout Autumn/Winter months for the purpose of leaf collection; residents who are committed to helping with this clean up every year should not be charged for their efforts. And that any proposed amendment to this system be put before the Council before a decision is made.

19 Motion in the name of Councillor Andrew Montague

That the Council review its policy on the distribution of blue bags for collecting leaves and helping to keep communities tidy, with a more generous approach. There has been restrictions placed on the bags this year. This has made it difficult for residents of Griffith Avenue to get enough bags to keep the leaves under control. It is of benefit to both the community and the Council that a cooperative approach is taken to deal with these leaves. It's also important to take a positive approach to any street cleaning initiatives that residents undertake.

20 Ballymun Area Office Report, Mary Taylor, Assistant Area Manager **71 - 82**

21 Proposed grant of a lease for Workshop 1, Poppintree Neighbourhood Centre, Ballymun, Dublin 11. **83 - 86**

22 Proposed grant of a licence for two office units at ground level, Ballymun Civic Offices **87 - 90**

23 Motion in the name of Councillor Noeleen Reilly

- a) In light of a recent report at the Finance SPC that the Dublin Northwest area and Ballymun in particular has the highest number of vacant commercial property in Dublin City that the area committee alongside the Civic Alliance looks at ways to support new and existing business in the area.
- b) A number of issues have been highlighted in terms of affecting potential business- High Rent and Anti-Social behaviour.
- c) If the area committee can be provided with a list of rents being charged on all DCC properties.
- d) If this motion can be forwarded on the December JPC for discussion in relation to the Anti-Social behaviour.

24 Motion in the name of Councillor Andrew Montague

That the council start the process to add George's Cemetery to the list of Protected Structures. The cemetery is located at the back of the NCBI on Whitworth Road.

25 Motion in the name of Councillor Paul McAuliffe

The North West area agree to support a community CCTV application for the Drumcondra Area.

26 A.O.B.

The December North West Area Committee will take place on Tuesday 12<sup>th</sup> December as agreed at the January North West Area Committee Meeting.



**NORTH WEST AREA COMMITTEE MEETING**

**MINUTES**

**TUESDAY 17<sup>th</sup> October, 2017**

**NWA/209/2017**

**Emergency Motion in the names of Councillors Paul McAuliffe, David Costello, Cieran Perry, Cathleen Carney Boud, Noeleen Reilly, Anthony Connaghan, Séamas McGrattan, Teresa Keegan, Emma Murphy & Andrew Montague**

In light of the comments made by Minister John Paul Phelan to the Scribblestown Resident Association regarding the Scribblestown PPP Project, The North West Area Committee call on the Department of Housing to clarify if local councillors are free to amend the scheme to allow a different funding model, a different density and different social mix. To date we have been informed that the use of a PPP model and the constraints it places disallowing mixed tenure are conditions set by the Department and not the local authority.

**ORDER: Report to Councillors. Junior Minister John Paul Phelan to be invited to meet with the North West Area Committee.**

**NWA/210/2017**

Minutes of the North West Area Committee Meeting held on Tuesday 19<sup>th</sup> September 2017.

**ORDER: Noted.**

**NWA/211/2017**

Questions to the Area Manager.

**ORDER: Noted.**

**NWA/212/2017**

Cabra Area Office Report, Fergus Synnott, Administrative Officer.

**ORDER: Noted.**

**NWA/213/2017**

**Motion in the name of Councillors Teresa Keegan & Séamas McGrattan**

That the Manager arrange for the playground that was removed from Ashington Park around 15 years ago to be reinstalled in order to encourage children in the locality to engage in physical exercise and outdoor play to help prevent obesity.

**ORDER: Report to Councillor. Motion to be submitted to the North West Area JPC Sub-Committee.**

**NWA/214/2017**

**Motion in the name of Councillor Teresa Keegan**

That the Manager begin the process of securing funding for a pedestrian footbridge crossing the rail line and canal at Ashington Park in order to prevent further accidents as people attempt to take shortcuts.

**ORDER: Report to Councillor. Councillor Perry has serious concerns regarding anti-social behaviour if this bridge is installed.**

**NWA/215/2017**

Cabra-Finglas Housing Report, Derek Healy, Housing Manager.

**ORDER: Noted.**

**NWA/216/2017**

Finglas Area Office Report, Aidan Maher, Assistant Area Manager.

**ORDER: Noted. Thanks were expressed to the staff for work with the Finglas Senior Ball. Cllr McAuliffe encouraged more advertising of the advent.**

**NWA/217/2017**

Proposed grant of a licence of a Pitch and Pavilion at Kildonan Park, Dublin 11.

**ORDER: Recommend to City Council.**

**NWA/218/2017**

**Motion in the name of Councillor Anthony Connaghan**

That this Area Committee calls on the Area Office to liaise with the Events Section in Dublin City Council to organise a music festival to run in conjunction with the Finglas Festival in order to stage an event similar to the Canalophonic Music Festival using discretionary funding to assist with any funding needs.

**ORDER: Report to Councillor.**

**NWA/219/2017**

**Motion in the name of Councillor Anthony Connaghan**

That this area agrees to prioritise the roads and footpaths adjacent to the proposed site of the Liam Mellows memorial on Casement Road. An t-Ard Mhéara is due to open the Memorial before June 2018.

**ORDER: Report to Councillor**

**NWA/220/2017**

Presentation on Planning Legislative Changes - Planning and Development (Housing) and Residential Tenancies Act, 2016. Mary Conway, Deputy City Planner, Head of Development Management.

**ORDER: Noted. Mary Conway will have information on 3<sup>rd</sup> parties clarified and report back for the next North West Area Committee Meeting. Dave Dinnigan voiced concerns as to how Councillors input will be captured**

**NWA/221/2017** Report on Community Group Lettings/Licences, Paul Clegg, Executive Manager, Planning & Property Development Department.

**ORDER: Noted.**

**NWA/222/2017** Public Domain Report, Patrick Smith, A/ Public Domain Officer

**ORDER: Noted. This Committee to forward a Motion to Waste Management asking them to stop removing bins due to illegal dumping.**

**NWA/223/2017** Sports & Wellbeing Partnership Report.

**ORDER: Noted.**

**NWA/224/2017** Traffic Service Requests, Status Report.

**ORDER: Noted. Seán Callaghan to investigate getting Councillors 'Read Only' access to the TAMS system. Helen Smirnova to outline the criteria for assessment of the Walsh and Ferguson Road pilot closure. The presence of a Senior Traffic Engineer is requested at the next Drumcondra Glasnevin Community Forum.**

**NWA/225/2017** Minutes of the Traffic Advisory Group (TAG) Meeting.

**ORDER: Noted. There will be no Tag Meeting or Status Reports issued in October to facilitate changeover to the new system.**

**NWA/226/2017** **Motion in the name of Councillor Teresa Keegan**

That the North-West Area Committee requests the Manager to draw up a detailed plan for the provision of a number of Senior Citizen Complexes within the committee area which can be used for the purposes of the Financial Contribution Scheme which has been operated so successfully in the past and which is a sustainable solution to the housing problem. Also the Manager prepares a list by the end of the year with proposed suitable sites.

**ORDER: Report to Councillor. Refer to Housing SPC**

**NWA/227/2017** **Motion in the name of Councillor Teresa Keegan**

That the Manager draws up a list of sites in the North West Area which are suitable for co-op housing and that he begins the process for the delivery of these.

**ORDER: Report to Councillor. Refer to Housing SPC.**

**NWA/228/2017** **Motion in the name of Councillor Andrew Keegan**

This motion calls on Dublin City Council management to make every effort to ensure that student accommodation in our area and in the

City is regulated for the use it was established. That is for the accommodation of students during the periods of 3<sup>rd</sup> level semester and that during the few months of the summer break only international students or out of town students active on summer projects and summer courses.

**ORDER: Report to Councillor. Refer to Housing SPC.**

**NWA/229/2017**

**Motion in the name of Councillor Andrew Keegan**

Could management endeavour, with the absence of a local area plan, ensure that some area improvements and environmental improvements be carried out in the Phibsborough area.

**ORDER: Report to Councillor.**

**NWA/230/2017**

**Motion in the name of Councillor Áine Clancy**

That there is no reconfiguration of Albert Park to place a cycle short cut from DCU through the park to St. Pats Campus Drumcondra. The park would only remain open between dawn and dusk as is.

**ORDER: Report to Councillor. Edel Kelly, Senior Executive Planner be requested to give an update on meeting held with Arup Consultants.**

**NWA/231/2017**

Ballymun Area Office Report, Mary Taylor, Assistant Area Manager.

**ORDER: Noted.**

**NWA/232/2017**

Oaklee Presentation on Stormanstown House – Sharon Cosgrave CEO Oaklee Housing; Patrick Coyle, Senior Development Officer and Martin Ward, Housing Manager.

**ORDER: Noted. Declan Ronan to get information on Housing List selections for the Councillors.**

**NWA/233/2017**

Proposed disposal of land at Balcurris Road, Main Street, Ballymun, Dublin 11.

**ORDER: Recommend to City Council**

**NWA/234/2017**

Proposed grant of licence for use as a car park of land at New St. Margaret's Road, Ballymun, Dublin 11.

**ORDER: Recommend to City Council**

**NWA/235/2017**

Proposed grant of lease of Workshop 1, Poppintree Neighbourhood Centre, Ballymun, Dublin 11.

**ORDER: Deferred**



NWA/236/2017

**Motion in the name of Councillor Andrew Montague**

That the Chief Executive carries out a feasibility study on a City Farm in Ballymun at the site of the old Balbutcher Lane blocks. The aim of the study would be:

Research best practice of UK/Irish and other City Farm examples overseas with the view to defining a preferred model for Dublin;  
Evaluate sites (including their sustainability) available in Ballymun for the City Farm;

Produce forecasted financial models for each model proposed - to include profits and loss, cash flow and balance sheet over a 5 year period;

Identify the preferred model and site for a City Farm in Ballymun and economic, social, environmental and cultural impacts of same;

Prepare an implementation strategy to guide in delivery of a feasible City Farm.

**ORDER: Report to Councillor.**

NWA/237/2017

**Motion in the name of Councillor Andrew Montague**

That the council removes the bike racks on Longdale Terrace to allow for more cars to park on the road. In the 15 years that I've been living next to Longdale Terrace I've never seen the bike racks used once and yet there are regular fights between neighbours due to the lack of car parking. A few extra spaces would reduce some of the tensions between neighbours on the road.

**ORDER: Report to Councillor. Roads & Traffic to look at this again with the possibility of the Ballymun Area Office contributing to the cost.**

NWA/238/2017

**Motion in the name of Councillor Andrew Montague**

That the council clean up the green space at the wall between Shangan Green and Shanliss Way. This is an ongoing site for dumping, but several of the residents will help keep the site cleaned, if the council does a clean up.

**ORDER: Report to Councillor**

NWA/239/2017

**Motion in the name of Councillor Noeleen Reilly**

That the Area Committee looks at the closing of Coultrey Park due to consistent anti social behaviour at night time which is impacting severely on the lives of residents living there.

**ORDER: Report to Councillor**

NWA/240/2017

**Motion in the name of Councillor Janice Boylan Central Area**

That this Committee calls on the Manager to provide information on the proposed cycle way that will come up through the Whitworth Road and what plan is in place to save the beautiful old trees that are there.

**ORDER: Report to Councillor**

**NWA/241/2017 A.O.B.**

**NWA Councillors**

**ORDER: Councillors Noeleen Reilly, Seamus McGrattan, Emma Murphy, Norma Sammon, Paul McAuliffe, Cathleen Carney Boud, David Costello, Cieran Perry, Andrew Keegan, Teresa Keegan, Anthony Connaghan, Aine Clancy and Andrew Montague**

**Apologies: Councillors Brendan Carr**

**Consultants: Sharon Cosgrave CEO Oaklee Housing; Patrick Coyle, Senior Development Officer and Martin Ward, Housing Manager.**

**Officials: Dave Dinnigan (Area Manager), Aidan Maher (Senior Executive Officer), Derek Healy (Area Housing Manager – Finglas/Cabra), Declan Ronan (Area Housing Manager Ballymun), Fergus Synnott, (Administrative Officer – Cabra), Patrick Smith (A/Public Domain Officer), Mary Bellew (Staff Officer), Lorna Hickey (Assistant Staff Officer) Marguerite Delaney (Staff Officer), Mary Conway (Deputy City Planner), Seán Callaghan (Area Engineer) Helen Smirnova (Senior Executive Engineer) and Fergus O'Carroll, (Senior Executive Parks Superintendent).**

**Councillor Noeleen Reilly  
Chairperson**

**The meeting concluded at 5.20 pm**

- Q.1 Councillor Noeleen Reilly**  
To ask the Manager to examine the roofs on (details supplied) which has had repeated problems with leaking. The current works are taking place on other properties but I feel that all properties in Sillogue Way now need to be examined.
- Q.2 Councillor Noeleen Reilly**  
To ask the Manager (details supplied) to remove the tree at (details supplied) as the roots are causing damage to the wall there.
- Q.3 Councillor Noeleen Reilly**  
To ask the Manager to look at the tree at (details supplied) as the pavement is all lifted. This request previously went in.
- Q.4 Councillor Noeleen Reilly**  
To ask the Manager to repair the boardwalk at (details supplied)
- Q.5 Councillor Noeleen Reilly**  
To ask the Manager to launch a no dumping awareness campaign in Whiteacre and to examine (details supplied) the cameras to identify who is responsible for illegal dumping in the area. Residents have gone to great effort to keep the area clean but it is proving more and more difficult due to illegal dumping.
- Q.6 Councillor Noeleen Reilly**  
To ask the Manager to repair the playground at (details supplied)
- Q.7 Councillor Noeleen Reilly**  
To ask the Manager to tarmac the front of (details supplied) as there is a lady in the house in a wheelchair and the slabs are causing issues for her.
- Q.8 Councillor Noeleen Reilly**  
To ask the Manager to do a deep clean of (details supplied), these courts are disproportionately affected by the shops in (details supplied) more so as a lot of litter is blown into the court.
- Q.9 Councillor Andrew Keegan**  
To ask the Manager do City Councillors have any input into the DCC Tenants Handbook.
- Q.10 Councillor Andrew Keegan**  
To ask the Manager In the light of the recent RTE investigation into dodgy landlords will DDC produce a management hand book for tenants and councillors so we can assess on what metrics our local management operate under and provide some accountability which at the moment is lacking. This applies to private tenants with a view to all accommodation including emergency and hostel provision
- Q.11 Councillor Teresa Keegan**  
To ask the Manager to outline the reason a maintenance repair request was cancelled for a tenant (details supplied) in Dublin 9; and if the repairs can now be expedited?

- Q.12 Councillor Teresa Keegan**  
To ask the Manager the steps that will be taken to address anti-social behaviour at a location (details supplied) and if a fence will be completed at this location to prevent further access.
- Q.13 Councillor Teresa Keegan**  
To ask the Manager what steps will be taken to address the upswing in anti-social activity around Hampton Wood estate as a result of the improved access from Balbutcher Lane.
- Q.14 Councillor Teresa Keegan**  
To ask the Manager if his attention has been drawn to the issue of the refusal of landlords in the North West Area to accept HAP payments for new tenancies and the steps he intends to take to curb this illegal practice.
- Q.15 Councillor Teresa Keegan**  
To ask the Manager to arrange for leaf-sweeping to take place at (details supplied)
- Q.16 Councillor Teresa Keegan**  
To ask the Manager if he will undertake to establish contact with a business in Finglas (details supplied) with a view to installing a bottle bank on their premises in light of the facility being removed from the car park of the (details supplied)
- Q.17 Councillor Teresa Keegan**  
To ask the Manager the steps being taken to address the ongoing problem of illegal dumping at (details supplied) emanating from an address
- Q.18 Councillor Teresa Keegan**  
To ask the Manager if he will have the abandoned bike at De Courcy Square, Dublin 9 removed.
- Q.19 Councillor Teresa Keegan**  
To ask the Manager will he arrange for poor repairs carried out on a footpath at a location (details supplied) to be rectified and if he will outline the plans for further repairs to the pavements around this estate.
- Q.20 Councillor Teresa Keegan**  
To ask the Manager to provide details of the number of inspections of private rental properties that have been carried out in the North West Area in each of the past five years. The number and percentage of properties that were inspected each year of the overall private rental market in the North West Area and the number and percentage of properties that were inspected each year that failed to meet minimum rental standards.
- Q.21 Councillor Teresa Keegan**  
To ask the Manager to provide details of the number and percentage of HAP properties that were inspected each year in each of the past five years. The number and percentage of HAP properties that were inspected each year that failed to meet minimum rental standards.
- Q.22 Councillor Cathleen Carney Boud**  
To ask the Manager to arrange tree pruning at the following locations:  
1. (details supplied) - in particular, outside number 13 up to SuperValu.  
2. In the estate of (details supplied).

**Q.23 Councillor Cathleen Carney Boud**

To ask the Manager to confirm the timeframe for the approved change of sign at (details supplied) Delville Road from "YIELD" to "STOP". TAG recommended this change over 6 months ago and the works have not yet been completed.

**Q.24 Councillor Cathleen Carney Boud**

To ask the Manager to confirm if it is within the legal rights of the (details supplied) to close off the laneway with gates and provide paid parking there, at the same time restricting the residents from using it, whilst no ownership of the laneway has been established. Is planning permission for a car park required?

**Q.25 Councillor Cathleen Carney Boud**

To ask the Manager to arrange for the residents at (details supplied) to remove the black bags and rubbish from their front garden as neighbours are concerned at the possibility of it attracting vermin to their homes.

**Q.26 Councillor Cathleen Carney Boud**

To ask the Manager to arrange for the works to (details supplied) to be completed where a leak was reported over 6 months ago. There is a hole in the roof where slates are missing.

**Q.27 Councillor Cathleen Carney Boud**

To ask the Manager to arrange for a plan to be put in place to remedy the dampness in the bedroom of (details supplied). A vent was previously installed and checks have been carried out to ensure the tenant is not blocking the vents in the room. The mould is even evident in storage boxes under the bed. The tenant has a ten month old baby who has respiratory problems and sleeps in that bedroom with the mother and another child. It is urgent that some form of insulation be installed here for the sake of the health of this baby who has been hospitalised on a number of occasions. This tenant cannot wait for her home to be reached by the insulation programme and an individual solution needs to be found.

**Q.28 Councillor Cathleen Carney Boud**

To ask the Manager to arrange for the paths to be levelled out at (details supplied) where the roots of the trees have raised the slab of concrete to at least 3 inches higher than the rest of the path which is extremely dangerous.

**Q.29 Councillor Cathleen Carney Boud**

To ask the Manager to arrange for an inspection of the leak in the roof at (details supplied) and the mould/dampness in a number of rooms.

**Q.30 Councillor Cathleen Carney Boud**

To ask the Manager (details supplied) to arrange for the safety concerns at (details supplied) regarding a tree which is now bending over in the back garden of a council tenant. Could this be inspected with consideration of removing the tree or making it safe.

**Q.31 Councillor Cathleen Carney Boud**

To ask the Manager to consider providing parking bays across from no's (details supplied). There was a problem with an ambulance recently that couldn't get through because of the resident's cars parked along the street. Providing parking bays would help alleviate this problem.

- Q.32 Councillor Cathleen Carney Boud**  
To ask the Manager (details supplied) for an update from Derelict Sites on the properties at (details supplied).
- Q.33 Councillor Emma Murphy**  
To ask the Manager to have the insulation at (details supplied) done.
- Q.34 Councillor Emma Murphy**  
To ask the Manager to have a cleanup done outside the area of (details supplied).
- Q.35 Councillor Emma Murphy**  
To ask the Manager to examine if a traffic calming plan can be put in place along (details supplied) to help combat the motor bikes racing up and down the road.
- Q.36 Councillor Emma Murphy**  
To ask the Manager if there has been any development or communication with Fingal and the OPW in relation to the (details supplied) at (details supplied). Is there a possibility of having a small roundabout put here to help with traffic problems.
- Q.37 Councillor Emma Murphy**  
To ask the Manager) to have the green at (details supplied cleaned up. There is an ongoing issue with dumping here and the green is on one of the main thoroughfares in the area creating an eyesore.
- Q.38 Councillor Emma Murphy**  
To ask the Manager to have a cleanup of (details supplied done, the area is particularly bad after Halloween.
- Q.39 Councillor Emma Murphy**  
To ask the Manager to have a cleanup of (details supplied done as the area is particularly bad after Halloween.
- Q.40 Councillor Emma Murphy**  
To ask the Manager to examine the cost of having kissing gates installed at the exits from (details supplied. These routes are used by motor bikes which are speeding in and out putting children at risk.
- Q.41 Councillor Emma Murphy**  
To ask the Manager if there are any plans for the playground in (details supplied in relation to upgrading or redevelopment.
- Q.42 Councillor Emma Murphy**  
To ask the Manager if DCC can put in place measures to deal with the anti social behaviour taking place in the old folks on (details supplied the block adjacent to (details supplied. There are alcohol and drugs being used by youths in the complex who are disturbing residents.
- Q.43 Councillor Emma Murphy**  
To ask the Manager if DCC are aware of any development in relation to the works planned for (details supplied) site.
- Q.44 Councillor Séamas McGrattan**  
To ask the Manager to consider putting tree boxes and increased tree planting in (details supplied).

- Q.45 Councillor Séamas McGrattan**  
To ask the Manager to arrange to have the shrubs cut back at the entrance to (details supplied) to help prevent anti social behaviour here.
- Q.46 Councillor Séamas McGrattan**  
To ask the Manager to arrange for derelict sites to investigate the house (details supplied) in Finglas as local residents have reported rats coming from this house.
- Q.47 Councillor Séamas McGrattan**  
To ask the Manager to include (details supplied) on the next cycle of insulation upgrade.
- Q.48 Councillor Séamas McGrattan**  
To ask the Manager for an update as to when the over crowding extension will begin at 80 (details supplied).
- Q.49 Councillor Séamas McGrattan**  
To ask the Manager for an update to the housing adaptation grants in (details supplied)
- Q.50 Councillor Séamas McGrattan**  
To ask the Manager to prune the trees on (details supplied) to prevent buses colliding with the branches.
- Q.51 Councillor Séamas McGrattan**  
To ask the Manager to erect anti dog fouling signs on the roads surrounding (details supplied) following an increase in dog fouling around the park.
- Q.52 Councillor Séamas McGrattan**  
To ask the Manager to carry out an assessment of pathways on (details supplied) and to see what repairs need to be carried out due to damage caused by tree roots.
- Q.53 Councillor Séamas McGrattan**  
To ask the Manager to install traffic calming measures at the bend close to (details supplied) to slow traffic down at this dangerous bend.
- Q.54 Councillor Séamas McGrattan**  
To ask the Manager to arrange for the cleansing section to send a truck into (details supplied) to remove some large waste items from the estate.
- Q.55 Councillor Cieran Perry**  
To ask the Manager can the Manager confirm the timelines for the issuing of the design tender for (details supplied) and the expected timeframe for choosing the successful bid.
- Q.56 Councillor Cieran Perry**  
To ask the Manager can the Manager confirm that the (details supplied) is on the tree planting schedule for 2018?
- Q.57 Councillor Cieran Perry**  
To ask the Manager confirm the requirements for selling on a purchased (details supplied)

- Q.58 Councillor Cieran Perry**  
To ask the Manager detail the cost of the (details supplied)
- Q.59 Councillor Cieran Perry**  
To ask the Manager detail the cost of Halloween activities in the (details supplied)?
- Q.60 Councillor Cieran Perry**  
To ask the Manager provide a report on any damaged green areas in the (details supplied) and the cost in rectifying the damage?
- Q.61 Councillor Paul McAuliffe**  
To ask the Manager repair the footpath outside (details supplied).
- Q.62 Councillor Paul McAuliffe**  
To ask the Manager (details supplied) would like to support the installation of a pedestrian crossing on the (details supplied) near the roundabout.
- Q.63 Councillor Paul McAuliffe**  
To ask the Manager to investigate illegal parking on the pavement outside the (details supplied).
- Q.64 Councillor Paul McAuliffe**  
To ask the Manager if the foot path needs to be repaired outside number (details supplied) as it is cracked to a dangerous level
- Q.65 Councillor Paul McAuliffe**  
To ask the Manager if the footpath outside (details supplied) is in a very dangerous state because of a different level between the adjoining sections. A local resident fell headlong last Sunday morning, fortunately without serious injury. This hazard is only one of many in the area. (details supplied) has a number of similar faults. Repairs should be carried out as a matter of urgency
- Q.66 Councillor Paul McAuliffe**  
To ask the Manager if the gullies on the (details supplied) need to be cleared as it is causing flooding.
- Q.67 Councillor Anthony Connaghan**  
To ask the Manager to arrange for the footpath outside (details supplied) to be reinstated as it is in a poor state for a long time.
- Q.68 Councillor Anthony Connaghan**  
To ask the Manager for the total amount of Roads Maintenance works carried out in the Northwest area in the last 5 years with specific details on road lengths and details of the works on different roads.
- Q.69 Councillor Anthony Connaghan**  
To ask the Manager to arrange for footpath dishing at (details supplied) as there is a wheelchair bound lady living at this address and there are difficulties in accessing the home when she is being brought to and from the house. The nearest dishing is in place further down the road. This is particularly creating problems in poor weather conditions.



- Q.70 Councillor Anthony Connaghan**  
To ask the Manager to arrange for ramps or other anti-speeding measures to be placed along (details supplied) in order to prevent motorbikes speeding along the road.
- Q.71 Councillor Anthony Connaghan**  
To ask the Manager to provide a gate at either side of the railings at (details supplied) to prevent motorbikes flying through. The railings were recently repaired and a gap was left in the middle where bikes can get through. Can we rectify this please?
- Q.72 Councillor Anthony Connaghan**  
To ask the Manager to arrange for the complete reinstatement of the pavement at (details supplied). The footpath was dug up months ago and left in a poor state.
- Q.73 Councillor Anthony Connaghan**  
To ask the Manager to provide an update on previously promised upgrades to the Roundabout at Jamestown Road (at Willows FC). There was supposed to be pedestrian crossings/refuges provided and double yellow lines provided to prevent parking along here which can cause traffic chaos at times.
- Q.74 Councillor Anthony Connaghan**  
To ask the Manager to arrange for the laneway at (details supplied) to be cleaned immediately. The area here is overgrown and there is rubbish dumped which is attracting rats to the Courts.
- Q.75 Councillor Anthony Connaghan**  
To ask the Manager to arrange for ramps along (details supplied) to be installed to prevent speeding which occurs here frequently.
- Q.76 Councillor Anthony Connaghan**  
To ask the Manager to arrange for trees on the green space beside (details supplied) to be pruned back as they are encroaching onto this mans property.
- Q.77 Councillor Anthony Connaghan**  
To ask the Manager to include the tarmacing of Glenties Park to be included in the discretionary funding. This request has been in place for many years and there have been two accidents on the bad surface one of which involved a a council worker.
- Q.78 Councillor Norma Sammon**  
To ask the Manager to provide details of the subcontractors and schedule in place for leaf collection in (details supplied).
- Q.79 Councillor Norma Sammon**  
To ask the Manager to replace the barriers that were vandalised at the bottom of (details supplied) as a matter of urgency to ensure that emergency fire and ambulance or police services can continue to gain access via this route.
- Q.80 Councillor Andrew Montague**  
To ask the Manager that the council clear the blocked drain at (details supplied). The house belongs to the city council, and the blocked drain is overflowing into the house next door at No. 29. The drains have to be unblocked every 3-4 days. The resident in No. 29, who has some experience dealing with blocked drains says that a camera

would need to be fed from No. 29 into 27 to identify the blockage, and he would be happy to arrange for this. His contact details are below:

**Q.81 Councillor Andrew Montague**

To ask the Manager will the council re-seed and tidy up the grass verge outside 382 Coultry Road. The grass verge was dug up earlier this year to install a new drain for the new school that is being built next door. The soil wasn't reinstated properly and is not flat and can't be mown properly. There are patches where the grass hasn't grown back, where it would need to be reseeded.

**Q.82 Councillor Andrew Montague**

To ask the Manager will the council assess the tree outside 26/27 Woodhazel Terrace? The tree was vandalised and appears to be dead. If it is dead, will the council replace the tree.

**Q.83 Councillor Andrew Montague**

To ask the Manager Will the council remove the car parked on Coultry Park, opposite 26/27 Woodhazel Terrace. The car is not taxed or insured and has been sitting there for months. It's registration number is: (details supplied)

**Q.84 Councillor Andrew Montague**

To ask the Manager will the council assess the junction between Mobhi Road and Botanic Avenue in the morning? Motorists that are turning left on to Botanic Avenue from Mobhi Road are queuing up in the bus lane, blocking the bus lane, causing serious delays for public transport. Can consideration be given to installing bollards, as has been done at Whitehall to prevent cars from entering the bus lane too soon.

**Q.85 Councillor Andrew Montague**

To ask the Manager that the council have recently fixed issues with the chimney at (details supplied), and the resident is very pleased, but the mantle piece around the fire needs to be replaced as it melted off when the fireplace wasn't working properly.

**Q.86 Councillor Andrew Montague**

To ask the Manager will the council fix the shower or the toilet at (details supplied). One of them is leaking and the tiles are coming up in the hall. Whenever the leak is fixed can the council replace the tiles that have lifted up.

**Q.87 Councillor Áine Clancy**

To ask the Manager to place two flower boxes at the bus stop next to Budget car hire on (details supplied) opposite the bank in order to complete this section of the road. We are aware this is in another area. However we have liaised and cooperated well in the past to achieve a better Drumcondra. Also requested is a flower box opposite (details supplied)

**Q.88 Councillor Áine Clancy**

To ask the Manager can a written detailed report on the traffic monitoring of the (details supplied) and surroundings areas be sent to me on a weekly basis.

**Q.89 Councillor David Costello**

To ask the Manager that the Manager provides a report on the use of private rented accommodation over the last 10 years by DCC. Detailing the number of private houses used under various schemes. HAP, Homeless HAP, RAS, Rent Allowance.

- Q.90 Councillor David Costello**  
To ask the Manager considers a cul de sac sign at the entrance to Grove Wood at the junction of Finglas Park.
- Q.91 Councillor David Costello**  
To ask the Manager provides an update on items discussed at the Abigail Centre meeting in October.
- Q.92 Councillor David Costello**  
To ask the Manager to collect the Blue bags in Magenta Hall and Lorcan Road.
- Q.93 Councillor David Costello**  
To ask the Manager to provide a report in relation to the locations /the number of times the scraping/grinding machine has been used to leaven pavement joints in the area. Example Magenta Hall was done recently.
- Q.94 Councillor Paul McAuliffe**  
To ask the Manager to install a ramp outside (details supplied)
- Q.95 Councillor Paul McAuliffe**  
To ask the Manager to repaint the exterior wall along (details supplied)



**The Chairman and Members of  
North West Area Committee.**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 3**

### **Cabra Area Office Report**

#### **Broome Lodge**

Broome Lodge will be officially opened by Ministers Donohoe and Murphy on Monday 27<sup>th</sup> November. Invitations have been issued by Clúid.



#### **Ashington Mews**

As no response has been received from residents to the proposals outlined in the October report, planting will commence as planned.

#### **Ashington Park**

As advised by Fergus O'Carroll, Senior Executive Parks Superintendent at last month's area committee meeting there are currently no proposals to install a playground at this location. A playground was installed in 2009 and was subjected to such a high level of vandalism that within 18 months it was damaged beyond repair and had to be removed on safety grounds. The recent audit of playground facilities identified the Ashington Estate as being within the catchment of two playgrounds - Crescent Park and John Paul Park.

The playground audit also identified a significant deficit of play facilities in the north east of the city. These areas have been prioritised in the 3 year capital programme.

Following a resident's request we will be assessing demand for seating in the park. This is often divisive among communities as it can bring anti social behaviour. We will consult with the resident's association in relation to support for this proposal.

#### Ashtown Grove

A contractor has marked out the landings on either side of the shops on Wednesday 8<sup>th</sup> November in response to residents' requests to create more disciplined parking. As per the October report, this will not become a formal paid car park as DCC may require the area for other uses in the future.

#### Blackhorse Avenue Works

Padraig McNulty, Senior Resident Engineer on site; anticipates that work will be completed by the end of January 2018 on Blackhorse Avenue, apart from the final road surfacing works.

The final road surface cannot be laid in low temperatures (as it would break up after a short time). It is proposed that this will be laid in late spring or earlier if temperatures are suitable. The regular six week PR letter to residents was sent on Friday 10<sup>th</sup>.

#### Cabra Office refurbishment

Fitzgerald Kavanagh & Partners have been appointed as architects for the office refurbishment and remodelling. The inaugural client meeting was held on the 14<sup>th</sup> November.

#### Cabra Road

Residents have been in regular contact with the Area Office, Public Domain and other departments in relation to a range of issues. We are working with residents to address these issues, particularly in the context of waste management, traffic issues and the apparent abandonment of cars.

#### Mount Bernard Park

Following some concerns expressed regarding the new children's natural play area, Parks Section have received the final safety assessment, which includes a list of remedial works. These are due to be carried out this month.

#### Phibsborough LEIP

Rose Kenny, Central Area Manager, Dave Dinnigan and Fergus Synnott met with residents' representatives and Councillors McAdam and Perry in the Cabra Office as part of the Implementation Working Group process. We discussed the scope of the plan, residents' priorities, and the role of the Area Offices in supporting the achievement of the plan objectives.

### **Community & Social Development**

#### Halloween

The Athletics Halloween Camp ran in Cabra Parkside from 31<sup>st</sup> October to 3<sup>rd</sup> November. Ventry Park Recreation staff and volunteers took twenty four young people to the Cavan Centre which was among the highlights of Halloween activities.

The "Halloween Graveyard" in Naomh Fionnbarra was a great success and was housed indoors for comfort. It was presented by the Cabra Senior Men's Shed who worked on the

props for months running up to the event. They support all the community events in Cabra and are a great asset to the community. All the other activities went ahead as planned including Halloween Parties in the Christ the King and Sancta Maria Day Centres. CASS Residents Association (off the Navan Road) hosted a family event on Halloween Night and Oliver Plunkett's GAA Club had a disco.

#### Environmental Projects

The garden in Sancta Maria is undergoing major upgrading including landscaping and planting supported by DCC. The work is expected to be completed before Christmas.

Phibsboro Tidy Towns continue their monthly clean-ups and other activities. They hope to send a group to attend a seminar in Athlone on researching energy efficiency. They are also active on the proposed development of Phibsborough Shopping Centre.

Christ the King Centre Garden continues to be maintained by the volunteers and is flourishing. The National School's Environmental Group is made up of parents who are planting up the containers and are looking after the grounds. Both groups are being supported by DCC.

#### Dates for Christmas Tree Lighting Ceremonies

Cabra Christmas lighting will take place at the roundabout on Faussagh Road/Faussagh Avenue on Thursday 7<sup>th</sup> December at 5.15 pm. The ceremony will be performed by Ardmheara Micheal Mac Donncha. This will be followed by refreshments and a community gathering in Naomh Fionbarrá GAA Club. The event is organised by DCC Cabra, CDP and Naomh Fionbarrá.

The Royal Canal Park Christmas Tree Lighting opposite the Spar Shop will take place at 7pm on Thursday 7<sup>th</sup> December. The event attracts a large crowd annually who join in the carol singing. Refreshments are provided by the Royal Canal Park Community Association.

The Rathborne Christmas Tree Lighting will take place at 5 pm on Saturday 9<sup>th</sup> December on the corner beside the River Centre where refreshments will be available following carol singing and the lights being switched on.

Phibsborough Tidy Towns are organising their annual Charity Carol Singing around the neighbourhood with All Saints Choir. A preliminary date of Monday 11<sup>th</sup> December has been suggested, followed by refreshments in All Saints Church Hall.

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**Aidan Maher**  
**Assistant Area Manager**





**The Chairman and Members of  
North West Area Committee.**

**Meeting: 21<sup>st</sup> November 2017**

**Item No 4**

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**CHANGE OF ROAD NAME FROM RATHBORNE VIEW TO RATHBORNE WALK, DUBLIN 15.**

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Proposal

Castlethorn Construction has lodged an application to change the name of Rathborne View, to Rathborne Walk. The original road name was noted at the North West Area Committee meeting in June of 2015 and appeared on Managers Order NWF/25/2015, dated 8<sup>th</sup> November 2015.

The change of name has been requested as the developer has noted that there is an existing apartment block known as Rathborne View, which is located on Rathborne Avenue and has been there for many years.

Castlethorn Construction will be responsible for development along one side of the road and Ballymore Estate Limited will be developing the other side of the road. Castlethorn propose to utilise odd numbering (1, 3, 5 etc.) along their side of the road therefore leaving the even numbering for the side being developed by Ballymore. See attached map NW/103.

Castlethorn Construction Development:

1-35 Rathborne Walk, Rathborne, Dublin 15

1-35 Siúlán Rathborne, Rathborne Walk, Rathborne, Baile Átha Cliath 15

Ballymore Estate Limited:

2-48 Rathborne Walk, Rathborne, Dublin 15

2-48 Siúlán Rathborne, Rathborne, Baile Átha Cliath 15

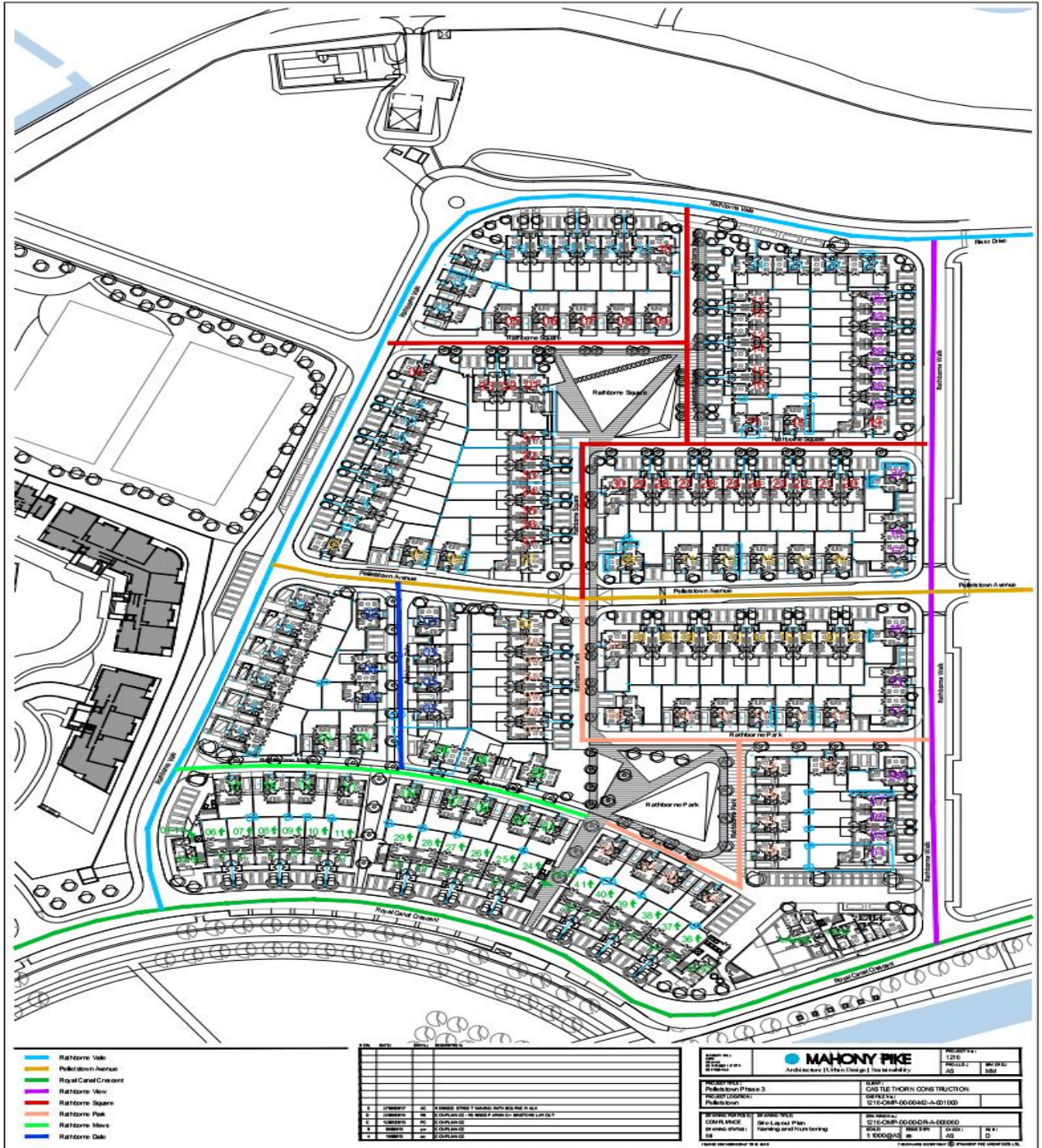
The Heritage Officer considers the change of name to be appropriate.

Recommended

Rathborne Walk is considered appropriate and recommended for adoption.

**Fergus Synnott**  
**Administrative Officer**

**Dave Dinnigan**  
**Area Manager**



**The Chairman and Members of  
North West Area Committee.**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 5**

**Housing Matters: Cabra-Finglas Report 1<sup>st</sup> Jan-1<sup>st</sup> November**

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	57	21
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	57	24
No of other Complaints	199	150
<b>Total Complaints</b>	<b>313</b>	<b>195</b>

No of Anti Social Interviews per 1997 act	52	20
No of Other Interviews	162	122
<b>Total Interviews</b>	<b>214</b>	<b>142</b>

No of Requests for mediation	17	18
No of Complaints referred to central unit for Action	10	3
No of Section 20 Evictions	0	0
No of Excluding Orders applied for by Tenant	0	0
No of Excluding orders applied for by DCC	0	0
No of Surrender of Tenancies due to Anti Social Behaviour	2	0
No of possession application sent to Central Unit	2	0
No of Court Orders Granted	2	0
No of Appeals / Judicial Reviews Challenges	1	0
No of Warrants executed (Evictions)	0	0

### Housing Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	15 (10)*	3	4	0
Medical	3	1	0	0
Welfare	3 (1)*	1	2	0
Homeless	32 (28)*	7	0	0
Travellers	2	0	0	0
De-tenanting	0	0	0	0
Estate Management	0	0	0	0
Maintenance Grounds	1	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
<b>Total</b>	<b>56 (39)*</b>	<b>12</b>	<b>6</b>	<b>0</b>

\*Refers to the numbers signed for Saint Helena's rapid-build houses

### Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	6	4	7	2
Medical	2	1	1	0
Welfare	0	0	1	1
Homeless	2	2	0	0
Travellers	0	0	0	0

Estate Management	0	0	0	1
De-tenanting	0	0	4	5
Maintenance Grounds	0	0	0	0
Surrendering Larger	0	0	2	0
Unable to afford	0	0	0	0
Financial Contribution	1	0	0	0
<b>Total</b>	<b>11</b>	<b>7</b>	<b>15</b>	<b>9</b>

#### Voids Report

**To the 1<sup>st</sup> of November there are 20 vacant housing units in the Finglas Area**

Address	Type of unit	Date of vacancy	Remarks
24 Berryfield Road	House	03/10/2017	Works in progress
73 Berryfield Road	House	18/09/2017	Works in progress/on offer
29 Cardiffsbridge Avenue	House	11/07/2017	Works in progress/on offer
84 CardiffsBridge Road	House	03/01/2017	Works in progress / On offer
52 Casement Drive	House	09/06/2017	Works in progress
19 Casement Green	House	16/03/2017	Works in progress/on offer
23 Casement Green	House	16/03/2017	Works in progress
60 Clancy Road	House	17/07/2017	Works in progress
107 Mellows Park	House	23/10/2017	Works in progress
92 North Road	House	22/09/2017	Works in progress
7 Plunkett Crescent	House	25/08/2017	Works in progress/on offer
109 Plunkett Road	House	10/10/2017	Works in progress
17 Ratoath Avenue	House	04/09/2017	Works in progress
42 Ratoath Avenue	House	17/07/2016	Works in progress
77 Ratoath Avenue	House	05/10/2017	Works in progress
61 Ratoath Avenue	House	27/06/2016	*
63 Ratoath Avenue	House	26/07/2016	*

90 Ratoath Avenue	House	04/07/2016	Works in progress
60 Valeview Drive	House	01/08/2017	Works in progress
25a Valeview Gardens	House	04/07/2017	Works in progress

**\*61-63 Ratoath Avenue**

Novas has submitted a revised design for this area and Dublin City Architects are examining it at present. If approved Novas will then have to prepare the Cost Report and submit the Stage 1 (Capital Appraisal) to Dublin City Council. The Quantity Surveyors Department will review the costs before sending the application to the Department for Capital Assistance Scheme funding.

**To the 1<sup>st</sup> of November there are 11 vacant housing units in the Cabra Area**

Address	Type of unit	Date of vacancy	Remarks
273 Bannow Road	House	30/01/2017	Works in progress / On offer
17 Blackhorse Grove	House	08/06/2017	Works in progress / On offer
82 Blackhorse Grove	House	01/08/2017	Works in progress / On offer
29 Broombridge Road	House	03/10/2017	Works in progress
160 Carnlough Road	House	02/06/2017	Works in progress / On offer
449 Carnlough Road	House	02/06/2017	Works in progress
9 Dunard Park	House	18/08/2017	Works in progress
139 Fassaugh Road	House	24/03/2017	Works in progress / On offer
45 Killala Road	House	06/07/2017	Works in progress / On offer
50 Park View	House	19/05/2017	Works in progress
297 Saint Attracta Road	House	10/03/2017	Works in progress / On offer

**To the 1<sup>st</sup> of November there are 3 vacant senior citizens units in the Finglas area**

Address	Type of Unit	Date of vacancy	Remarks
4 Brookville Court	1 bed	28/09/2017	Works in progress/on offer

11 Brookville Court	1 bed	11/09/2017	Works in progress/on offer
54 Mellowes Court	Bedsit	13/07/2017	Works in progress

**To the 1<sup>st</sup> of November there are 6 vacant senior citizens units in the Cabra area**

Address	Type of Unit	Date of vacancy	Remarks
4 Convent View Cres	Bedsit	29/08/2017	Works in progress/on offer
23 Convent View Cres	Bedsit	05/10/2017	Works in progress
2 Dunard Court	1 bed	08/09/2017	Works in progress/on offer
37 Dunard Court	1 bed	19/09/2017	Works in progress/on offer
59 Dunard Court	Bedsit	09/08/2017	Works in progress
4 Dunmanus Court	1 bed	03/07/2017	Works in progress/on offer

**St Finbarr's Court:**

The proposal is to build forty six one-bedroom and two-bedroom apartments for older people, with a community room, in two blocks that are three storeys on St Finbarr's Road and four storeys on Kilkieran Road. This proposal is based on an option presented to the area committee in March. The total floor area and the heights remain as presented. The number of apartments has increased to comply with Department of Housing Planning and Local Government guidelines on floor area.

This proposal, cost estimate and programme have been submitted to the DHPLG for Stage 1 approval under Capital Works Management Funds. When the approval is granted Dublin City Council will progress to the next stage, which is Part 8 Planning.

**Rents Update:**

The Finglas Area Office continues to provide a rent assessment service for tenants living in the Finglas and Cabra areas.

<b>Finglas Rent Assessment Update 1<sup>st</sup> Jan – 1<sup>st</sup> June</b>	
<b>Assessments</b>	739
<b>Permission To Resides</b>	161
<b>Refunds</b>	19

## Housing Online

Dublin City Council has now gone LIVE with the “position online” for the Housing Waiting List which can be checked at [www.dublincity.ie/HousingOnline](http://www.dublincity.ie/HousingOnline).

Please see below for guidelines:



1. Enter **Application Number** and **Date of Birth** (dd-mmm-yyyyy),
2. Click **Search**

Please note that positions may be subject to change as applicants may move within bands as their circumstances change **so an applicant’s position may move up or down on the list**. Persons on the Housing List will not be offered accommodation if their incomes are not in accordance with the Income Thresholds.

### Barry Area

On the 9<sup>th</sup> October an Order for repossession was granted for 3 Barry Close with a stay on the Order until 9<sup>th</sup> March 2018. However, this Order was appealed to the circuit court and is listed for hearing on the 19<sup>th</sup> December 2017.

### Choice Based Letting

#### *49 Glenties Park:*

57 applications were submitted for this property, of which 21 were not eligible for a number of reasons e.g. not entitled to a 3 bedroom dwelling, not on the list for Area E or applications need to be updated.

All applicants have been notified of the outcome.

#### *24 Berryfield Road and 25A Valeview Garden:*

These will be advertised under the Choice Based Letting Scheme in the coming weeks but these dwellings will not be ready for allocation for approximately 10 weeks.

### St Helena’s Drive

All 39 dwellings have been allocated in St. Helena’s Court and Dublin City Council is liaising with the Contractor on snagging issues.

### Apartment Complexes



There is a discussion document in relation to the regeneration of older apartment complexes included with the Packs for Councillors.

Financial Contribution Scheme:

The new Financial Contribution Scheme has been reviewed by the Housing SPC and all applicants will receive written details of the new scheme.

Broome Lodge:

Pre-tenancy training completed by Clúid on Thursday 9<sup>th</sup> November and it is hoped to have the tenants moved in this month.

Woodbank Drive (4 Units):

The main contractor has been appointed for the site he is examining the possibility of revising the number of units on this site to three units. The site has very limited access and it is proving very challenging to provide access to the rear for workers and plant etc.

The contractor is presently completing the detailed design of the housing units and anticipates commencing on site at Woodbank on the 21<sup>st</sup> November 2017.

Rathvilly Park/Virginia Park (13 Units):

The main contractor has been appointed for the site and is due to commence on the 21<sup>st</sup> November.

Prospect Hill Block 2

All remediation works have been completed and City Architects have commenced the snagging process.

Finglas Housing Programme Update

*1c Barry Avenue:*

The identified site is to be acquired under the Derelict Sites Act 1990 (3<sup>rd</sup> Phase).

*7 Barry Avenue:*

DCC has taken ownership of this dwelling through the Compulsory Purchase Order (CPO) procedure.

*25a Barnamore Park:*

This property is being auctioned through a bidding scheme by BidX1.

*25 Barnamore Park:*

This identified site is to be acquired under the Derelict Sites Act 1990 (3<sup>rd</sup> Phase)

*66 Barry Park:*

This identified site is to be acquired under the Derelict Sites Act 1990 (3<sup>rd</sup> Phase)

*74a Rathvilly Drive:*

Works are ongoing on this site, and it is being kept under review.

*92 Kippure Park:*

A clear up is to be carried out on the front garden, it will then be re-inspected by Derelict Sites Section.

*106 McKee Road:*

This is an active file, and is being kept under review.

*50 Berryfield Road*

Dublin City Council is in negotiations with the owner's family members with a view to purchasing this dwelling.

Dwelling added onto the Housing Programme list

*58 Glenties Park:*

This property has been inspected by the Derelict Sites Section. They have been in contact with our Law Department to ascertain the ownership of this dwelling with a view to making contact with the owners.

Dwelling removed from the Housing Programme list

*9 Fairlawn Park:*

Pepper Asset Servicing has informed Dublin City Council that a sale has been agreed on this property.

*25a Valeview Gardens:*

Dublin City Council has taken ownership of this dwelling through our legal department.



**Aidan Maher**  
**Assistant Area Manager**

**To the Chairperson and Members of the  
North West Area Committee**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 6**

### **FINGLAS AREA OFFICE REPORT**

Finglas Cabra Drug & Alcohol Task Force Coordinator for Finglas Safety Fora  
Michelle McNally, the new Finglas Safety Forum Coordinator, started work on the 27<sup>th</sup> October.

#### Apprenticeship Fair

The Dublin North West Area Partnership will host an Apprenticeship Fair in Finglas Youth Resource Centre on the 22<sup>nd</sup> November between 10 am and 2 pm. The aim of the Fair is to promote apprenticeships as a good career option: attendees will have opportunities to meet potential employers and educators. A similar Fair will be held in Ballymun the following day.



#### Update on Kildonan Lands Project

Brendan Kenny, Assistant Chief Executive, attended a second meeting with the WFTRA Committee and public representatives in the Finglas Area Office on the 19<sup>th</sup> October. He has confirmed that he will be writing in the first instance to the Community Representatives involved on the outcome of the meetings and that a copy will be circulated to Councillors for the area.

#### Liam Mellows Working Group (WG)

The third meeting of the WG was held in City Hall on the 23<sup>rd</sup> October. The next meeting will be held on the 20<sup>th</sup> November.

## **Community & Social Development**

### Finglas Halloween Festival

The Finglas Halloween Festival “Finglas Fright Night,” took place in the Finglas Civic Centre on Tuesday 31<sup>st</sup> October from 6.00pm to 9.00pm. The numbers attending continues to grow each year. People travelled from many parts of the city to attend the event.

There was a wide variety of entertainment for families to enjoy on the night, including carnival rides, bouncy castles, old fashioned game stalls, haunted avenue, magic shows, face painting, food stalls, fireworks display and the main music stage.

The event was advertised through the Fright Night Facebook and Twitter page. Advertising boards were posted throughout the Finglas area. Both social media accounts were very active with over 7,000 hits on the Facebook page alone. The main Dublin City Council social networking pages, including our Fire Brigade pages, promoted the festival as well.

The event is managed by the Community and Social Development Team with the assistance of staff in the area office, leisure centre and parks department. The event management, including health and safety, was contracted to Cuckoo Event Management. The construction and derigging of the site was also contracted out. The Civil Defence and Order of Malta attended the event. An Garda Síochána also attended and with the assistance of the security company, monitored the crowds throughout the festival site. We are particularly appreciative of the Garda support during the planning stage and large presence on the night.

The Finglas Youth Resource Centre hosted the refreshment area for volunteers. They also created and managed the haunted avenue area, which included some of their young people. The Centre held a six week arts programme leading up to the festival which culminated in their haunted avenue on the night itself. The youth centre also managed the stage entertainment. The majority of musical entertainment on the night was performed by local young people.

Each year Dublin City Council invites local community groups to help with ticket sales for all the attractions. Ticket sales contribute to the groups fund raising efforts. It should be noted that the success of the Halloween Festival would not happen without the input of so many dedicated volunteers.

### Community /Voluntary Groups and Organisations

- Ballygall Order Of Malta
- Finglas Suicide Network
- Meeting Place Club
- Erin’s Isle GAA Club
- Over 55’s Happy Ramblers Group
- Finglas South combined residents group.
- Finglas Concert and Marching Band
- Finglas Tidy Towns
- Odinswood Day Care Centre

- Rivermount Summer Project
- Finglas West Summer Project
- Willows FC
- Prospect Hill allotment group
- Barnardos
- The Finglas Centre
- Society of St Vincent de Paul





### Dublin Northwest Area Older Persons Council (OPC)

Dublin City Council Community Development Section assisted two members of the Dublin North West OPC attend the National OPC Convention in Limerick on the 2/3<sup>rd</sup> November. The National OPC Convention is an important event for OPC delegates. It gives delegates the opportunity to network with other OPC's and experience firsthand the issues and concerns of Older Person's Councils in other parts of the country.

The Northwest Area Older Person's Council met on Wednesday 25<sup>th</sup> October in Finglas Civic Centre, Mellows Road. Representatives gave updates on conferences and events they attended. The main issue of concern raised at the meeting was illegal parking in the Finglas area, especially in and around shopping areas. Delegates expressed the view that illegal parking poses a hazard not only to older people but children as well.

### Bring me back Alive

As part of World Health Day, Dublin City Council co-sponsored the Play "Bring Me Back Alive". The play took place in St. Joseph's GNS on Tuesday 10<sup>th</sup> October.

The play is a thought provoking story about suicide awareness set in a youth centre. It highlighted some of the warning signs to watch out for in someone who is suicidal. The play was well attended by the local community.

### Prospect Hill Community Garden

Prospect Hill Community Garden is currently managed on behalf of Dublin City Council by The Finglas Centre. Community Employment staff from the Finglas Centre maintain the common areas with the garden.

The Prospect Hill Allotment holders have formed a management committee with a view to managing the facility from January 1<sup>st</sup> 2018. Dublin City Council in conjunction with the Finglas Centre and the Allotment Committee has identified training to assist with the transition.

### Quiet Riot Book Launch

The Community Development Section assisted with the launch of a book called "Quiet Riot" in The Atrium, Civic Offices, Wood Quay on Wednesday 18<sup>th</sup> October.

The book was written by people with autism who have difficulty in communicating. The event included a link up with a similar group in Manchester. The Council's IT Team provided assistance at the event.

### Dublin City Council Community Grants 2018

Applications for Dublin City Council's Community Grants closed on Friday 27<sup>th</sup> October. The following is the time line for the processing of the grants:

- 13<sup>th</sup> November- 1<sup>st</sup> December: Finglas Community Development Staff to complete assessments and return applications to Civics Wood Quay.
- 4<sup>th</sup> December -15<sup>th</sup> December Civic Offices Wood Quay will assess applications and produce necessary reports for pre Area Committee meetings.
- 2<sup>nd</sup> January – 12<sup>th</sup> January 2018 pre Area Committee Meetings to be arranged.
- Report to North West Area Committee on the 20<sup>th</sup> February 2018
- Full report to March City Council Meeting

**Aidan Maher**  
**Assistant Area Manager**





**To the Chairperson and Members of the  
North West Area Committee**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 7**

**Part 8 Report for Scribblestown**

Notification is provided herewith that, in compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) Part 8 of the Planning and Development Regulations 2001 and with the provisions of the Local Government Act 2001 (as amended), it is Dublin City Council's intention to submit a Part VIII proposal, for consideration by the Elected Members of the Council at its December Meeting, to carry out the following works:

**The development of 70 residential units on 1.05 hectares of land situated adjacent to Ratoath Road, Scribblestown Lane, Scribblestown Road and Scribblestown Park, Finglas, Dublin 11.**

The approval of a Part VIII development proposal is a reserved function of the City Council.

**1. Background to the Proposed Development**

The Government's Social Housing Strategy 2020 includes a programme for delivery of approximately 1,500 new social housing units nationally via an 'availability based' Public Private Partnership (PPP) model. The proposed development is part of the first bundle of sites to be developed under this programme. The site at Scribblestown was identified and proposed for inclusion in the Social Housing PPP Programme by Dublin City Council, having regard to the social housing need and the suitability of the site for social housing development.

The units are proposed to be delivered using, an 'availability-based PPP model'. Under this model a specially formed project company (PPP Co.) designs (in accordance with the Part VIII approval), builds, finances and maintains the social housing units on behalf of the local authority subject to a contract. The maintenance and upkeep services are provided for a period of 25 years after construction. This model has previously been used successfully in Ireland to build a number of roads, schools and courts projects with a primary care centre project currently under construction.

Under this model, local authorities retain ownership of the land and are guaranteed that when the units are returned to the local authority at the end of the contract period they remain in good, pre-defined condition. The local authority remains the landlord and is responsible for nominating tenants from the local authority social housing waiting list, based on the local authority's allocation scheme.

The subject site has been identified to deliver 70 no. social housing units. While the 70 units proposed for development are all for social housing purposes, sustainability is achieved within the wider residential area as outlined in the Planning Supporting Statement and the Social Infrastructure Audit which were included as part of the Part VIII proposal. Section 7 of this report

provides additional information in relation to the tenure mix for Finglas South D Electoral District within which the site proposed for development is located.

A description of the proposed development is provided in Sections 5 & 6 of this report.

## **2. Social Housing Need**

A National Social Housing Needs Assessment undertaken in 2016 identifies Dublin City as having 19,811 households qualifying for Social Housing support. The site proposed for this development falls within DCC's 'Housing Area E'. Housing List statistics collated in July 2017 indicate that Area E alone currently has 3,380 households with an identified social housing need and some 48 per cent of all families with a social housing need in Area E have been on the waiting list in excess of 5 years.

Faced with this level of demand, it is critical for Dublin City Council to maximise, in so far as possible, social housing provision on lands in its ownership.

## **3. Statutory Planning Framework**

The statutory planning document guiding development in the area of the subject site is the new Dublin City Development Plan 2016 – 2022 (CDP) which came into effect in November 2016. The CDP identifies the site as being zoned Z1 - *"to protect, provide and improve residential amenities"*.

## **4. Site Description**

The subject site, outlined in red in the images below, is a 1.05 hectare fenced green-field site bounded to the north and north west by two-storey terraced housing set out in a series of cul-de-sacs within the Scribblestown Estate, to the east by the Ratoath Road, a local distributor road linking the Cabra, Finglas and Pelletstown suburbs, to the south by Scribblestown Lane, a narrow cul-de-sac serving agricultural lands further west and to the south west by undeveloped land zoned for residential use.

The site has a moderate slope north to south and the soil is well drained with a hedgerow on the boundary at the south side. The site is situated in front of Tolka Valley Park which is an integrated constructed wetland park of approximately 50 Hectares. This Park contains a number of recreation facilities such as pitch & putt golf courses, football pitches, angling areas and riverside walks. The park also has a number of ponds which store excess water from hard surface run offs.



**Legend**

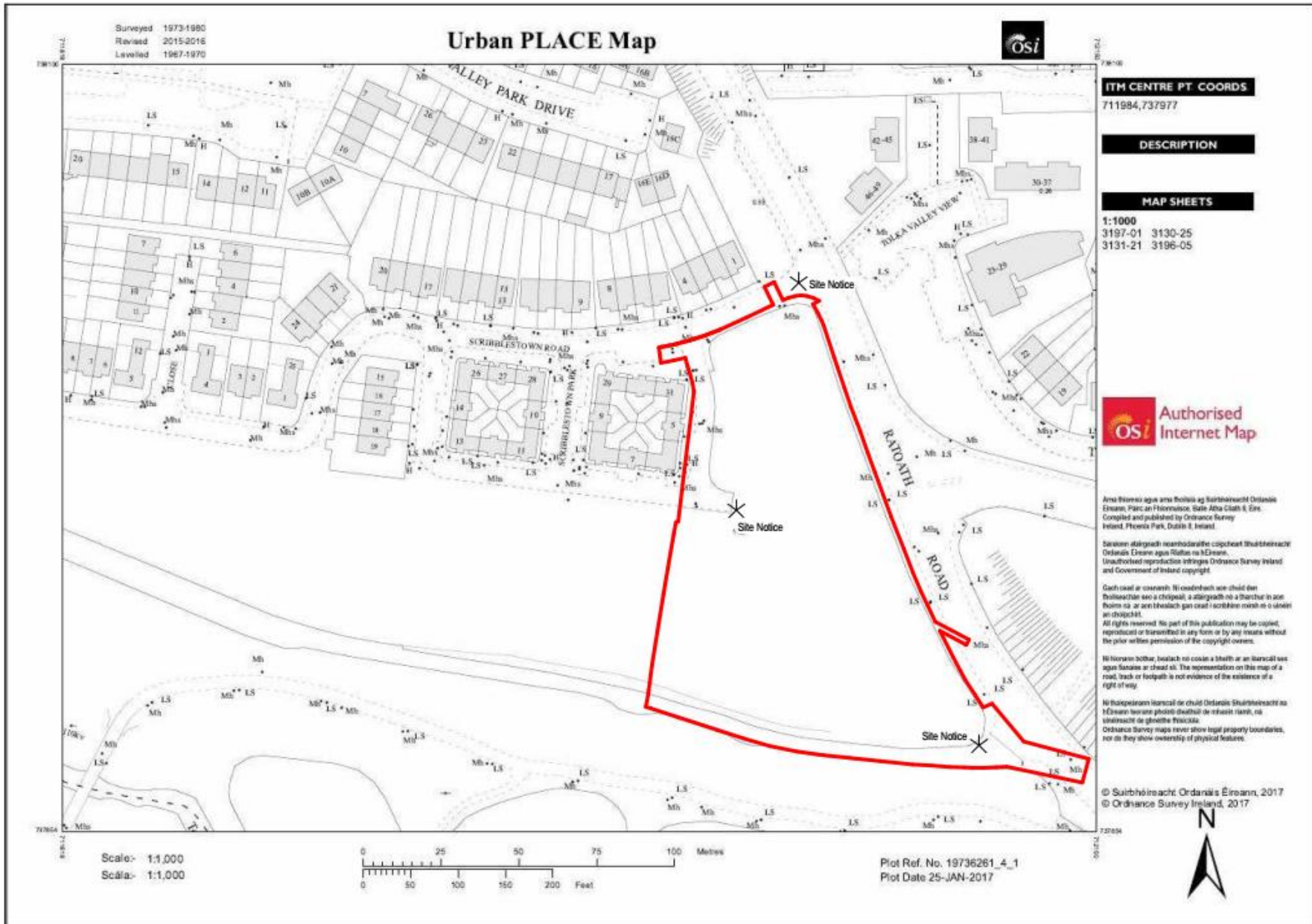
 Scribblestown, Finglas



**HRA | PLANNING**  
chartered town planning consultants

**Figure 1.0** Site Location & Context

**Aerial Photograph of the Subject Site**



Site Location Map

## 5. Development of Site Design Proposal

Much consideration has been given to the layout and design for the proposed scheme with particular emphasis given to:

1. Adjoining residential development & associated boundary treatment;
2. The protection and enhancement of residential amenities;
3. The confined & sloping nature of the site;
4. Access to the site; and
5. Provision of on-site car parking;

The image below illustrates the original site design proposal for the Scribblestown development:



The above design proposal was the subject of extensive consultation with elected representatives, the local residents and with the technical departments from both DCC & DoHPCLG which led to a number of revisions to the proposal including:

1. An increase in car parking provision on & adjacent to the site;
2. Re-positioning of the development further to the south of the site to create a larger public open space at the north of the site for use by both the residents of the proposed development and the wider community;
3. A revised traffic management plan for the proposed development with access/egress predominately from Scribblestown Lane;
4. The incorporation of design measures to discourage anti-social behaviour such as ensuring that all access routes and public areas are overlooked by dwellings to facilitate passive surveillance;

The image below illustrates the revised site design proposal for the Scribblestown development:



## 6. Development Proposal

The proposed development is a Part VIII Local Authority Works (LAW) made by Dublin City Council, Housing & Community Department and consists of:

1. Two separate apartment building blocks ranging in height from 3 to 6 storeys,
2. 70 no. apartment units including:
  - (a) 19 no. 1 bed units,
  - (b) 40 no. 2 bed units; and
  - (c) 11 no. 3 bed units;
3. 1,620 m<sup>2</sup> public open space and associated perimeter fencing;
4. 850 m<sup>2</sup> communal open space;
5. 108 no. car parking spaces;
6. Vehicular access to the site shall be from Scribblestown Lane with vehicular access from Scribblestown Road to accommodate emergency and maintenance vehicles only;
7. Widening and upgrade works to Scribblestown Lane to provide for access and additional on-street car parking;
8. Renewable energy design measures externally to the building at roof level;
9. Underground surface water attenuation; ESB substation;
10. Temporary construction signage; Estate signage;
11. Provision of wall and railing boundary treatment to perimeter of apartment complex; and all associated site works.

A selection of the design drawings for the proposed development has been attached to this report.

## **7. Consideration of Housing Tenure & Social Mix**

Census data provides an overview of existing housing stock by Electoral District (ED). According to Census Data compiled in 2016, Finglas South D, the ED in which the subject site is located, contains a housing stock of some 829 residential units, of which:

- 74% are privately owned / rented.
- 21% are social housing rented from either the Local Authority (LA) / Voluntary Housing Body (VHB).
- 5% not stated.

The proposed addition of 70 social housing units increases social housing provision in Finglas South D ED to 27% (inclusive of VHBs). The ratio of private to social housing outlined above is considered to be broadly consistent with a balanced and integrated tenure mix.

The subject site is in the ownership of Dublin City Council and therefore can be efficiently utilised to meet some of the demand for social housing arising in Finglas and the surrounding area.

## **8. Area Committee**

The North West Area (NWA) Committee was informed of the intent to initiate the Part VIII planning process for the proposed development at its meeting on the 20<sup>th</sup> June 2017.

## **9. Dublin City Council Pre Part VIII Technical Review**

In line with DCC's internal part VIII procedure (developed by the Planning Department) an internal technical review of the development proposal was arranged by the Project Team and design input was sought and received from the following key departments:

- City Architects
- Roads
- Drainage
- Landscaping
- Public Lighting

As outlined in section 5 above, a number of minor revisions to the original design proposal were requested during this technical review and the appropriate adjustments were made to the design proposal. Revised site plans were subsequently reviewed and approved by the relevant DCC technical advisors in advance of lodgement of the Part VIII proposal on 19<sup>th</sup> September 2017.

Dublin City Council's Roads Department advised that both the preliminary proposal (presented herewith) and the detailed design for this development should comply with the following DCC standard:

- **Construction Standards for Road and Street Works in Dublin City Council**

Dublin City Council's Public Lighting Section advised that the detailed lighting system design for this development should comply with the following DCC standards:

- **General Specification for Public Lighting Design and Installation in Housing, Industrial and Commercial Developments**

Copies of these documents have been made available to the Design Team for the project and compliance with these standards will be incorporated as a requirement in the contract documents for this project.

## **10. Public Consultation**

The Part VIII planning proposal for the proposed development was placed on public display from 19 September 2017 until 17<sup>th</sup> October 2017. The closing date for written submissions/observations on the proposal was 1<sup>st</sup> November 2017 and approximately 40 submissions were received within the statutory timeframe.

The Planning Department are currently evaluating the submissions/observations received and a copy of their report will form part of the Chief Executive's Report submitted to the Elected Members for consideration in advance of the December Council Meeting.

## **11. Conclusion**

The proposed development provides for a mix of apartment types and sizes all in response to the demands of the Dublin City Council Housing Waiting List. The scheme of apartments has had full regard to the provisions of the Design Standards for New Apartments: Guidelines for Planning Authorities (2015) and is compliant with the mandatory requirements as set out in the Guidelines.

There is adequate service infrastructure in the area to accommodate the development proposal including water and transport infrastructure. The proposed development seeks to address and meet some of the critical need for housing in the Finglas area, providing much needed accommodation for those on the Housing Waiting List.

As indicated in section 2, a key priority for Dublin City Council, and indeed all local authorities, is to deliver social housing and consequently there is an obligation on local authorities to maximise the use of resources within their control. The land in question is in public ownership, is appropriately zoned for residential use, and under this PPP model social housing can be delivered using private finance which is separate and additional to exchequer funding. The PPP format allows more social housing to be built in the context of constrained state resources and in a time of chronic need.

**James Nolan/Mary Davis**  
**SHB1 Project Unit**





**Notes:**  
 Do not scale from this drawing. Use figure dimensions only.  
 All dimensions and quantities shall be reported in the finished state.  
 This drawing is to be read in conjunction with relevant architectural drawings.  
 All dimensions are in millimetres and all levels are in metres, unless stated otherwise.

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LEGEND	
Grass	Reinforced Grass
Ground Covering Planting	Amenity Path
Coloured Tarmac/ Feature paving	Road finish

LEVELS	
Existing levels	Proposed levels

TREES	
Existing Trees To Be Removed	Proposed New Trees

RAILINGS	
2.1m high metal railing on brickwork plinth and piers to detail	1.2m high metal railing to detail
1.5m high metal railing to detail	1.8m high metal railing to detail

Other Annotations	
Vehicular + pedestrian gates to detail	Pedestrian crossing
New services connection	Existing Road and junction reconfigured to allow parking and add extra parking for existing houses.

Site Area	
1.05 ha Total Site Area (Planning Red Line)	
0.79 ha Site Not Development Area + Public Open Space	

Housing Units	
1 Bed apartments	19 Units (27%)
2 Bed apartments	42 Units (57%)
3 Bed apartments	11 Units (16%)
<b>Total number of units</b>	<b>70 Units (100%)</b>
Start Year Assesmt	20%

Density	
Public Open Space	95 Units/ha (Total Development Area)
Communal Open Space	1000m <sup>2</sup> (10%)
Private Open Space	Denominational Open Space - 450m <sup>2</sup>
Car Parking provision	1.25 spaces per unit
Cycle Stands	75 Spaces
Bike	15 Bikes

Revision	
No.	Description

Project	
Proposed development of 70 no residential units, Scribblestown, Finglas	
Dublin City Council	

Title	
Planning - Proposed Site Plan	

Client	
Dublin City Council	

Drawing	
2219	0203
PS	

Scale	
54 - For Stage Approval	

Author	
COADY ARCHITECTS	



- large scale structure tree planting 18-20cm girth
- medium scale street tree planting 18-20cm girth fastigate form
- feature tree planting 18-20cm girth
- pleached tree planting espalier 18-20cm girth
- reinforced grass
- grass seeding on minimum 200mm depth topsoil
- spring bulb planting
- low groundcover shrub and perennial planting <1m high on minimum 450mm depth topsoil
- native hedge planting on minimum 600mm depth topsoil
- wetpour rubber safety ply surface
- compacted gravel
- hardwood timber bench
- 5m high light column - refer to lighting plan  
7m radius clear of tree stems

**INDICATIVE PLANTING SCHEDULE**

**LARGE SCALE STRUCTURE TREES** - public open spaces and boundary areas  
 NB: All trees should be full and well shaped, well established and have healthy root systems. Planted in same species groups. All trees should be 18-20cm girth.

SPECIES	COMMON NAME	HEIGHT	FORM
Shorea robusta	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead

**MEDIUM SCALE FASTIGIATE TREES** - streets  
 NB: All trees should be full and well shaped, well established and have healthy root systems. Planted in same species groups. All trees should be 18-20cm girth.

SPECIES	COMMON NAME	HEIGHT	FORM
Albizia leonensis	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead

**FEATURE TREES** - LARGE SPECIES PLANTINGS - courtyard  
 NB: All trees should be full and well shaped, well established and have healthy root systems.

SPECIES	COMMON NAME	HEIGHT	FORM
Albizia leonensis	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead

**SMALL MEDIUM SCALE TREES** - courtyard areas  
 NB: All trees should be full and well shaped, well established and have healthy root systems.

SPECIES	COMMON NAME	HEIGHT	FORM
Albizia leonensis	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead
Albizia leonensis	Samal	18-20m	roundhead

**NATIVE HEDGE PLANTING** - boundaries  
 NB: Planted in same species groups of 0-1 plants in double staggered rows @ 1000mm centres

SPECIES	COMMON NAME	HEIGHT	DENSITY
Albizia leonensis	Samal	18-20cm	1 per 1m
Albizia leonensis	Samal	18-20cm	1 per 1m
Albizia leonensis	Samal	18-20cm	1 per 1m

**SHRUBS** - building terraces, courtyard and public open space  
 NB: Shrubs shall be full and well shaped, well established and have healthy root systems. They shall be container plants, 100-150cm high and 100-150cm wide. Planted in same species groups. Plants shall not be pot bound, nor with roots damaged or restricted.

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Albizia leonensis	Samal	100-150cm	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	100-150cm	1 per 1m

**PERENNIALS** - building terraces and courtyard  
 NB: Planted in same species groups of 0-1 plants in double staggered rows @ 1000mm centres

SPECIES	COMMON NAME	FOY SIZE	DENSITY
Albizia leonensis	Samal	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	1 per 1m

**SHRUBS** - groundcover planting within public open spaces  
 NB: Shrubs shall be full and well shaped, well established and have healthy root systems. They shall be container plants, 100-150cm high and 100-150cm wide. Planted in same species groups. Plants shall not be pot bound, nor with roots damaged or restricted.

SPECIES	COMMON NAME	FOY SIZE	HEIGHT	DENSITY
Albizia leonensis	Samal	100-150cm	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	100-150cm	1 per 1m

**GRASSES AND PERENNIALS** - groundcover planting public open spaces  
 NB: Shrubs shall be full and well shaped, well established and have healthy root systems. They shall be container plants, 100-150cm high and 100-150cm wide. Planted in same species groups.

SPECIES	COMMON NAME	FOY SIZE	DENSITY
Albizia leonensis	Samal	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	1 per 1m
Albizia leonensis	Samal	100-150cm	1 per 1m

**SPRING BULB PLANTING** - edges of grassed areas and beneath trees

SPECIES	COMMON NAME	COVERAGE
Albizia leonensis	Samal	100-150cm
Albizia leonensis	Samal	100-150cm
Albizia leonensis	Samal	100-150cm



1 3D View 1- Rathbath Road



2 3D View 2- Scribblestown Road



3 3D View 3- Fionn Road



4 3D View 4- From Rathbath Road

Notes  
 Do not scale from this drawing.  
 Use figure dimensions only.  
 All areas and volumes are as reported to the Authority.  
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 All dimensions are in millimeters and all levels are in meters to mean  
 datum unless otherwise noted.  
 Contractor Design responsibility  
 It is indicated there are many elements within the context that require  
 specialist design, and all are subject to consultation as part of the  
 Preliminary Inspection Plan for all relevant construction.  
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Revisions	
1	Issued for Comment
2	Issued for Submission

Project Name	2219 SHB1-SCRAP-CO-DR-0227
Client	Dublin City Council
Title	Planning- 3D Views
Design/Document Name	2219 SHB1-SCRAP-CO-DR-0227
Submittal Status / Code / Description	S4 - For Stage Approval
Scale	1:100
Drawn	AS
Checked	AS
Date	01/07/17

**COADY**  
 ARCHITECTS

40 Phoenix Business Park, Ballynascree, Dublin 4, D04 R490  
 40 Phoenix Business Park, Ballynascree, Co. Dublin, D04 R490  
 01 847 8100 (01 847 8100) info@coady.ie www.coady.ie



1 Axonometric - North East



2 Axonometric - North West



3 Axonometric - South East



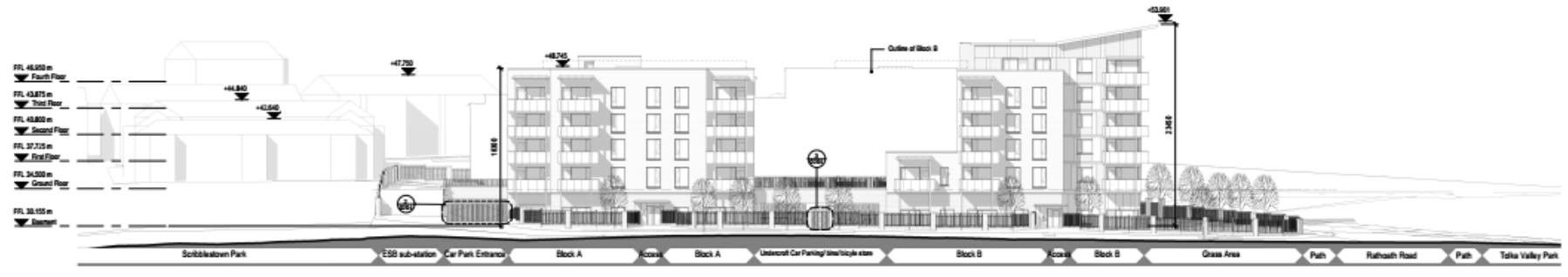
4 Axonometric - South West

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 All works and materials to be checked to the finished.  
 The drawing is for visual comparison with other architectural drawings.  
 All dimensions are in millimetres and all levels, or in order to match  
 others, unless stated.  
 Contractor Design responsibility  
 It is advised that there are many elements within the works that require  
 particular design, and will be subject to verification as part of RCM-  
 see Preliminary Response Plan for details on verification required.  
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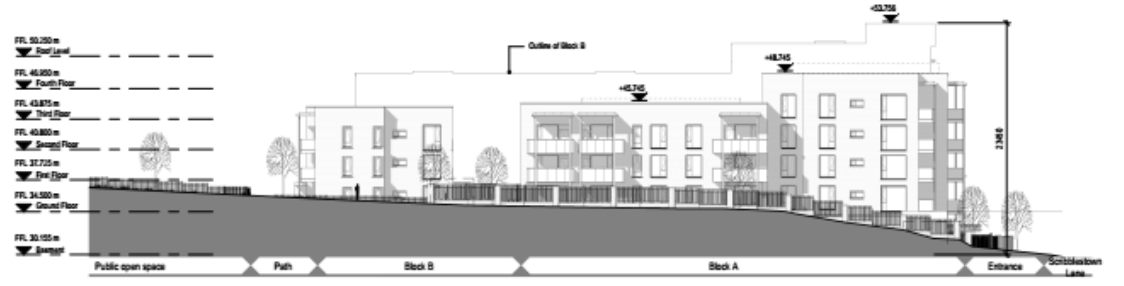
Revisions	
1	Issued for Comment
2	Issued for Information
Rev	Description
2023/11/18	2023/11/18
2023/11/18	2023/11/18
Project: Proposed development of 70 no residential units, Scribblestown, Finglas Client: Dublin City Council Title: Planning- 3D Axonometric	
Drawing / Element Name: 2219 SHB1-SCR-AR-COA-DR-0226	Date: 2023/11/18
Authority Status / Code / Description: S4 - For Stage Approval	Page: P- 2
Scale @ A1: Drawn: Checkd: Date: 18/11/2023	Date: 18/11/2023



1 Planning-Contextual Elevation A  
1:100



2 Planning-Contextual Elevation B  
1:100



3 Planning-Contextual Elevation C  
1:100



4 Planning-Contextual Elevation D  
1:100



3 Planning- Key Plan Contextual Elevations  
1:100

Note:  
 Do not scale from this drawing.  
 Use typical dimensions only.  
 All elevations are in metres and all levels are in meters to mean sea level.  
 All dimensions are in millimetres and all levels are in meters to mean sea level.  
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Revisions	
1	Issued for Comment
2	Issued for Comment
3	Issued for Comment

Project	
Proposed development of 70 no residential units, Scribblestown, Finglas	
Client: Dublin City Council	
Title: Planning- Contextual Elevations	

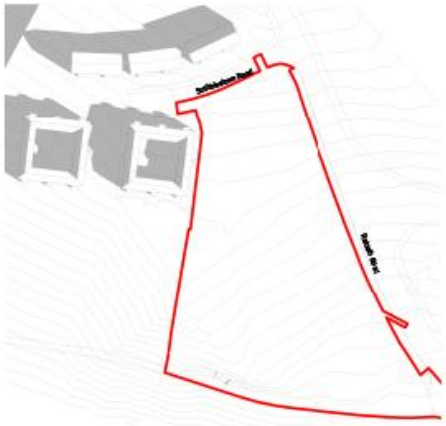
  

Drawn/Checked/Issued	Project No.	Revision No.	Date
2219 SH-B1-SCR-AR-COA-DR-0209		P- 3	

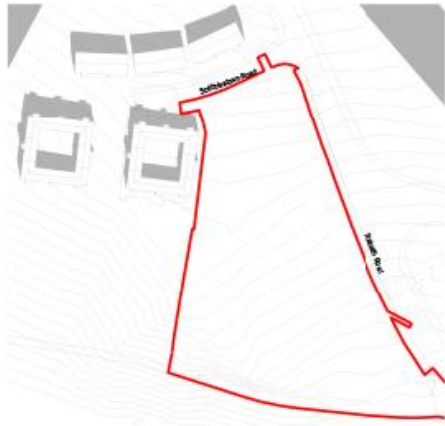
  

Block #	Drawn	Checked	Date
As Indicated	KMAD	AS	07/03/17

COADY ARCHITECTS



1 Planning-Shadow Analysis- 21st March 9am Existing  
1:1,000



2 Planning-Shadow Analysis- 21st March 12pm Existing  
1:1,000



3 Planning-Shadow Analysis- 21st March 3pm Existing  
1:1,000



4 Planning-Shadow Analysis- 21st March 9am Proposed  
1:1,000



5 Planning-Shadow Analysis- 21st March 12pm Proposed  
1:1,000



6 Planning-Shadow Analysis- 21st March 3pm Proposed  
1:1,000



**To the Chairperson and Members of the  
North West Area Committee**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 8**

---

**PROPOSED EXTINGUISHMENT OF THE PUBLIC RIGHT OF WAY FRONTING 61 & 63  
RATOATH AVENUE, FINGLAS, DUBLIN 11.**

---

A request to have the public right of way extinguished fronting 61 & 63 Ratoath Avenue, Finglas was received by the Finglas Area Office in October 2017. The reason for the proposed extinguishment is to allow for the re-development of this area for Housing.

The extent of this proposed extinguishment is shown on the attached Drawing RM.25110A

Service Checks

A service check will be undertaken to establish the extent of the services located on this area. Suitable arrangements will be put in place prior to completion of this proposal.

Statutory Requirement

The statutory procedure involves giving public notice of the proposal in one or more newspapers circulating in the City and the affixing of that notice at each end of the right of way for a period of not less than 14 days. Any objections or representations made and not withdrawn shall be considered. The extinguishment of a public right of way is a function reserved to the elected members of the City Council.

Recommendation

I recommend that procedures be initiated under Section 73 of the Roads Act 1993 to extinguish the public right of way over the area indicated on attached Drawing RM. 25110A.

**Dave Dinnigan**  
**Area Manager**



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Number 2006/07CCMA/Dublin City Council



**DUBLIN CITY COUNCIL**

Comhairle Chathair Bhaile Átha Cliath

**ROADS & TRAFFIC DEPARTMENT.**

**CIVIC OFFICES**

**WOOD QUAY., DUBLIN 8.**

Roads Act 1993 Section 73 (1).

Proposed extinguishment of public r.o.w.

over laneway adjacent to

66,65 Ratoath Avenue, Dublin 11.

**ROADS MAINTENANCE DIVISION**

**R.M. 25110A**

**J. McDAID**  
DEPUTY CITY ENGINEER (ROADS & TRAFFIC)

DRAWN	DATE	REVISED	SCALE
r.j.h.	27/10/2017	//20	1:1000





**To the Chairperson and Members of the  
North West Area Committee**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 11**

**PUBLIC DOMAIN REPORT**

North West Area Complaints received via CRM

The CRM is the system used by DCC Customer Services Centre and all departments to log and track complaints. Please see details below of the number of complaints received/investigated and closed by the North West Area Office from 1<sup>st</sup> October – 31<sup>st</sup> October

Type of Complaint	Count of Incidents
Bonfire Materials	84
Abandoned Bicycles or Trolleys	3
Community Cleanups	55
Overflowing Skips	2
Illegal Dumping	104
Report Gully Problem	1
Report Hazardous Waste	1
Report Graffiti	5
Report Litter Offence	1
<b>Total</b>	<b>256</b>

It is important to note that a significant number of additional complaints were also investigated, as all area staff pick up complaints when carrying out daily duties but due to lack of resources all complaints are not logged.

Public Domain Halloween Report

*Preparations and activities prior to Halloween:*

- Approximately 1,600 information leaflets outlining the dangers of bonfires and listing DCC contact details were distributed to householders by Public Domain and Housing staff in areas where bonfires are usually held.
- Businesses in the industrial estates in the NWA were visited by a Litter Warden and a member of the Public Domain team, given a leaflet and advised of the need to secure flammables in the weeks prior to Halloween.

- Meetings were held with the Gardai in the Finglas/Cabra and Ballymun areas and attended by DCC Public Domain, Waste Management, Housing and Parks staff. This ensured a high level of communication and co-operation in the lead up to and over the Halloween period.
- Flammables were collected by Waste Management, Parks and Public Domain Crews as located or reported.
- Regular inspections of voids and green areas were conducted by Public Domain Staff throughout the NWA to check for the presence of stockpiling.
- Approximately 650 tyres, 500 pallets and large quantities of wood were removed prior to the Halloween weekend.
- Additional grab lorries were provided through DCC Parks for use in the NWA over the Halloween Period.

*Actions over the Halloween Weekend:*

- In co-operation with the Gardaí, Waste Management, Parks and Housing removed large quantities of wood from over 40 locations over the three days of the Halloween weekend. In all, this constituted three grab trucks, several open back vans and several trailer loads of bonfire materials removed throughout the NWA over the three days.
- On 31<sup>st</sup> October, the Public Domain Office also hired an open back lorry with three operatives specifically assigned to the NWA.
- The assistance of the Gardai was required at many locations in the removal of stock piles or built bonfires.
- The Halloween Fright Night Festival in Finglas and the Ballymun Otherworld Festivals were very successful in diverting young people from bonfires and contributed to reducing the number of fires in the area.
- The NWA Public Domain Office was staffed from 9am-4pm from 29<sup>th</sup> – 30<sup>th</sup> October. This was of particular benefit as calls from members of the public reporting bonfire material were passed to crews and several stock piles removed as a result. In addition, Public Domain staff worked from 7.00am on 31<sup>st</sup> Oct, directing Contractors, Waste Management and Housing staff to locations containing stock piles for removal.
- There were a number of incidents throughout the day, however by far the most serious incident was a firework aimed and fired at Contractors cleaning bonfire material from Blackhorse Grove. The firework missed the Contractors by a matter of inches.

*Post Halloween clean-ups:*

The Public Domain team investigated and collated a list of all bonfire locations in the North West Area and sent it to a Clean-up Co-ordinator to carry out this work.

- Clean ups were ongoing in the NWA in conjunction with DCC Waste Management Parks and Housing for a number of days after Halloween.
- It should be noted the number of bonfire locations was down from last year's 39 to just 30 this year which shows the work carried out above and the two Halloween festivals are successful in reducing the number of Bonfires year on year.



### Control of Horses

In September we were informed that the Contractors had withdrawn from their contract and as a result there was no service for several weeks. A new Contractor was appointed on 1<sup>st</sup> October, 2017. The North West Area Office arranged a meeting with the Gardaí, the Control of Horses Section and the new Contractor to put in place procedures to ensure an effective service.

A very successful seizure took place on Friday 21<sup>st</sup> October, 2017.

- 4 horses - 3 mares and 1 small black colt male - were seized from Dunsink in Finglas.
- 1 Female horse collected beside Dunnes Stores, Cardiffsbridge Road, Finglas.
- 2 male ponies were collected from Ratoath area, Finglas.

The Public Domain section will continue to monitor the area and report any stray horses to the Control of Horses Section and will liaise with the Gardaí regarding same.

### North Road

After a number of meetings with residents regarding anti-social behaviour in the green space under the pedestrian footbridge on the North Road it was agreed with residents to erect new railings along the bridge and add elevation to the railings along the front of the green space, removal of shrubs, and pruning of trees, was also recommended.

During the week ending the 29<sup>th</sup> October the railings were erected and some shrubs removed.

Reports were received of people climbing over the wall at the rear of the green space facing on to the Finglas Road: as a result anti-climbing paint was applied to the vulnerable location of the wall to stop people climbing over.

The Public Domain section will continue to monitor this location to ensure these measures are successful in stopping anti-social behaviour and enhancing this green space for local residents.



**Mother and Child Statue**

The Mother and Child Statue, official name “Let the Life Flow Through”, was knocked over by a fallen tree during Storm Ophelia and stolen on Monday 16<sup>th</sup> October, 2017. A multimedia campaign assisted in locating and return of the missing statue by the Gardaí within 24 hours. The statue was found in relevantly good condition. However, there is slight damage to her foot and wrists and upgrade to the plinth will be required. Arrangements are in place with Dublin City Council Arts Office for the repair works to be carried.



**Patrick Smith**  
**A/Public Domain Officer**



**The Chairman and Members of  
North West Area Committee.**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 12**

## **Dublin City Sport and Wellbeing Partnership Report**

- GAGA programme (Getting All Girls Active) began in October and will run until December 2017. The programme is aimed at teen girls and is run in conjunction with local youth services and schools. A wide variety of activities are delivered as part of the programme including dance-fit, fencing, yoga, boot-camp and adventure activities. Activities take place at various venues (including Finglas Youth Resource Centre) and at different times including Tuesdays 7.30pm - 9.30pm and Wednesdays 2.30pm - 4.30pm.

December 13<sup>th</sup> is citywide GAGA Day when all of our Sports Officers will be promoting the initiative in their respective areas. Finglas will 'go GAGA' via a series of co-ordinated activities on the day.

- Couch to Park Run  
Couch to Park Run is an eight week programme for running beginners/improvers with the goal that they will progress to a level that they can partake in their local weekly Park Run on an ongoing basis. No previous running experience is required. Couch to Park Run sessions take place on Thursday mornings at 9.30am in Mellows Park, Finglas, and on Monday and Friday mornings at 9.30am in Ellenfield Park, Whitehall.
- A **Thrive** programme will be delivered throughout November and December 2017. The programme is aimed at engaging with people experiencing mental health difficulties. The programme will include a variety of activities including walking football, circuit classes and adventure activities. Partners for delivery of the programme include the FAI and local organisations. For more information please contact DCSWP Sports Officer Eileen Gleeson.
- Physical Activity Leader (PALS) Workshops  
An eight week programme of workshops is being run in conjunction with Age & Opportunity to provide training, ideas and skills to people involved in older adult groups. The participants become Physical Activity Leaders (PALs) who can lead members of their own groups in fun games, dances and sports. This programme started on 5<sup>th</sup> October and is running every Thursday up to and including 23<sup>rd</sup> November.
- Go for Life Games  
Activities/games and social tea and chat for older adults takes place every Monday from 1pm - 2pm in Cabra Parkside Community Sports Complex. All are welcome to join in during these free sessions.

- Bowling  
Weekly bowling for older adults takes place on Thursdays from 3pm - 5pm at Cabra Parkside Community Sports Complex. All welcome (€2pp).
- Aquafit  
Weekly sessions of water aerobics for older adults takes place in Inspire Sports Complex, Cabra, in partnership with the Participation Officer from Swim Ireland. Sessions take place on Wednesdays at 12pm (€3.50pp). Due to the popularity of these sessions we are currently working to deliver a second weekly class.
- The '**Forever Fit**' Programme in Finglas commenced on September 18th and will continue through until December 2017. In conjunction with St. Helena's Resource Centre and Tír na nÓg group, a varied programme of activities will be delivered every Monday and Wednesday between 2pm and 4pm. The programme is aimed at older adults and will focus on activities to improve balance, co-ordination and fall prevention. Activities include chair aerobics, tai chi and line dancing. The initiative will culminate with a Christmas Dance event.
- Whitehall Petanque Group  
The group meets every Wednesday morning in Ellenfield Park at the petanque court (near the astro pitches) from 10am - 11am. This is an older adult group who are always looking for new members to join them for a game and a chat in an informal and friendly atmosphere. Beginners welcome!
- A '**Men on the Move**' programme continues throughout October and November 2017. Aimed at increasing adult men's health, wellbeing and participation in physical activity, the programme will incorporate a variety of activities including functional movement circuits, walking football and tai chi. The programme is delivered in conjunction with the **Finglas Men's Shed**. Activities take place every Wednesday afternoon from 3pm - 5pm in the Abigail Centre, Finglas.
- An **Adventure Activities Programme** is ongoing until the end of the month. Activities include mountain biking, rafting and kayaking. The programme is aimed at early school leavers/youth at risk and is run in partnership with Finglas Training Centre & Finglas Youth Resource Centre. Sessions take place every Thursday morning/afternoon in the Outward Bounds Adventure Centre, Ballyfermot.
- Swim Lessons  
The local DCSWP Sports Officer is partnering with Cabra for Youth and the Swim Ireland Participation Officer to deliver swim lessons every Tuesdays from 8pm - 9pm in Sean McDermott Street Pool.

There are also swim lessons for 4<sup>th</sup> & 5<sup>th</sup> Classes from St. Peter's National School, Phibsborough, on Thursdays & Fridays in Sean McDermott Street Pool.

#### **FAI/DCSWP Football Development Officers – Update**

- **Late Night Leagues** continue for youths in the North West Area. This hugely successful diversion initiative runs on Friday nights until till late November in Trinity Comprehensive School, Ballymun, Dublin 9. A further Late Night League runs simultaneously in Rivermount Hall, Finglas. The Citywide Finals will take place on

Friday, December 8<sup>th</sup> in Irishtown Stadium. The initiative is a partnership between the FAI, An Garda Síochána and DCSWP.

- **After school drop-in sessions** are ongoing every Wednesday in Poppintree Community Sports Centre from 3pm - 4pm for 12-15 year olds.
- A **Primary School Futsal Tournament** for schools in Finglas will take place on Wednesday 22<sup>nd</sup> November in Finglas Sports & Fitness Centre (9am – 1pm).

### **Boxing**

- The DCSWP/IABA Boxing Development Officer for the area has now commenced the rollout of the 'Startbox Gold' programme in schools throughout the North West Area. Schools include North Dublin National School Project, Ballymun Road; St. Canice's B.N.S., Finglas East; Holy Spirit B.N.S., Ballymun; Beneavin De La Salle College, Finglas; St. Aidan's CBS, Whitehall and St. Kevin's B.N.S., Finglas West.

The Gold Sessions are exclusively for students who have shown a talent and enthusiasm for the sport throughout the Bronze and Silver phases. They will have the chance to train at the High Performance Gym in the National Stadium and then take part in the Showcase Finals in early December.

### **Rowing**

- **Get Going ... Get Rowing**  
This initiative, jointly supported by DCSWP, Sport Ireland, Healthy Ireland, Active School Flag and Trinity College, has been successfully rolled out for a number of years by Rowing Ireland's Leinster Women's Development Officer, Michelle Carpenter. This is a 4/6 week school's programme for girls (second level). Rowing Ireland provide rowing machines and a community coach to the schools.

A Transition Year Programme gives students the opportunity to get on the first step of the coaching ladder and enables them to be involved in a youth leadership role, working in a fun and interactive environment with younger students and hence, bringing value to the school.

- **Olympic Values Education Programme (accompanies above programme)**  
Students will be taught values such as fair play, respect, dignity etc... through rowing. Get Going ... Get Rowing will be the first programme in Ireland to roll this out.
- **Phoenix Rowing Club:** A recreational rowing club for adults based in Dublin Municipal Rowing Centre. The club is purely aimed at getting people on the water to enjoy the activity and surrounding environs of the Memorial Gardens, Phoenix Park and River Liffey. No previous experience required and members can progress at their leisure to a level of their comfort and choosing.
- **Active Age Rowing** - Tuesdays and Fridays from 12.20pm - 1.30pm in Dublin City Municipal Rowing Centre, for new and on-going participants aged 55 and over. No previous experience required.

### **Cricket Development Officer update**

- Our Cricket Development Officer is liaising with DCSWP Sports Officers in the area to plan programmes for the coming months.

- **School coaching visits** continue in the following schools:
  - St. Fergal's BNS, Finglas West (Tuesdays 11.00am-12.30pm)
  - St Brigid's GNS, Dublin 11 (Tuesdays 1.00pm- 2.30pm)
  - Scoil Mobhí, Drumcondra (Thursdays 11.00am-12.30pm)
  -
- **Provincial cricket sessions** are ongoing on Friday nights from 5pm - 9.30pm in North County Cricket Club, where we have a number of players from the North West Area involved in these sessions. Players are between 10 and 18 years of age.

### **Contact details**

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Stephen Maher, Rugby Development Officer: [stephen.maher@leinsterrugby.ie](mailto:stephen.maher@leinsterrugby.ie)

**Alan Morrin**  
**Staff Officer**



To the Chairperson and Members of the  
North West Area Committee

Meeting: 21<sup>st</sup> November 2017

Item No: 13

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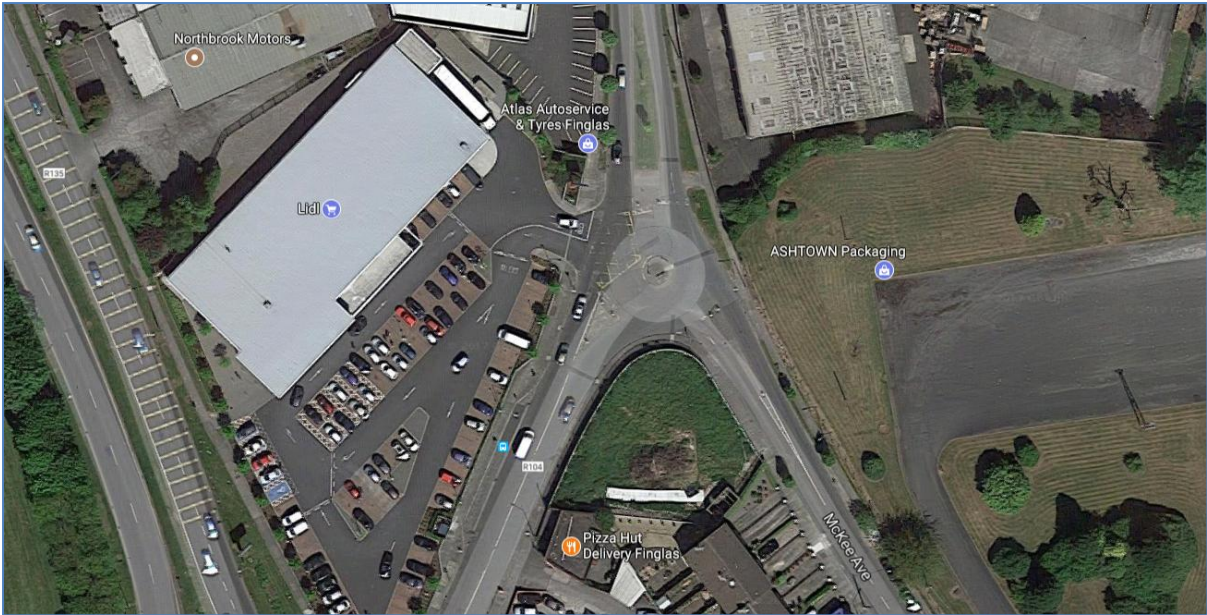
**Pedestrian Facilities Improvements St. Margaret’s Road/McKee Avenue and  
Jamestown Road/Melville Road Roundabouts**

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**1.0 Background**

Environment and transportation department has received representations requesting for the provision of improved pedestrian facilities at St. Margaret’s Road/McKee Avenue Roundabout (Lidl Roundabout see Figure 1 below) and Jamestown Road/Melville Road Roundabout (see Figure 2 below).



**Figure 1 - St. Margaret's Road/McKee Avenue Roundabout**



**Figure 2 - Jamestown Road/Melville Road Roundabout**

## **2.0 St. Margaret's Road/McKee Avenue Roundabout**

### **2.1 Background**

Concerns were raised by the public as part of the public consultation process of the Finglas Village Improvement Scheme. Following the public consultation process it was recommended that the Lidl Roundabout be upgraded.

The following were the main issues raised:

- Safety,
- A pedestrian crossing at Lidl, McKee Avenue is essential.

The roundabout is sited at a high traffic volume location and incorporates a shopping centre entrance/exit. There is also a concern of fast approach speeds to the roundabout and there are no existing pedestrian facilities.

## **2.2 Proposal**

Dublin City Council appointed a consultant to prepare alternative design options. The Preliminary design proposals for the upgrading of the Lidl Roundabout included the evaluation of alternative options.

Two options were developed for the preliminary design of St. Margaret's roundabout, the first was based on a signalised junction and the second included the relocation of the roundabout incorporating a pedestrian crossing. The preferred option subsequently brought to Detail Design consists of an upgrade of the roundabout including the realignment of St. Margaret's road and McKee Avenue approaches and the provision of signalised pedestrian crossings on two arms of the roundabout (see **Figure 3** below)



**Figure 3 – Proposed Scheme Design**

## **2.3 Implementation**

The proposed upgrade will require the realignment and reinstatement of existing footpaths along the route as well as kerb and carriageway reinstatement at areas which require realignment.

The realignment of St. Margaret's roundabout will include, but not be limited to, the following items of works:

- the construction of two signalised pedestrian crossings for pedestrians and the mobility impaired on the Western and Eastern Arms of the Lidl Roundabout,
- Widening of footpaths along the frontage of Lidl; this will result in the reduction of the St. Margaret's Road approaches to the roundabout.
- It would also be necessary to resurface the roundabout and approach arms.

## **2.4 Cost**

It is estimated that it will cost circa €500k to implement.

### 3.0 Jamestown Road/Melville Road Roundabout

#### 3.1 Background

The Jamestown Road roundabout is at the intersection of Jamestown Road, Melville Road and Poppintree Park Lane straddling the jurisdictions of Fingal County Council and Dublin City Council.

The NTA's Greater Dublin Area Cycle Network Plan defines Jamestown Road (southern arm), Melville Road and Poppintree Park Lane as secondary and Jamestown Road (northern arm) as a feeder route.

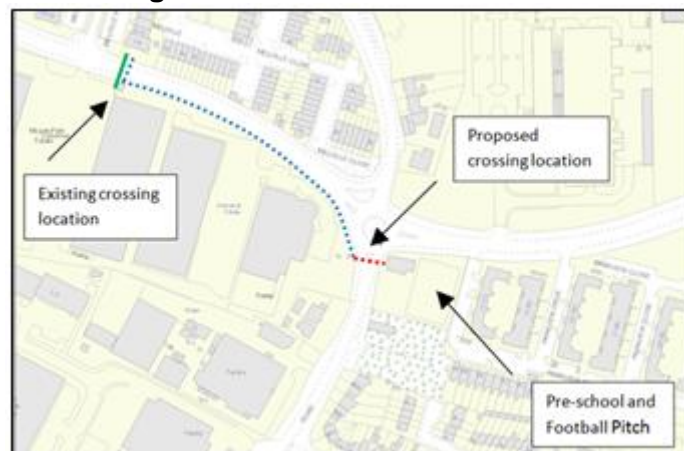
Observations at the roundabout indicate that;

- High traffic volumes exist at peak hours. Dominant destination appears towards Finglas village from the Melville Road arm in the morning peak,
- Significant use by pedestrians and cyclists. Greatest crossing demand appears to be across the southern and eastern arms of the roundabout. Opportunity to cross is dependent on sufficient breaks in traffic and/or courtesy of drivers, and,
- Significant use of roundabout by HGV.

There are no dedicated crossing facilities for vulnerable road users at the roundabout. Fingal County Council installed a Toucan crossing along Melville Road beside the entrance to Melville estate and approximately 200m from the roundabout. Melville Road has segregated one-way cycle tracks that terminate at the roundabout. The northern arm of the roundabout (Jamestown Road) has a mix of cycle lanes and cycle tracks that terminate in advance of the roundabout.

#### 3.2 Proposal

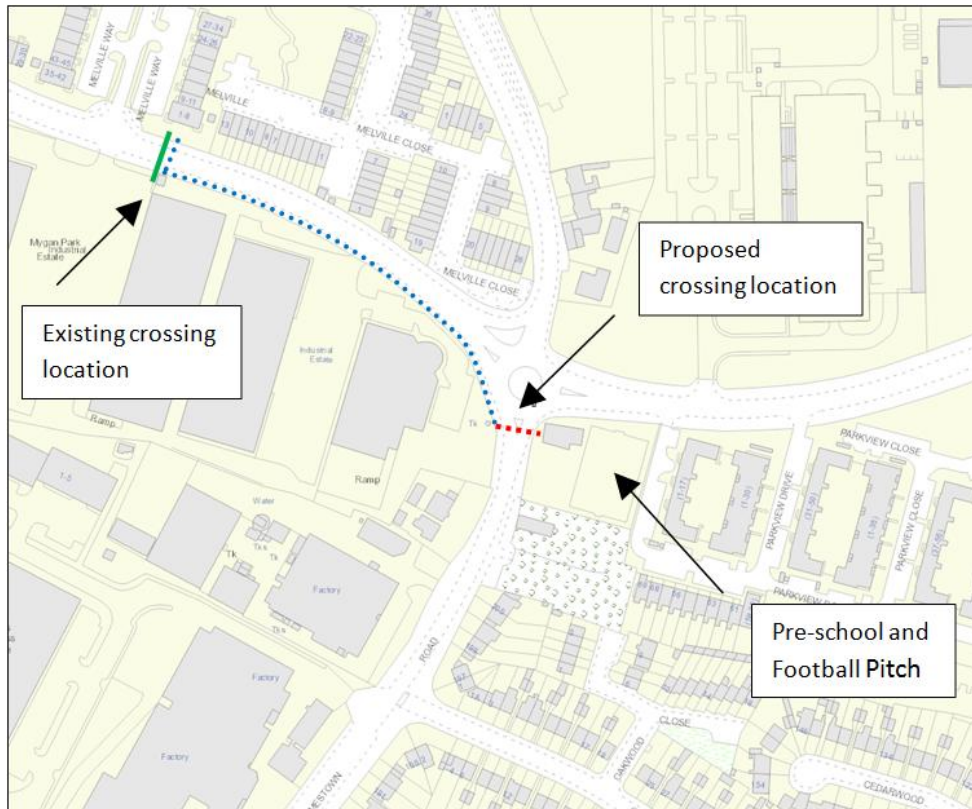
From the site observations it is recommended that an initial controlled crossing for vulnerable road users be installed on the southern arm of the roundabout. This is shown indicatively on **Figure 4** and **Figure 5**.



**Figure 4 – Proposed Scheme Design**

#### 3.3 Cost

A high level cost estimate for the implementation of such a facility is likely to be in the region of €200k. The development of a scheme proposal can only commence with the identification, and securing, of adequate funding and resources.



**Figure 5: Installation of crossing facility on southern arm shown as red dashed line. Recently installed crossing at Melville Way entrance show as green solid line. Blue dot line indicates route that will be available to vulnerable road users, along existing facilities, to reach proposed new crossing location and access nearby school, pitch and residential areas. Positions are Indicative only.**

#### **4.0 Funding**

These schemes would not be considered priority projects under the Sustainable Traffic Management Grants programme. It is recommended that consideration be given to use Area Discretionary funding.

**Christopher K. Manzira**  
**A/Senior Engineer**





**The Chairman and Members of  
North West Area Committee.**

**Meeting: 21<sup>st</sup> November 2017**

**Item No: 20**

**Ballymun Area Office Report**

- 1. Community Update**
- 2. Housing/Estate Management**
- 3. Ballymun Economic Development/Town Civic Alliance**
- 4. Safer Ballymun/Drumcondra Glasnevin**

## **1. Community Update**

### **General Community**

Community Team Members attended the following meetings: Axis Events Meetings, Sillogue Neighbourhood Centre, Otherworld Festival Meetings, Aisling Poppintree, Santry Community Centre, Poppintree Community Centre, Muck and Magic Community Garden, Poppintree Health for All Group, Sports Development Officers and Community Grants Meetings.

### **Social Inclusion**

#### **Older Persons**

Community Team Members linked with the following groups: Active Living, Positive Aging Committee, Solas, St Pappins Bowling Group, BADIG, Age Friendly Alliance Group, and Coultury Crafts Group. Community Team Members supported and co-organised a coffee afternoon with BADIG which took place on 25<sup>th</sup> October. The aim of this event was to attract more members to the BADIG Group by highlighting previous work done and by handing out a questionnaire on people's perception of disability in the local area.

#### **Ladies Groups**

Ongoing support was provided to the Sillogue Neighbourhood Centre as they continue to grow their user groups. Community Team Members provided ongoing support to Sillogue Ladies Group as they planned their Witches Brew Café in the Otherworld 2017 Festival and Christmas Craft Activities. Team Members also liaised with the Chat and Craft Group and the Ballymun All Sorts Ladies Group in relation to Otherworld and Christmas Activities. Additional support was provided for a charity Bingo event which took place in the Centre on the 27<sup>th</sup> October which raised over €1,000 for a local child and the FACT Autism Halloween Party which took place on the 28<sup>th</sup> October.

#### **Men's Sheds**

Continued meetings took place with the Ballymun Men's Shed Association and DCU in relation to the proposed refurbishment of buildings in DCU's Community Garden to house the Ballymun Men's Shed. Approval has been given to provide funding of approximately €40,000 and for DCU to go ahead with the next stage of the process which will involve a procurement process and obtaining three quotes for works.

#### **Environmental**

The Community team helped to organise the Ballymun Tidy Towns Awards which took place on Thursday the 5<sup>th</sup> October and boasted more entries than ever before. This was a very successful event and highlighted the fantastic work being done by local voluntary environmental groups, schools and other organisations. Community Team Members were also on the judging panel for most of the award categories. The Community Team worked alongside the Public Domain staff in relation to local environmental initiatives and distribution of planters, blue bags, brushes etc. A major clean up and painting project took place in Coultury Park on the 7<sup>th</sup> October which was attended and supported by Community Development and Public Domain staff. Local residents are being supported to take back ownership of their local Park.

#### **Events**

The Community Team attended and co-organised various events during Ballymun Safety Week (21<sup>st</sup> – 27<sup>th</sup> October) including the Safety Week Park Run, a poster competition for local schools, the Albert College Safety Talk and the BADIG coffee afternoon

The Otherworld Festival started in the run up to Halloween with the main events happening on October the 31<sup>st</sup>. This year there was an emphasis on extending the Festival with events taking place during the run up to Halloween. Among the new events were: Crash Test Caint



(Axis and Setanta), story-telling in the Muck and Magic Community Garden, a Pumpkin Competition, a new theatre production 'Glimmer' at Axis and a Fright Fest at BRYR. There was a huge emphasis placed on the parade this year and a dancer was hired to work with local community groups and make-up artists were available on the night to create a fantastic interactive 'Escape the Zombie Parade' with over 300 attending on Halloween night. At the main event, along with great acts such as Circus Gerbola, Fireworks, Main Stage Area, new developments this year included a craft tent, a spooky tunnel, a bigger 'Witches Brew Café', a Zombie Enclosure and a new Artist Lounge Marquee that showcased new local talent and featured a live broadcast from Near FM. The working group is made up of representatives from Axis Ballymun, DCC Community Team Members, BRYR, Poppintree Youth Project, Youthreach Ballymun, Aisling Transition, B4B, Sillogue Ladies Club, Ballymun All Sorts Parents Group, Ballymun Community Gardens, Ballymun Men's Shed Association and local community artists.

## **2. Housing/Estate Management Updates**

### Civic Centre Reception areas

New reception areas have been provided in the Civic Centre, both at the main entrance and in the City Council public office on the second floor. The one at the main reception was provided to allow for extra space for the Job Centre. It is a more efficient use of space and is more visible to the public. The one in the City Council public office was provided as an outcome of a review by our Health and Safety Officer following an incident and enhances the Health and Safety of staff.

### C.C.T.V.

The C.C.T.V. system is working reasonably well. Currently the cameras are divided between two different operating systems, with the older system being phased out over the course of the year. We have worked with the Parks Section to identify trees which are restricting the images the cameras are receiving. These trees will be pruned on a phased basis.

### Cleansing/Waste Management

Waste Management and the Area Office are continuing to combat illegal dumping at open spaces. These measures include using the C.C.T.V system to monitor and identify those responsible. The Area Office has targeted illegal dumping around St Margaret's Road, Coultrey and Druid Court. Tenants have been called for interview and warned about their behaviour.

### Ballymun Public Domain

In recognition of the volume and usefulness of the work being carried out in the area, we have increased the number of staff in the Public Domain Team in Ballymun.

### Leaf Collection

The team links in with all residents associations, community groups and residents to provide them with the tools needed to gather and dispose of leaves that have fallen from trees. We have distributed approximately 8,000 blue bags and organised collection of same by DDC cleansing crews. We also distribute leaf grabbers, gloves, brushes and pickers to assist with this process. Encouraging and enabling residents to clean up leaves assists DCC immensely as leaves can cause huge problems when blocking up gullies and drains and are also problematic for pedestrians when wet and slippery.

### Bonfire Wood Collection

Public Domain staff in Ballymun worked tirelessly over the Halloween period putting in long hours and working over the bank holiday weekend to ensure any bonfire material collected

could be confiscated. DCC had a specified crew from the cleansing section on call from 6am to 6pm over this period and we worked closely alongside them to remove any material that we or the public identified. The amount of material collected was immense and therefore reduces potentially harmful bonfires in the area. It also protects our parks and green spaces from being destroyed by fires which can take up to 5 yrs for the grass to be restored.

### Environmental Projects

Public Domain continues to identify and target new groups in the area that are willing to work alongside DCC to improve their area. We supply all equipment needed to assist them with planned clean up days and help in the process of setting themselves up as Environmental groups, which then enables them to enter our BTT and City Neighbourhood competitions. We are linking in with Community section in the distribution of bulbs for our new groups to plant that will flower in spring and return annually.

### Illegal Dumping

The Public Domain Unit in Ballymun conducted a leaflet drop in and around Whiteacre Crescent. This was in relation to illegal dumping. In the leaflets, Dublin City Council informed residents that there is ongoing illegal dumping of domestic waste/household items in the area. We informed residents that this behaviour is illegal and could lead to a fine of €150. Every household must have waste collection from an authorised waste collector.

### Graffiti

The Public Domain Unit in Ballymun identified a number of graffiti black spots in the Ballymun area especially at the old Ballymun Shopping Centre and beside the St. Pappins Nursing Home. This graffiti has since been cleaned up.

### Seating

A number of businesses that are located on The Rise in Glasnevin are interested in putting seating in place outside their premises. Discussions are ongoing.

### Bin Survey

Staff from the Public Domain Unit will be conducting a bin survey at Ballygall Parade over the next couple of weeks. Staff will walk around the area to identify which households are registered with an authorised waste collector. This follows on from a clean-up carried out by the City Council which included power washing of the area.

### Pyrite

The last phase of remedial works has started in Owensilla. Two houses are still being worked on in the Carton Estate; these families are due to return home at the end of the month. Ballymun should be free of all identified pyrite properties by Christmas of this year.

### Druid Court

DCC held a meeting with the residents of Druid Court to discuss the suggestion of blocking the through access in the middle of the court. DCC then met the engineers to ensure that this work would not interfere with the main services in the court. The engineer confirmed this. DCC will meet with the residents again to discuss this further in the coming weeks.

### Estate Enhancement

Bollards are to be reinstated in Sandyhill Gardens at the request of the residents. Kissing gates that were installed in Marewood Crescent have been modified to be more effective.

### Anti Social Behaviour

DCC are currently working with the Gardaí on a number of anti social cases in the area. There has been an increase in the volume of complaints relating to drug dealing in the area. This information is shared with the Gardaí.

### **Ballymun Lettings January – October 2017**

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	7	2
Travellers	2	
Surrendering Larger		2
Medical	2	5
Homeless	23	
Band 2	15	8
Band 3	11	15
<b>Sub Total</b>	<b>60</b>	<b>32</b>
<b>Total Lettings</b>	<b>92</b>	

### **Estate Management January - October 2017**

No of Anti social complaints per 1997 act Drug Related	50
No of Anti social complaints per 1997 act Not Drug Related	179
No of other Complaints	
Total Complaints	229
No of Anti Social Interviews per 1997 act	53
No of Other Interviews	32
Total Interviews	85
No Requests for mediation	
No of Complaints referred to central unit for Action	
No of Section 20 Evictions	
No of excluding Orders applied for by Tenant	
No of Excluding orders applied for by DCC	
No of surrender of Tenancies due to Anti Social Behaviour	
No of Tenancy Warnings sent to Central Unit	
No of Court Orders Granted	
No of Appeals / Judicial Reviews Challenges	
No of Warrants executed (Evictions)	

<b>Ballymun Rent Assessment Update</b>	
	<b>October 2017</b>
<b>Assessments</b>	258
<b>Permissions To Reside</b>	16
<b>Refunds</b>	22
<b>Opening of Accounts</b>	20 (including 6 succession/sole)
<b>Closing of Accounts</b>	10
<b>Front Counter Calls</b>	370
<b>Window Replacements</b>	4

### Ballymun Voids

<b>Address</b>	<b>Number</b>	<b>Type</b>	
Dane Road	6	2 Bed	Under Repair
Carton Way	12	1 Bed	Under Repair
Poppintree Cres	49	2 Bed	Under Repair
Carton Terrace	6	2 Bed	Under Repair
Forestwood Ave	61	2 Bed	Under Repair
Owensilla	6	2 Bed	Under Repair
Whiteacre Place	34	1 Bed	Under Repair
Woodhazel Close	13	1 Bed	Under Repair
Carton Road	10	4 Bed	Under Repair
Gateway Gardens	11	3 Bed	Under Repair
Whiteacre Close	16	3 Bed	Under Repair
Carton Road	2	3 Bed	Under Repair
Shangan Road	318	3 Bed	Under Repair
Shangan Road	312	2 Bed	Under Repair
Balcurris Park West	32	2 Bed	Under Repair
<b>Senior Citizens</b>			
Hampstead Court	15	OPU	Under Repair
Burren Court	22, 24, 26, ,40,12	OPU	Under Repair
Botanic Avenue	115,119	OPU	Under Repair
Sandyhill Gdns	23,26,27	OPU	Under Repair
Ard Na Meala	41, 43	OPU	Under Repair
<b>Pyrite Refurb</b>			
Doon Court	8	3 Bed	
Owensilla	53	3 Bed	
Druid Court	45	3 Bed	
<b>Pyrite Long Term</b>			
Carton Court	12	2 Bed	
Carton Court	1	3 Bed	
Carton Court	5	2 Bed	
Owensilla	3	4 Bed	

### **3. Ballymun Economic Development/Town Civic Alliance**

#### Economic Strategy

The next economic sub-committee meeting will take place on Thursday 30<sup>th</sup> November.

#### Stimulating Economic Activity

##### Start-Up Ballymun

The next StartUp Ballymun event '**Boost Your Business**' will take place on Thursday 16<sup>th</sup> November.

Aimed at startups and owners of small businesses, we present:

- a panel of six entrepreneurs to share their stories of growing a business, with an emphasis on how digital technology has enabled the business to compete with larger companies
- a speaker from the [IEDR](#) , the Irish Internet Domain Registry, sharing their market intelligence on where digital opportunities exist
- information and guidance from local enterprise partners; LEO, EI, DNWAP, Innovate Dublin, NDCC and B4b
- free mentoring from the expert mentors of [LEO Dublin City](#)
- real-time evaluations of your on-line social media presence (for businesses only) by digital business advisers from the [IBM Digital Sales Europe](#) team
- network with our panel and other business owners

All the latest news and updates can be found on Facebook: Startup Ballymun and twitter: @startupballymun



**FREE EVENT**



**Startup Ballymun Presents**

Hosted by Dublin City Council

# BOOST YOUR BUSINESS

with digital tech

**Time:**

4 pm to 7.30 pm  
16 November 2017

**Place:**

Civic Centre,  
Ballymun, Dublin 9

**For more information:**

 StartUp Ballymun  
 @StartUpBallymun

**Meet:**

- The entrepreneur panel
- Advisers from Enterprise Ireland and LEO Dublin City
- Local enterprise support partners

**Profit from:**

- Free business mentoring & social media guidance
- Networking with business owners and StartUps

**Register here:**

<https://boostyourbusiness-startupballymun.eventbrite.ie>

**Thursday 16<sup>th</sup> November 2017**

@StartUpBallymun



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council



## Ballymun4Business (B4b)

### Enterprising Towns Awards

Following the judges visit to Ballymun on 3<sup>rd</sup> October, the awards ceremony will take place on Tuesday 15<sup>th</sup> November in Tullamore. From Ballymun, Robert Murphy (Chair of B4b) Liam Barry EDO and Sinead Rooney, Ballygall Credit Union will attend. The awards and prizes are allocated as follows:

Category	Prize	Number Awarded	Total
Regional Runner-Up	Framed Certificate + €2,000	12	€24,000
Regional Winners	Trophy + €3,000	12	€36,000
National Category Winners	Trophy + €5,000	3	€15,000
Merit Awards			€15,000
City Award	Trophy + €5,000	1	€5,000
Overall National Winner	Trophy + €15,000	1	€15,000

### **3 Categories of Towns** (based on population) **and 1 City Award**

- Small – < 3,000
- Medium – 3,001 – 7,000
- Large – 7,001+
- 1 City Award

### Networking

B4b will host its final meeting of the year on Wednesday December 13<sup>th</sup> in the Rediscovery Centre. The event will be a networking opportunity for all its members and all business from Ballymun will be invited to attend. Invitations will be sent out shortly. There are over seventy businesses & organisations registered on the B4b website.

**Food Enterprise** –The RFT was re-submitted through Framework Procurement, DCC **Lot 3 – Financial & Economic Services – Sub-Lot 1** and closing date was extended to Friday 8<sup>th</sup> December for researching enterprise space for small to medium sized food business in Ballymun.

### Vacant Neighbourhood commercial units

Terms and conditions were agreed on unit C in Sillogue, however, communication with the tenant has gone cold. The current status of vacant units is:

Location	Ownership	Status	Comments
Coultry Unit B	DCC	T&C's offered for a new café	MUD issues very close to being resolved. DCC waiting on solicitors from both sides.
Coultry Unit C & D	DCC	Vacant	There continues to be in regular interest in these units but as of yet nothing has materialised in the way of concrete expression of interest
Sillogue, Unit 3	DCC	Vacant	Available

Shangan Unit 2	DCC	Vacant	The unit formerly occupied by household goods supplier has been vacated recently
Shangan Unit 3	DCC	Vacant	Available, To be advertised shortly
Shangan, Unit 4	DCC	Vacant	2 viewings pending at time of reporting
Turnpike, Unit 1 & 2	DCC	Vacant	1 viewing pending at time of reporting

Free Wi-Fi for Plaza –

The Wi-Fi installation has been completed and is now fully functional. It is intended to form a working group from the Civic Alliance sub-committee in order to implement a long-term strategy. Recent analytical data suggests the service is being used on a regular basis albeit by modest volumes.



Civic Alliance Update

The next Civic Alliance Meeting will be held on the 7<sup>th</sup> of December and the next Physical/Environmental Sub Committee Meeting will be held on the 23<sup>rd</sup> of November. There will also be an Economic Sub Committee Meeting on the 30<sup>th</sup> of November 2017.

Northern Site

The decision on the planning application is due on the 23<sup>rd</sup> of November. Three observations have been lodged.

Shopping Centre

The Credit Union have relocated from the Shopping Centre. The Job Centre is starting their fit out of the former Motor Tax Office. There are two remaining occupiers in the Shopping Centre.

Balbutcher Lane Site

Offers are due in to the agent by Friday the 10<sup>th</sup> of November.



### North City Operations Depot, St. Margaret's Road, Ballymun

A planning application for the North City Operations Depot was lodged with Fingal County Council on Monday 6<sup>th</sup> November 2017. The planning reference number will be forwarded to the Area Members as soon as it is available.

### Safety Fora Updates

#### Safer Ballymun

The most recent meeting of this Forum took place on Tuesday October 24<sup>th</sup> in the Council Chamber, Ballymun Civic Centre. It was well attended on the night as it was also the beginning of Safety Week.



At the start of the meeting, six defibrillators were presented to various business groups in Ballymun. The Gardaí gave the statistics for the six week period since the last meeting. Issues discussed on the night included anti-social behaviour, drug dealing, residents concerns about material being gathered for use on bonfires and the upcoming Otherworld Festival.



Each year Safer Ballymun host a week of events known as Safety Week to promote safety in the Ballymun area. The week was launched at the local park run (5k timed run) in Poppintree Park. Dublin Fire Brigade and the Gardaí took part in this event with local groups and residents and other agencies. Over 100 people participated in the event.

Other events which took place as part of this week included:

- A Safety talk by the Gardaí in a number of Senior Citizens complexes.
- Dublin Fire Brigade, Gardaí and Dublin Bus gave a safety talk to the local junior schools in the area.
- The Ballymun Garda station held its annual open day which was visited by the local schools in the area.
- The Local Drugs Task Force held a Cyber Safety Talk for parents. A presentation of 6 defibrillators to local groups/businesses in the Ballymun area was made by the Local Drugs Task Force at the formal launch of the Safety Week.
- BADIG held a coffee morning to promote the work they do in the area.
- BRYR facilitated games in the local parks for young people on their midterm break from school. The idea of this was to promote using the parks safely.
- Safer Ballymun also sponsor the night leagues that are run by the local Gardaí for teenagers in the area for the month of October.

### **Drumcondra Glasnevin Community Forum**

The next meeting is scheduled to take place on Wednesday December 6<sup>th</sup>.

Information on Walsh Road Safety Improvement Scheme circulated separately to Councillors.

**Mary Taylor**  
**Assistant Area Manager**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

To the Chairman and Members of  
the North West Area Committee

Planning & Property  
Development Department

Meeting: 21st November 2017

Item No:

---

**With reference to the proposed grant of lease of Workshop 1, Poppintree Neighbourhood Centre, Ballymun, Dublin 11**

---

Quinn's Convenience Store Limited currently holds leases in a number of retail Units at Poppintree Neighbourhood Centre and has also been granted successive licence agreements for storage purposes in Workshop 1 Poppintree Neighbourhood Centre. The last of these licence agreements terminated on the 31<sup>st</sup> November 2015.

The Chief Valuer has now agreed terms in relation to the granting of a lease in workshop 1 Poppintree Neighbourhood Centre, which is shown outlined red and coloured pink on Map Index No.SM-2016-0056, with a right of way shown coloured yellow, a copy of which is submitted with this report.

It is therefore proposed to grant a lease of Workshop 1 Poppintree Neighbourhood Centre, Ballymun, Dublin 11, to Quinn's Convenience Store Limited subject to the following terms and conditions:

1. That the lease shall be for a term of five years from the 1 December 2015.
2. That the rent shall be €5,880 (five thousand eight hundred and eighty euro) per annum, payable quarterly in advance by standing order or electronic funds transfer.
3. That the subject property shall be used solely for storage purposes, during the hours of 8.30 am to 10 pm daily.
4. That the tenant shall be responsible for all outgoings associated with its use of the subject property including, inter alia, service charges, taxes, rates, utilities and waste disposal.
5. That the tenant shall be responsible for internally repairing and insuring the subject property.
6. That the tenant shall be responsible for fully insuring the property and shall indemnify Dublin City Council against any and all claims arising from its use of the property. Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required.
7. That the tenant shall not assign or sublet without the prior written consent of the Landlord.

8. That the tenant shall not carry out any structural alterations or erect any external signage without the prior written consent from the Landlord.
9. That the tenant shall leave the building clean and tidy upon termination of this lease.
10. That the applicant shall ensure that the rear access gate, without hindrance to the business activities of other tenants in Poppintree Lane, is secured and locked by 7pm seven days a week.
11. That the lease will be subject to any other terms and conditions as deemed appropriate by the Council's Law Agent.
12. That the applicant shall sign a Renunciation of Rights to a New Tenancy.
13. That the applicant shall be responsible for the payment of any Stamp Duty and VAT liability that may arise on the creation of this lease.
14. That each party shall be responsible for their own fees and costs incurred in this matter.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

**Paul Clegg**  
**Executive Manager**



## POPPINTREE NEIGHBOURHOOD CENTRE

### Workshop 1

Note: Right of Way over area coloured yellow



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Comhshaoil agus Iompair  
Rannán Suirbhéireachta agus Léarscáilithe  
Environment and Transportation Department  
Survey and Mapping Division

**O.S REF**  
3131-09

**SCALE**  
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**FILE NO**

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SM-2016-0056-0204-C3-001-A.dgn

**DATE**  
17-02-2016

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A. Acinelli - T. Curran

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**INDEX No.**

**JOHN W. FLANAGAN**  
PhD CEng Eur Ing FIEI FICE  
**ACTING CITY ENGINEER**

APPROVED  
**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**SM-2016-0056**

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To the Chairman and Members of  
the North West Area Committee

Meeting: 21<sup>st</sup> November 2017

Item No:

---

**With reference to the proposed grant of licence of two office units at ground floor level, Ballymun Civic Centre, Ballymun Dublin 9.**

---

A licence was granted to The Dublin North West Citizens Information Service for the use of two office units, at ground floor level, Ballymun Civic Centre. The licence expired on 30th April 2017 and terms and conditions have now been agreed in relation to the granting of a further licence. The area to be licensed is shown outlined in red and coloured pink plus the group have shared use of the area shown yellow on Map Index No.SM-2011-0128, a copy of which is submitted with this report.

It is therefore proposed to grant a 3 year licence to The Dublin North West Citizens Information Service subject to the following Terms and Conditions:

1. That the subject property comprises two office units, at ground floor level, Ballymun Civic Centre, shown outlined in red and shaded pink plus shared use of the area shown yellow, on the attached Map Index No. SM-2011-0128.
2. That Dublin City Council shall grant a three year licence from the 1 May 2017.
3. That the licence fee shall be €10,400 (ten thousand & four hundred euro) per annum plus VAT, if applicable.
4. That the licensee shall be responsible for the payment of rates, facilities/service charges, utilities, building insurance, waste collection, taxes and all other charges for the licensed area.
5. That the licensee shall indemnify Dublin City Council against any and all claims arising from its use of the property. Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required.
6. That the subject property shall be used solely as a public information centre.
7. That this license is personal to the Dublin North West Citizens Information Service and the licensee shall not assign, sublet or part with possession of the property or any part thereof.
8. That the licence may be terminated by either party upon giving one month's prior written notice.

9. That the licensee shall repair any damage caused to the property as a result of, and during its use of the property.
10. That the licensee shall keep and yield up the property clean and tidy.
11. That the licensee shall not carry out any structural alterations to the property.
12. That the licensee shall sign a Deed of Renunciation of renewal rights.
13. That the licensee shall abide by all protocols, systems and procedures laid down by Dublin City Council and the Building Managers of the Ballymun Civic Centre.
14. That each party shall be responsible for their own fees and costs incurred in this matter.
15. That this licence shall be subject to any other terms and conditions as deemed appropriate by Dublin City Council's Law Agent.

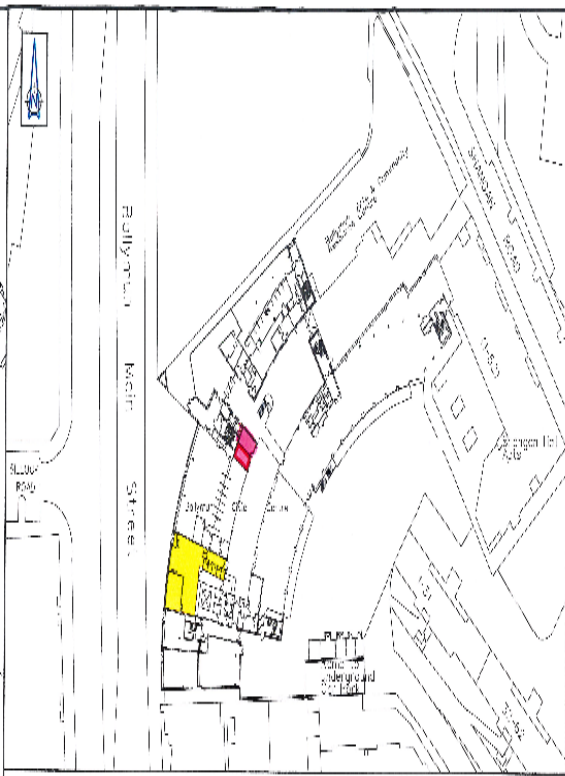
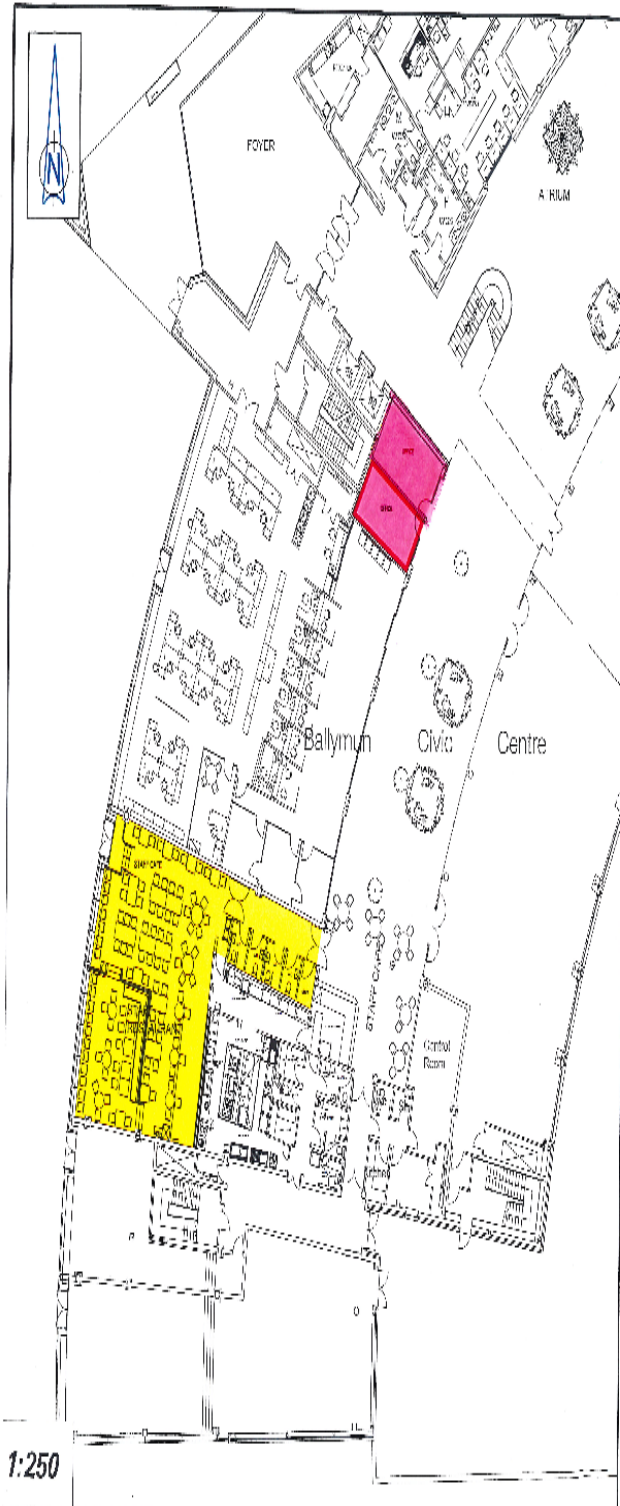
The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

No agreement enforceable at law is created or is intended to be created until an exchange of contracts has taken place.

The assignment shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.


**Richard Shakespeare**  
**Assistant Chief Executive**





**BALLYMUN CIVIC CENTRE**  
*(Units at Ground Floor)*  
**Dublin City Council to**  
**Dublin Northwest Citizen Information Service**  
**Grant of Licence**

*Note: Right of Access over area coloured yellow*      **Area: 16.4m<sup>2</sup>**

 <p>Comhairle Cathair          Dúilís Átha Cliath          Dublin City Council</p>		<p align="center">An Roinn Comhshaoil agus Iompair          Rannán Suirbhéireachta agus Léarscáilithe          Environment and Transportation Department          Survey and Mapping Division</p>	
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DATE 30-03-2017 06.11.2017	SURVEYED / PRODUCED BY T. Curran D. Curran	<p><small>THIS DRAWING IS THE PROPERTY OF DUBLIN CITY COUNCIL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DUBLIN CITY COUNCIL.</small></p>	
<p><b>JOHN W. FLANAGAN</b>          PhD CEng Eir Ing FIFI FICE          ACTING CITY ENGINEER</p>		<p>APPROVED  <b>THOMAS CURRAN</b>          ACTING MANAGER LAND SURVEYING &amp; MAPPING          DUBLIN CITY COUNCIL</p>	

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