



**MINUTES OF THE NORTH CENTRAL AREA COMMITTEE MEETING**

**HELD ON MONDAY 15 JULY 2019**

**1 Election of Chairperson**

Order: Noted. Cllr. Deirdre Heney proposed by Cllr. Tom Brabazon and seconded by Cllr Donna Cooney.

**2 Election of Vice Chairperson**

Order: Noted. Cllr Donna Cooney proposed by Cllr Lawrence Hemmings seconded by Cllr Racheal Batten.

**3 Questions to the Area Manager**

Order: Noted.

**4 Minutes of the North Central Area Committee Meeting of the 17th June, 2019.**

Order: Agreed.

**5 Area Matters**

**a Draft Conservation Plan for the Jewish Cemetery in Ballybough**

Order: Noted.

**b Update on Unesco Discovery Centre**

Order: Noted. Les Moore gave update on progress. Les Moore to organise meeting for briefing of new Councillors. Meeting to be organised in first week of September.

**c Harmonstown / Brookwood Rise Traffic Update**

Order: Noted. Alan O'Mara to liaise with new Area Engineers and request them to contact Iarnród Éireann to set up meeting with Councillors regarding ongoing issues. Cllr. Heney suggested that motion be submitted to Transport SPC from the North Central Area Committee.

**d Sale of Fairview CYMC**

Order: Report to Item to be brought back to September meeting. Area Committee are not in favour of Development Department giving consent for the Sale to a private developer.

- e **Update on St. Berach's**  
Order: Noted.
- f **Update on Social Housing / Voluntary Housing Associations**  
Order: Noted.
- g **Richmond Road**  
Order: Noted. Minutes of Richmond Road workshop held in April to be circulated to all new Committee members. Internal meeting with DCC staff to be held on 7<sup>th</sup> August.
- h **Housing Supply Report**  
Order: Noted.
- i **Sport and Wellbeing Partnership Area Committee Report**  
Order: Noted.
- j **Extinguishment of Public Right of Way over the laneway at 150-198A Kincora Road & 71-127 Conquer Hill Road, Clontarf, Dublin 3- Report with recommendation**  
Order: Agreed.
- k **Report Renaming of 1-4 Howth Court, 116 Howth Road, Clontarf, Dublin 3.**  
Order: Agreed.
- l **Naming & Numbering Proposal for a new development on the site of the Swiss Cottage, Swords Road & School House Lane, Santry, Dublin 9.**  
Order: Agreed
- m **Proposed disposal of a plot of land to the front of 6 Howth Junction Cottages, Kilbarrack, Dublin 5.**  
Order: Agreed.
- n **Proposed disposal of a plot and grant of a permanent wayleave on Clonshaugh Heights, Clonshaugh, Dublin 17 to Gas Networks Ireland as part of the DRI Flood Mitigation Project**  
Order: Agreed.
- o **Proposed disposal of the Council's fee simple interest in the premises known as No. 120 Upper Drumcondra Road, Dublin 9.**  
Order: Agreed.

## 6 **Roads and Traffic Matters**

- a **Minutes of the Tag Meeting held on 25th June, 2019**  
Order: Noted.

## 7 **Items for following meeting**

DCC Policy for removal of mature trees.  
 Presentation on Grass Cutting Contracts.  
 Rodents / Japanese Knotweed - DCC Responsibility  
 Election of two local Councillors for the Dublin North East Drugs and Alcohol Taskforce  
 Sale of Fairview CYMC

A breakdown of Footpath Repairs in the North Central Area  
Segregated cycleway presentation to the next meeting covering the three options.

8

## **Motions**

### **a Motion in the name of Councillor Patricia Roe**

That the Chief Executive give consideration to appointing a community architect for the Santry area, working with Fingal County Council to cover both parts of Santry, to work with local residents to ensure good planning and involvement in the development process, and to ensure that Santry remains a great place to live, work, play and visit?

#### **Reply:**

There is no scope for the appointment of community architects to different parts of the city.

However, our newly appointed Director of Services for the City (Coilin O'Reilly) would be happy to meet with local resident groups in Santry and to liaise with Fingal County Council on issues in this area.

**Coilin O'Reilly**  
**Area Manager**

**Contact: Brendan Kenny, Assistant Chief Executive**  
**Email: [brendan.kenny@dublincity.ie](mailto:brendan.kenny@dublincity.ie)**

**Order:** Agreed. There is no grade of Community Architect in DCC.  
Manager is happy to meet with residents.

### **b Motion in the name of Councillor Patricia Roe**

“That the Manager initiate a renewal project for the shops on Collins Avenue between Swords Road and Beaumont Road in partnership with the owners and leasees of the units to deal with vacancy, poor upkeep, and to improve access for people with disabilities, cyclists, parents with buggies and access for cars, and with the primary aim of significantly improving the appearance of an area that is an important focal point and landmark for Whitehall?”

#### **Reply:**

We can give positive consideration to the above. A number of years ago there were efforts in relation to engagement with the aim of creating improvements at the Whitehall location (given it's significant position at the main intersection etc ) to the extent of North Central Area Office obtaining a sample proposed imaginative design layout.

There were differing perspectives /levels of interest among the small pool of businesses based at that location with whom we engaged with at the time.

In the short to medium term, given the importance of access issues we will have this area examined in the context of safety, pedestrian traffic movement, space for bicycle racks and overall access and look at recommendations on same. The area has long been a challenge in terms of parking, pedestrian and traffic movement etc.

Where private landings and or changes of scale are involved, full agreement with owners is crucial and in this case with the current pool of businesses which is relatively small. There are different owner /lease arrangements among the group owners and this does effect perspective and buy in on renewal projects and changes.

Meantime this area will one of those selected for a belly bin.

**Coilín O'Reilly**  
**Area Manager**

**Contact:** Elaine Mulvenny, Assistant Area Manager - 2228846  
**Email:** Elaine.mulvenny@dublincity.ie

Order: Agreed. Elaine Mulvenny confirmed the old cinema on Collins Ave is a protected structure.

**c Motion in the name of Councillor Patricia Roe**

“That the Manager informs this committee on the current position with the most recent planning application for development on the front field of Chanel College and address the following questions:

Is this site in the ownership of Dublin City Council?

Why is it that this project appears to be in the hands of another private developer?

Is this planning application governed by any previous applications?

Is this a brand new application independent of all previous applications and permissions?

Is it start again time where previous permissions are now void?

Is this application merely an extension of the 2 previous applications where this new developer has the permissions already allowed and is merely looking to increase the size of the planned development and possibly alterations to its design?

Does the application indicate if this development is a to be sold to private purchasers or will there be provision for social housing as per previous permission granted?

A traffic survey was to be conducted on Brookville Park and Chanel road to assess the impact of the last application in 2015. DCC say they conducted this survey, could the results now be made public?

The previous developer was to pay for investigations into ability of the existing sewage/drainage services in the village to cope with the new development. Was this investigation ever conducted and if so what were the results?”

**Reply:**

A planning application was lodged with DCC 19<sup>th</sup> June 2019 for the following development:

Planning permission for development at a site, on former Chanel College Lands, Main Street, Coolock, Dublin 5. The site fronts onto three roads, Chanel Manor Close to the south; Main Street to the east; and the access road to Parnell GAA Club. The development will comprise the construction of two apartment blocks over the basement car and bicycle parking providing a total of 88 no. apartments. Block 1 will measure up to six storeys in height with a recessed fourth and fifth floor and will contain 73 no. residential apartments. Block 2 will measure up to 5 storeys in height with a recessed top floor and will contain 15 no. residential apartments. All apartments will have a private balcony/terrace facing north/south/east/west. The apartment blocks will provide a mix of 22 no. 1 bed apartments, 50 no. 2 bed apartments and 16 no. 3 bed apartments. All associated site development works, services provision, vehicular/pedestrian accesses, car and bicycle parking, open space, bin stores, landscaping and boundary treatment works.

A decision is due to be issued on the above 13<sup>th</sup> August 2019. As this is a live planning application, it is not possible to comment on the proposed development.

Permission was previously granted for development at Chanel College under planning reference 3569/09. The length of duration of this permission was extended in September 2014 until June 2020. As such, there is a live permission on the site.

**Contact:** Edel Kelly, Senior Transportation Officer, Transportation Planning Division - 2222132.  
**Email:** [edel.kelly@dublincity.ie](mailto:edel.kelly@dublincity.ie)

On the application form of Reg. Ref. 3301/19 the owner is shown to be Flockbridge Ltd. The applicant for 3301/19 is indicated as being Bloom Capital LTD.

DCC have no control over who buys and sells private land.

It is noted that DCC Reg. Refs. 3563/09/x1 and 3245/15 which expire on 14/6/2020 are the most relevant applications.

Any permission granted can supersede previous apartment proposals but the previous permissions can still be implemented. It's a matter for the applicant which permission they may seek to develop.

The application is described as *de novo* standalone scheme rather than as amendment to previous permitted proposals.

The application submission indicates that the applicant has engaged in 'Part V' discussions with DCC's Housing Development section.

There are no conditions in the Planning Permission requiring a traffic survey. A travel survey was submitted with the planning application 3563/09 (see attached).

The compliance for the drainage condition of the original application 3563/09 is still outstanding.

The last day for observations on 3301/19 is the 23/7/2019.

The new application as a *de novo* proposal will be reassessed for traffic, drainage etc. issues.

**Contact:** Diarmuid Murphy, Senior Executive Planner  
**Email:** 222 3501

**Coilín O'Reilly**  
**Area Manager**

Order: Planning information meeting requested by the Councillors. Planning meeting took place on Thursday 18<sup>th</sup> July.

d **Motion in the name of Councillor Damian O'Farrell**

"That this Area Council agrees that Clontarf Promenade is not being maintained to an acceptable standard. This linear park is a jewel for the Northside of the city and its appearance has been allowed to deteriorate considerably. The verges inside the park are not being maintained to the standard required and overgrown weeds particularly on the road side of the park are not being addressed in any shape or fashion".

**Reply:**

The late spring this year followed by very wet weather and now high temperatures has resulted in a 'spring growth surge' where grass is growing at between 4 and 6 inches a week. This means that even a few days after the grass has been cut it

appears long and unkempt. This annual phenomena is very late this year as it is usually experienced in late April or early May however it is expected that the growth rate will abate in the next week or so and the grass will stay short between maintenance visits.

The area has been strimmed in recent weeks which has improved the look of the area. However while this is a much better maintenance approach for our pollinators and in terms of public health it could be perceived as not being as neat and tidy as may have been achieved in the past through the use of herbicides.

At an Environment Special Policy Committee meeting in 2018, a DCC Herbicide use Policy was proposed to phase out the use of traditional herbicides, including glyphosate, altogether. As the Parks Service reduces the use of herbicides in the public realm, weeds or native opportunistic plants will become more evident.

**Coilín O'Reilly**  
**Area Manager**

**Contact: Fergus O'Carroll, Senior Executive Parks Superintendent - 2226625**  
**Email: parks@dublincity.ie**

Order: Agreed. Manager to contact Communications section to highlight what DCC is doing about biodiversity.

e **Motion in the name of Councillor Donna Cooney**

“Could the Parks Manager report if there are any plans to refurbish the mixed use bathing shelters on bull island as they are in disrepair and to bring them to similar standard as the men's and ladies shelters to be used by all swimmers?”

**Reply:**

It is intended to extend the improvement works to the family bathing shelter as soon as an appropriate budget can be identified.

**Coilín O'Reilly**  
**Area Manager**

**Contact: Fergus O'Carroll, Senior Executive Parks Superintendent - 2226625**  
**Email: parks@dublincity.ie**

Order: Agreed. Elaine Mulvenny to explore if this work can be carried out under the 2019 discretionary budget.

f **Motion in the name of Councillor Donna Cooney**

As Griffith Avenue is being resurfaced at present could a segregated cycleway be included at this stage?

**Reply:**

The feasibility of installing a cycle track along the Drumcondra Road to Charlemont Estate section of Griffith Avenue is currently being assessed. A Segregated cycleway is being looked at as one of 3 Options. The route is currently a proposed Secondary Cycle route in the GDA Cycle Network Plan.

**Coilín O'Reilly**

## Area Manager

**Contact:** Éanna Mac Cana, Assistant Engineer, Sustainable Mobility & Projects.

- 2226095.

**Email:** [eanna.maccana@dublincity.ie](mailto:eanna.maccana@dublincity.ie)

Order: Three options to be brought to the Area Committee meeting in September.

### g **Motion in the name of Councillor Donna Cooney**

“Could the possibility of prevention of illegal parking on Vernon Avenue on the pavements particularly toward the Clontarf road end by the village be addressed by bollards on the pavements, planters and other means, benches etc. Also a one way traffic solution investigated?”

#### **Reply:**

The request for bollards will be examined by a Traffic Engineer and the Councillor will be advised of the recommendations in due course. In the meantime, Dublin City Council’s parking enforcement contractor, Dublin Street Parking Services will be instructed to monitor the location and to take enforcement action where possible.

A one-way system is not recommended for the following reasons.

- It could result in delays to the emergency services
- It would result in considerable inconvenience to local residents and other road users with regard to access.
- It would result in increased volumes of traffic on other local streets as traffic is re located.
- It would result in increased speeds on Vernon Ave as traffic flow would be in the one direction.

**Contact:** Alan O’Mara, Senior Executive Technician - 2222505.

**Email:** [alan.omara@dublincity.ie](mailto:alan.omara@dublincity.ie)

Planters would not work as solution to illegal parking in this area. There is no room for pedestrians to walk safely on this stretch of footpaths if planters were put in place.

**Contact:** Richard Cleary, Public Domain Officer

**Email:** [Richard.cleary@dublincity.ie](mailto:Richard.cleary@dublincity.ie)

### **Coilín O’Reilly**

#### **Area Manager**

Order: Agreed. Investigate flexi bollards in place at the end of Vernon Ave. Cllr Naoise O’Muiri suggested that the New Area Engineer should review this and similar issues in Killester, Fairview Strand.

### h **Motion in the name of Councillor Donna Cooney**

Could this area committee request a meeting with Irish water following up from the emergency motion passed at Dublin City Council July 1st meeting, to seek remedial quick fix solutions to the frequent sewage leaks contaminating Dollymount bathing water?

#### **Reply:**

This motion will be discussed at the next Area Committee Meeting.

**Coilín O'Reilly**  
**Area Manager**

**Contact:** Coilín O'Reilly, Area Manager – 2228870.  
**Email:** [north.central@dublincity.ie](mailto:north.central@dublincity.ie)

Order: Agreed. Agreed at July City Council. Dick Brady going to follow up on this.

i **Motion in the name of Councillor Donna Cooney**

“That this area committee thanks Dublin City Council for quick action in placing bollards on the Alfie Byrne cycleway to protect them as a stated objects in ‘The Dublin Agreement’ and that we support similar action to insure we protect cycleways and pavements throughout Dublin City?”

**Reply:**

The Environment and Transportation Department notes the positive feedback. The vision is to have a coherent segregated cycle network. However, the Environment and Transportation Department will continue to inspect the existing network with the objective of providing additional protected cycle lanes.

**Coilín O'Reilly**  
**Area Manager**

**Contact:** Christopher K Manzira, Senior Executive Engineer - 2222500.  
**Email:** [christopher.manzira@dublincity.ie](mailto:christopher.manzira@dublincity.ie)

Order: Agreed.

j **Motion in the name of Councillor Deirdre Heney**

That the two litterbins that were removed from Collins Avenue East during recent road resurfacing works be replaced?

**Reply:**

Waste Management Services will liaise with Road Maintenance to see what litter bins they removed during their recent work in this area and will ensure that any litter bins removed are returned to their original locations.

**Coilín O'Reilly**  
**Area Manager**

**Contact:** Mick Boyle, Senior Staff Officer, Waste Management Services - 2224240  
**Email:** [mick.boyle@dublincity.ie](mailto:mick.boyle@dublincity.ie)

Order: Agreed.

k **Motion in the name of Councillor Alison Gilliland**

“The North Central Area Committee acknowledges the democratic importance of accountability and transparency and making local area meetings as accessible as possible to local constituents. The Committee recognises that the non-webcasting

nature of local area meetings in the North Central Area inhibits broad access to all constituents. The Committee asks that as an initial step to facilitating the webcasting North Central Area meetings that a feasibility study be carried out to identify if a mobile camera crew system could be used instead of static technology or relocation into City Hall?"

**Reply:**

This matter has been looked into before in a fair amount of detail on two occasions and all the indications were that option to use City Hall for the coverage of the meetings was the optimum and possibly only avenue through which the request for webcasting could be met.

The reasons predominantly were that all technology security and expertise needed to deliver a webcasted meeting was on – site with the sound technology included as part of the efficient delivery of a web casted meeting. The fact that we do not own the facility here and physical space while appearing as an ancillary issue relative to the above was /is also considered significant.

Two options were arrived at in October '18 subsequent to the last examination of web casting.

A vote was held at the Area Committee in November '18 meeting to reach a final position with the members of the North Central Area Committee who voted in favour of running the meetings at a venue local to the area as in DCC Bunnratty Offices.

**Coilín O'Reilly**  
**Area Manager**

**Contact:** Elaine Mulvenny, Assistant Area Manager - 2228846  
**Email:** elaine.mulvenny@dublincity.ie

Order: Noted. This cannot be facilitated.

**Chairperson**  
**Monday 15 July 2019**

**Attendance:**

**Members:**

Daryl Barron  
Terence Flanagan  
Tom Brabazon  
Micheal Mac Donncha  
Larry O'Toole

**Members:**

Patricia Roe  
Lawrence Hemmings  
Deirdre Heney  
Naoise O'Muirí  
Declan Flanagan

**Members:**

Catherine Stocker  
Racheal Batten  
John Lyons  
Damian O'Farrell  
Alison Gilliland

**Officers**

Dara McLoughlin  
Deirdre Murphy  
Yvonne Kirwan

Ciaran Mahony  
Elaine Mulvenny  
Connell McGlynn

Richard Cleary  
Dympna McCann

**Apologies:**

**Non-Members:**

