



MINUTES OF THE NORTH CENTRAL AREA COMMITTEE MEETING

HELD ON MONDAY 21 OCTOBER 2019

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| 1 | Minutes of the last meeting

Order: Agreed. | F_PRO |
| 2 | Questions to the Area Manager

Order: Noted. | F_PRO |
| 3 | Area Matters | F_PRO |
| a | Chivers Site - Platinum Land
Andrew Gillick gave a verbal presentation on Chivers site. Q & A followed. Cllr John Lyons proposed that Platinum Lands scrap their current proposal and revert to original. Cllr. Rachael Batten proposed writing to the Minister for Housing and this was unanimously supported by the NCAC. | F_PRO |
| b | "Social Housing PPP (Bundle 1) Project - Update on the proposed leasing of the Creche space at the Ayrfield Belmayne Development"
Order: Noted. They will go to the Market to see will the Area sustain a Creche. Will revert to NCAC next year with lease. | F_PRO |
| c | Oscar Traynor Road Update
Order: Issued for final tender. This takes 6 weeks with a further 3 weeks for decision making process. Propose to come back to January NCAC and City Council in February. | F_PRO |
| d | Litter Warden Report
Order: Updated report for November meeting. | F_PRO |
| e | New Priory Section 183 Disposals
Order: Agreed. Report to City Council. | F_PRO |
| f | Roads & Traffic - Weed Control
Order: Councillors dissatisfied with Report. Coílin O'Reilly will revert and get more detail. Report directly to Councillors. | F_PRO |
| g | Donaghmede Roundabout - Junction of Grange Road / Hole in the Wall Road / Clarehall Ave
Order: Verbal update. Coílin O'Reilly to liase with Traffic Department. Councillors want an update at the December NCAC. | F_PRO |

h	<p>Naming & Numbering proposal for a new residential development on the site of the former Holyfaith Convent Building, St. Brigid's Road, Killester, Dublin 5. Order: Agreed.</p>	F_PRO
i	<p>Housing Supply Report Order: Noted. Cllr. Rachael Batten requested details of site on Collins Ave – Connell McGlynn to follow up and inform NCAC.</p>	F_PRO
j	<p>Sports and Wellbeing Partnership Area Committee Report Order: Noted. Cllr. John Lyons requested that a representative attend the next meeting.</p>	F_PRO
4	<p>Roads and Traffic Matters</p>	F_PRO
a	<p>Minutes of TAG Meeting held on 15th September, 2019 Order: Noted.</p>	F_PRO
5	<p>Items for following Meeting</p> <p>Cllr. Laurence Hemmings requested that Iarnrod Éireann be invited to discuss impact of SHD's (November meeting) Cllr. Declan Flanagan requested a report on Voids – Turnover in relation to cost/how many</p> <p>Cllr. Donna Cooney requested a presentation on Segregated Cycleway options and also a map highlighting cycle lanes in the NCA.</p> <p>Cllr. John Lyons requested that Kilmore Celtic present their future plans at NCAC January after the next JPC suggested date.</p> <p>Cllr. Damian O'Farrell requested a report / presentation on the correct and right procedure for extinguishment of right of ways and a report on laneways in Marino.</p>	F_PRO
6	<p>Motions</p>	F_PRO
a	<p>Motion in the name of Councillor Alison Gilliland The North Central Area Committee recognises the significant residential development in the Northern Fringe area, in particular in Clongriffin town area. The North Central Area Committee recognises the lack in meaningful employment opportunities in the area and the lack of same in planning applications. The North Central Area Committee notes the minimal of day-time footfall in the area as a result and the impact of same on the area's ability to attract a large supermarket to the area and the challenges experienced by other retail owners in remaining viable. The North Central Area Committee also notes the impact limited employment opportunities within the immediate area has on traffic and transport in the area - with a significant proportion of the local residents using their cars to travel out of the area to other places of employment not served by the DART and/or north/south bus connections. Therefore, the North Central Area Committee seeks that the appropriate Managers liase with the IDA/Enterprise Ireland and our LEO to put in place and implement a proactive strategy to attract companies to local their offices in Clongriffin town so as to grown the town as a dynamic enterprise and employment hub.</p> <p>Reply: Clongriffin Town Centre (and Belmayne) is designated as a Key District Centre (KDC) in the 2016 – 2022 City Development Plan and the Clongriffin – Belmayne Local Area Plan (LAP) 2012. This designation reflects the fact that the Town is a</p>	F_PRO

highly assessable location, centred on a railway station with a frequent bus service to the city centre. In accordance with this Key District Centre designation, the Local Area Plan seeks a mix of town centre uses. Mixed town centre uses can include, commercial and retail uses as well as residential uses and large and small office uses. Clongriffin and Belmayne centres are to serve the circa 20,000 to 25,000 population envisaged for the Plan area.

Clongriffin Town Centre and the surrounding residential area has yet to be completed. Some 13,000 sqm of commercial space has been developed at Clongriffin Railway Station (Station Square) and along Main Street. This figure includes a substantial and largely vacant building (c.9,000 sqm) at Block 12, Station Square. An extant permission exists for a large 'office hub' along with a previously permitted supermarket in the referred building.

While there is a visible level of commercial vacancy at Clongriffin, it is notable that the developer at Clongriffin, through its development agency – 'Clongriffin Town' actively promotes, supports and facilitates community facilities and enterprise in the Town.

In 2017, the Council commissioned AECOM Ltd to carry out an economic and retail study of the Local Area Plan lands in order to obtain an independent evidence based understanding of the economic and retail potential of its own lands in Belmayne in the context of the whole Local Area Plan area, including Clongriffin Town. The Clongriffin – Belmayne Economic & Retail Study was finalised in 2018. This study included a household survey and engagement with the key stakeholders for the area including the LEO Office.

The study specifically concentrates on commercial District Centre uses such as retail, retail services, leisure services, community and small own door office space. It identifies locally appropriate quantum's of floor space for commercial development for Clongriffin having regard to the level of existing facilities / uses in the town, the potential for population growth in the area, existing vacancy levels and population spending power etc.

The study identifies that leisure services are likely to require the biggest amount of economic floor space in Clongriffin; this includes cafes, gyms, leisure activities etc.

The study excludes the potential for large scale office space in the Town. This is done solely on the basis that it found there is little demand for large scale office space in the Northern Suburbs of the city – a point borne out by the fact that the permitted 'office hub' at Clongriffin and other office space as built in Clongriffin remains unused (circa 6,000 sqm). The report identifies the potential for enterprise / start up / office development at existing premises at Northern Cross / Malahide Road and Newtown Roads, Clonsaugh and Baldoyle. It also points out the future potential of lands zoned for large scale employment uses in Fingal County Council at the M1/M50 interchange and at Dublin Airport.

As indicated in Chapter 5 of the Clongriffin Belmayne LAP the economic and retail potential of Clongriffin is largely dependent on providing the critical mass of people to support a Town Centre. This has not been achieved to date however it is noted that planning applications for large scale residential and town centre services / employment generating uses have been recently submitted to An Bord Pleanála and the Planning Department.

In order to support Town Centre development in all its guises at Clongriffin, including office development (large and small), the implementation of the LAP is critical. The Council's role is to facilitate the provision of required infrastructure where appropriate and to ensure, through the Development Management process, that the town is an attractive place to live, work and invest in.

Director of Services – North City

Contact: Jane O'Donoghue, Senior Executive Planner
Tel: 222 3500
Email: jane.odonoghue@dublincity.ie

Order: Refer to January NCAC.

b Motion in the name of Councillor Catherine Stocker

F_PRO

That this area committee calls on the manager to initiate measures to identify funding and install a play space in Rockfield Park as agreed by the area committee of the previous council also. Local residents in a number of surrounding estates have asked that a safe play area be provided for their children without the need to cross the busy Malahide road to Maypark playground.

Reply:

Rockfield Park is approximately 450m from and within the catchment area of the existing playground at Maypark and is considered very low priority for a new playground. There is a dedicated pedestrian crossing on the Malahide Road at the end of Elm Mount Road.

While there is considerable merit in the objective to provide for play opportunities locally for children the priority over the next few years must be to address the area of deficit within the area where no play facilities are provided and to bring the existing playgrounds in the area some of which are showing their age up to a safe and acceptable standard.

We have however committed to meeting with the residents interested in improving the play opportunities in Rockfield Park and this meeting will be arranged shortly.

Coilín O'Reilly
Director of Services
North City

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

Order: To be referred back to NCAC.

c Motion in the name of Councillor Catherine Stocker

F_PRO

That this area committee calls on the manager to ensure the council carries out an extensive clean up, pruning of trees and removal of overgrown shrubbery Oratory Park (beside Pinebrook), Artane

Reply:

The works committed to earlier this year which include removal of the understory planting along the western boundary, cutting back of laurels at the entrance and removal of self-sown trees from the historic graveyard are scheduled for the week of the mid-term break as the park is a major route for school children.

Coilín O'Reilly
Director of Services

North City

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

Ordre: Agreed.

d **Motion in the name of Councillor Racheal Batten** **F_PRO**

Motion to seek the Area Manager to established development plan for Santry/Whitehall to have it included in an overall LAP for the area. There is a need to have this consider as a whole due to the large about of development and planning permission approved and soughover the 12 months.

Reply:

The current 2016 City Development Plan identifies the areas for which a Local Area Plan is or has been prepared to enable large scale regeneration/development to implement the Development Plan Core Strategy. There is no current separate development or local area plan for Santry and/or Whitehall.

The Development Plan also lists a number of locations in Section 2.2 for which a village improvement plan or Local Environmental Improvement Plan, may be prepared in conjunction with the local area committee. The list in the 2016 Plan includes Whitehall but does not currently include Santry village. It is considered that in light of a number of projects and new developments within the area that it may be appropriate that Santry/Whitehall is also identified for such a village plan. Whilst the Development Plan review process will not commence until Quarter 3 2020, work on preparing a village improvement plan, subject to resources being available, could commence prior to the adoption of the new Development Plan. In this regard the Area Office has indicated that it is keen to meet local residents and discuss some immediate actions that can be undertaken in the interim.

Coilín O'Reilly
Director of Services – North City

Contact: Deirdre Scully, Senior Planner
Tel: 222 3129
Email: deirdre.scully@dublincity.ie

Order: Agreed.

e **Motion in the name of Councillor Mary Fitzpatrick** **F_PRO**

That a major crack in the road on Celtic Park Road at the entrance to the laneway to Little Rascals Crèche be repaired.

Reply:

Road Maintenance Services recently completed localised carriageway repairs at Celtic Park Road and Avenue including in the vicinity of Little Rascals Crèche.

As part of these works it is our intention to complete crack sealing on the concrete carriageway. These works are programmed in the coming 12 weeks.

Coilín O'Reilly
Director of Services – North City

Contact: Shane Satell, Executive Engineer, Road Maintenance Services
Email: shane.satell@dublincity.ie
Tel: 2222297

Order: Noted.

f **Motion in the name of Councillor Alison Gilliland** **F_PRO**

The North Central Area Committee recognises the growth in the number of teams in Kilmore Celtic FC and the invaluable contribution the Club makes to encouraging and facilitating sporting opportunities within the local Kilmore West community and indeed beyond. The North Central Area Committee also recognises the very limited facilities available to the Club, in particular meeting, changing and indoor training facilities and the serious safety concerns of the Club with regard to the roadside nature of their playing fields. The North Central Area Committee therefore seeks that all efforts be made to work with Kilmore Celtic FC to make safe the playing fields, realise accommodations for car parking and support the refurbishment of the local community building as a changing and training facility.

Reply:

The Parks Service started a multi-annual programme of pitch improvements and drainage at the pitches at Coolock Lane, facilitated the installation of new containers to act as changing and storage facilities, and have further committed to providing a footpath to the new containers in the short to medium term.

The Parks Service is more than happy to meet with the club with regard to listening to their concerns regarding road frontage however, as there is between 400-500m any fencing solution would be prohibitively expensive.

Coilín O'Reilly
Director of Services
North City

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

Order: To be discussed in overall presentation by Kilmore Celtic to NCAC as proposed by Cllr. John Lyons.

g **Motion in the name of Councillor Alison Gilliland** **F_PRO**

That the North Central Area Committee recognises the need to support the creation and retention of employment and enterprise opportunities in the local area. The North Central Area Committee also recognises that while our Development Plan and Local Area Plans support balanced sustainable development changes in planning applications and permissions can lead to a dilution of such opportunities.

The North Central Area Committee therefore seeks that on the ground focused support for the creation and retention of employment and enterprise opportunities in the local area be provided with a view to 1) auditing empty retail/commercial/enterprise/industrial space, 2) liaising with local businesses, employers, FE Centres and Northside Partnership, 3) drawing up and implementing a plan to attract new business owners/employers into such empty spaces so as to create a progressive enterprise and employment dynamic across

the North Central Area

Reply:

The Economic Development Office (EDO) has conducted a survey of Enterprise Space provision across Dublin city and the Dublin region. This work was carried out under the Dublin Regional Enterprise Development Plan 2020. A report will be finalised and provided to the Economic and Enterprise Strategic Policy Committee and will then be publicly available. This report would be beneficial to area committees in showing the type and location of Enterprise Space provision, identified the different providers, and captures some of the issues arising such as waiting lists, and wrap around services and shows the clustering of Enterprise Space in location that are commercially attractive. EDO would welcome the sharing of information from any further research into Enterprise Space provision carried out by the local areas.

Coilín O'Reilly

Director of Services – North City

Contact: Ailish Smyth LEO

Email: Ailish.smyth@dublincity.ie

Order: Refer to January NCAC.

h Motion in the name of Councillor Naoise O'Muirí

F_PRO

That the tree outside No 2 Dromlee Crescent be pruned back and the footpath damage caused by its roots repaired as it is causing a hazard for local residents particularly the elderly.

Reply:

Road Maintenance Services inspected the footpath at 2 Dromlee Crescent. No footpath hazard was identified at this location during this inspection.

Contact: Shane Satell, Executive Engineer, Road Maintenance Services

Email: shane.satell@dublincity.ie

Tel: 2222297

The tree at this location is a birch, which do not respond well to pruning, the tree is in good condition and no works are considered necessary at this time.

Contact: Fergus O'Carroll, Senior Executive Parks Superintendent - 2226625

Email: parks@dublincity.ie

Coilín O'Reilly

Director of Services

North City

Order: Agreed.

i Motion in the name of Councillor Donna Cooney

F_PRO

Could the area manager report/list all the lands and properties owned by Dublin City Council in the North Central Area?

Reply:

Due to the vast amount of lands and properties under the jurisdiction of Dublin City Council (roads, parks, industrial units, DCC tenancies, community buildings etc. etc. as well as development lands and vacant sites which come under Development) it would be an extremely onerous task to compile this exhaustive list. However, if the councillor could be more specific as to the types of land or properties that she is interested in, we will endeavour to source the information & will reply directly to the councillor.

Coilín O'Reilly
Director of Services – North City

Contact: Oliver Hickey, Administrative Officer
Tel: 222 3055
Email: oliver.hickey@dublincity.ie

Order: We are to source full list of vacant housing zoned lands of over an acre that would be suitable for Housing for Cllr. Cooney.

j

Motion in the name of Councillor Donna Cooney

F_PRO

Could the area manager recommend the repair of all the pot holes, cracked and broken road surface on the cycle path through Fairview to Clontarf especially outside the Howth road school where there is a large hole, (photos can be supplied) that is very dangerous for cyclists, the red coating has also come off in parts of the cycle path leading to uneven and mixed texture surface which is also potentially hazardous.

Reply:

Road Maintenance Services has inspected the cycle track between Edges Corner in Fairview and junction of Howth Road/Clontarf Road, a pothole repair has been completed at the church on Clontarf Road near the junction of Howth Road. No other defects were identified during inspection.

Coilín O'Reilly
Director of Services – North City

Contact: Shane Satell, Executive Engineer, Road Maintenance Services.
Tel: 222 2297.
Email: shane.satell@dublincity.ie

Order: Noted.

k

Motion in the name of Councillor Donna Cooney

F_PRO

That this area committee does not agree with the response that Clontarf baths are planning compliant with public access to the baths for swimming, this Councillor and the Clontarf residents association can confirm that access for the public has only been for once a year for 2 hours on an invitation only basis from Swim Ireland, that commitments given last year for public access through Clontarf swimming club have not been forthcoming, also to report on ongoing noncompliance with other planning conditions on parking number restrictions and the quantity of bicycle stands.

Reply:

The use of the baths is as per arrangements granted by An Bord Pleanala under the original permission for the redevelopment of the baths insofar as access arrangements for use of the pool are managed through Clontarf Swimming Club. There was no commitment given beyond this in the permissions granted for the development and nowhere was public access indicated specifically in the permissions granted.

Coilín O'Reilly
Director of Services – North City

Contact: John Downey, Planning Enforcement Officer
Tel: 222 3465
Email: john.downey@dublincity.ie

Order: John Downey, Planning to attend February meeting. Coilin O'Reilly to contact Swim Ireland.

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

F_PRO

That the serious flooding that occurs on Clontarf Rd from outside number 14 almost up as far as Clontarf Garda Station be examined with a view to resolving same as currently the area becomes heavily flooded during and after rainfall and pedestrians, particularly vulnerable people, get soaked walking along this stretch.

Reply:

During heavy rainfall both the surface water and foul network can reach capacity and lead to road flooding a certain locations. The gullies in the area are regularly cleaned and will be attended again to this weekend. Any defects in the gullies that may be identified will be repaired.

Coilín O'Reilly
Director of Services – North City

Contact: Colm Fitzpatrick, Senior Engineer, Drainage Services
Tel: 2222702
Email: colm.fitzpatrick@dublincity.ie

Order: Agreed.

Chairperson
Monday 21 October 2019

Attendance:

Members:

Daryl Barron
Catherine Stocker
Racheal Batten
John Lyons
Declan Flanagan

Members:

Patricia Roe
Terence Flanagan
Tom Brabazon
Naoise O'Muirí
Alison Gilliland

Members:

Donna Cooney
Lawrence Hemmings
Deirdre Heney
Damian O'Farrell

Officers

O'Reilly
Deirdre Murphy
Connell McGlynn

Dara McLoughlin
Elaine Mulvenny

Richard Cleary
Derek Farrell

Apologies:

Larry O'Toole

Non-Members: