



**MINUTES OF THE SOUTH CENTRAL AREA COMMITTEE MEETING
HELD ON WEDNESDAY 20 JANUARY 2021 (ONLINE ZOOM MEETING)**

- 1 **Presentation on SHD0029/20 - Former Steelworks Site, 32A,32B,33, 34 & 35 James Street, and site off Basin View**
Order: Presentation given by Suzanne White, Executive Planner, Planning & Property Development Department. Members made observations on the application which will be factored into the submission to An Bord Pleanála. Presentation Noted.
- 2 **Presentation on SHD0031/20 - Former Player Wills site and Undeveloped Land in Ownership of Dublin City Council, South Circular Road, Dublin 8**
Order: Presentation given by Carol Smyth, Assistant Planner, Planning & Property Development Department. Members made observations on the application which will be factored into the submission to An Bord Pleanála. Presentation Noted.
- 3 **Minutes of Meeting held on 9th December 2020**
Order: Agreed.
- 4 **Questions to the Director of Services South City**
Order: Replies to Questions and the Director of Services report circulated.
- 5 **South Central Area Matters** **5 - 12**
 1. Presentation on Meath Street Environmental Improvement Scheme.
 2. Public Domain Annual Report 2020.
 3. Nomination of 1 member to the Kilmainham Inchicore Network.
 4. Nomination of 1 member to the Canal Communities Local Drugs & Alcohol Task Force.
 5. Nomination of 1 member to the New Children's Hospital Resident's Project Monitoring Committee Consultative Forum.
 6. Director of Services Report.
Order: 1. **Presentation given by Stephen Coyne. Presentation noted.**
2. **Report noted**
3. **Deferred to February Meeting**
4. **Deferred to February Meeting**
5. **Deferred to February Meeting**
6. **Report noted. (see attachment).**
- 6 **Culture, Recreation & Economic Matters**
 1. Sports and Recreation report for January 2021 – South Central Area
Order: 1. **Report noted.**
- 7 **Planning & Property Development Matters**

1. Notification of initiation under Part 8 Planning and Development Regulations 2001 (as amended) Proposed Demolition of St Michael's Community Centre and Health Services Executive clinic at Emmet Road, Inchicore, Dublin 8.
2. Proposed disposal of a plot of land to the rear of No 3 Hanover Square, Christchurch, Dublin 8.

**Order: 1. Report Noted
2. Agreed. Recommend to Council**

8 Emergency Motions

Emergency Motion 1

This Area Committee expresses deep concern at the recent fire in Thornton's recycling plant. We commend the emergency services for their prompt response. We call on the Chief Fire Officer to ensure the investigation is carried out as soon as possible and the findings are made public and available to this committee for further scrutiny."

Cllrs Daithí Doolan and Máire Devine

Order: Agreed without debate

Emergency Motion 2

That this Area Committee support the residents of Rialto Street, Court, Cottages and Park in the unacceptable and hazardous circumstances they have endured. The access to their outdoor space has been severely disrupted with the arrival of hundreds of construction workers on a daily basis, who commandeer their streets with vehicle parking, often for 19 hours at a time. This has very recently escalated with workers removing planters and many vulnerable residents unable to exit their homes.

We call on the council to implement temporary "residents only" parking to mitigate contamination and infection of Covid 19 while they await the installation of residential permit parking. This request is in response to serious concerns of health breaches by construction workers that threaten the public health and safety of this area.

Cllrs Máire Devine, Tina MacVeigh and Daithí Doolan

Order: Report to Councillors.

Emergency Motion 3

This Area Committee, noting that –

- under section 54 of the Planning and Development Act 2002 the making of an addition to the record of protected structures is a reserved function of the elected council,
- under section 132 of the Local Government Act 2001 as amended, it is the duty of the chief executive to advise and assist the elected council, and to carry into effect its lawful directions, in relation to the exercise and performance of reserved functions,
- section 55 of the Planning and Development Act sets out procedures to be followed by a planning authority which proposes, at any time other than in the course of making its development plan, to make an addition to its record of protected structures,
- in November 2018 Dublin South Central Area Committee resolved that the Player Wills Factory Building be added to the City Council's record of protected structures,
- in November 2020 this Council passed a motion seeking that councillors be urgently updated on the progress of adding the Player Wills Factory Building to the record of protected structures, and immediately mandating the Executive to

begin the process of adding the building to the record,
· the Law Agent has subsequently furnished a legal opinion to the effect that initiating procedures in relation to a proposal to add a building to the record of protected structures is an executive and not a reserved function,

directs the Chief Executive, pursuant to section 132 (2) (a) of the 2001 Local Government Act, as amended by section 47 of the Local Government Reform Act 2014, to obtain the opinion of senior counsel as to –

1. the duties if any of the Chief Executive arising from the passing of the resolutions by the Dublin South Central Area Committee in November 2018 and by this Council in November 2020,
2. whether the reserved function of the elected council under section 55 of the Act of 2000 in relation to adding buildings to the record of protected structures other than in the course of making the development plan is confined exclusively to considering only such proposals as may be formulated and progressed by the Chief Executive under section 54 of that Act in the performance of his executive functions, and
3. such other matters related to these questions as appear to senior counsel to be relevant.

Cllrs. Darragh Moriarty, Michael Pidgeon, Michael Watters, Tina MacVeigh & Máire Devine

Order: Agreed without debate

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January 2021 Motions

DUBLIN CITY COUNCIL
SOUTH CENTRAL AREA COMMITTEE
20th January 2021

M.79 Councillor Daithí Doolan

This Area Committee notes with concern that the current Service Site Fund undermines Dublin City Council's ability to develop affordable homes on publicly owned sites.

This Area Committee calls on the Minister for Housing, Darragh O'Brien, to increase the Service Site Fund from €50,000 to €100,000. This, along with extending loans from financial institutions to 40 years, would allow Dublin City Council to deliver affordable homes to rent or purchase.

Order: The members agreed to write to the Minister for Housing

M.80 Councillor Máire Devine

That this Area Committee view with trepidation the granting of permission for Co Living at the Old Glass Factory, Liberties. Given the recent Ministerial decision to ban these inappropriate units, this permission has caused huge concern both locally and nationally. We acknowledge the sterling work by local residents with their campaign to stop this unsustainable development that will have significant negative impact on their area. Furthermore we note that the only recourse communities have to appeal these decisions is a costly Judicial Review which is beyond the reach of the majority."

Order: Agreed

M.81 Councillor Daithí Doolan

This Area Committee calls on Dublin City Council to ensure that a representative from the Ballyfermot Disability Collective is represented on the structures overseeing Cherry Orchard LAP.

Order: Report to Councillors

M.82 Councillor Máire Devine

That this Area Committee agree that a report on planning applications and decisions regarding "Change of Use" be included in the monthly agenda".

Order: Report to Councillors

M.83 Councillor Daithí Doolan

That this Area Committee will organise to ensure that recycling of Christmas trees will be provided for in Dublin South Central as a matter of urgency, it is unacceptable that no provision is made for recycling in Ballyfermot, Drimnagh, Inchicore or South West Inner City, particularly with the current Covid restrictions.

Order: Report to Councillors

Councillor Vincent Jackson

Chairperson

Wednesday 20 January 2021

Attendance:

Members:

Vincent Jackson (Chairperson)
Darragh Moriarty
Michael Pidgeon (Vice Chair)
Tina MacVeigh

Members:

Máire Devine
Michael Watters
Daithí de Róiste

Members:

Sophie Nicoulaud
Hazel de Nortúin
Daithí Doolan

Officers

Mary Taylor, Director of Services South City;
Bruce Phillips, Local Area Manager, South West Inner City;
Kay Noonan Cork, Acting Local Area Manager, Ballyfermot / Drimnagh;
Stephen Coyne, Local Enterprise Officer, South West Inner City;
Anna McDermott, Public Domain Officer, South Central Area;
Cora Roche, Acting Senior Staff Officer, South Central Area;
David Quearney, Acting Assistant Staff Officer, South Central Area;
Neil O'Donoghue, Executive ITS Officer, Roads & Traffic
Niall O'Neill, Area Engineer, Roads & Traffic
Carol Smyth, Assistant Planner
Suzanne White, Executive Planner
Brid Brosnan, Executive Parks Superintendent

**Director of Services Report
South Central Area Committee Meeting
20th January 2021**

SOUTH WEST INNER CITY ELECTORAL AREA

SOUTH WEST INNER CITY AREA REPORT

A number of public realm projects underway or set to commence in January 2021 are now on hold due to the current public health advice in relation to construction activity. These include:

Francis Street Environmental Improvement Scheme

Contractors for Dublin City Council, KN Circet were set to commence works on 18th January. A start date for the 10-month programme will be reviewed in February.

Bridgefoot Street Park and Environs

Construction work on the park is now paused until public health advice changes. It is still expected that the park will open to public use in early summer 2021. An accompanying project to green the central median of Bridgefoot Street will commence when the public health advice allows.

James Street Median

Public realm improvements and a planting scheme to the island on James Street and improvements to Cromwell Quarters steps will commence when the public health advice allows.

St Catherine's Park, Thomas Court

The final tranche of work to enhance the park will commence when the public health advice allows. The District Parks Officer has been asked to consider reopening the park for the period of the lockdown to facilitate local residents.

St James's Walk Linear Park

A first tranche of work to landscape the section of the linear park at MISA entrance/ Fatima Luas stop will commence as public health advice allows. A non-statutory public consultation on the overall masterplan closed on 11th January 2021 and a report is awaited.

Oisín Kelly Park/ Basin Lane

Boundary refurbishment to commence as public health advice allows.

Economic Development and Building Maintenance

Applications are invited until 25th January for the Built Heritage Investment Scheme and Historic Structures Fund, administered by the Conservation Office. Members are also advised of the upcoming Heritage Council Community Heritage Scheme to be announced in March.

The South Central Area Office's Shopfront Improvement Scheme 2021 (SWIC) will be announced in February.

HOUSING UPDATES SWIC.

Bonham Street, Dublin 8 Volumetric Build

57 26 x 1 bed 26 x 2 bed 5 x 3 bed	Construction stopped as per Government Guidelines.	Completion of Scheme	
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DCC have designated a community liaison (Mark McInerney) to engage with residents regarding their concerns. Mark can be contacted on phone number 087-7371254 and email mark.mcinerney@dublincity.ie

Cork Street/ Weaver Street Volumetric Build

55 32 x 1 bed 10 x 2 bed 13 x 3 bed	Construction stopped as per Government Guidelines.	Completion of scheme	
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DCC have designated a community liaison (Veronica Hand) to engage with residents regarding their concerns. Veronica can be contacted on phone number 087-0997512 and email veronica.hand@dublincity.ie

Margaret Kennedy Square, Dublin 8

54 8 x 1 bed 18 x 2 bed 28 x 3 bed	On site	Completion of scheme	Q1 2021
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St Michael's Estate Emmet Road, Dublin 8

Emmet Road, D.8 (St. Michael's)	Design Team Appointed May 2020. Planning to be lodged April 2021.	
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Tyrone Place Regeneration

Study completed. Report due in February.

Liberties Cluster Dublin 8

Study underway.

Oliver Bond Regeneration

Robert Emmet CDP to present DCC with report re- consultations. A final consultation with community on report and present to Dept. for stage 1 funding.

Dolphin House Regeneration Masterplan

Presentation of Masterplan will take place on Tuesday 19th January 2021 to the Dolphin House Regeneration Board members to seek approval.

COMMUNITY REPORT

Covid-19 Emergency Community Call

The Community Development Team were on call for the Covid-19 community call, throughout the Christmas period and will continue to support this initiative throughout the current Level 5 restrictions.

Historian in Residence - History Talks

Dublin City Council's Historian in residence Cathy Scuffil will present a series of Local History lectures in the coming weeks. These lectures will be screened live from the beautiful historic St James's Church, James's Street.

The first talk in the series will focus on Dublin Corporation's first Social Housing in the area. This fascinating talk will feature architectural plans, photographs and some rather funny stories relating to the planning and development of the housing at Spittal Fields, St James's Walk and Ceannt Fort.

History on Your Door Step Panels

There are plans to install four History on Your Doorstep panels throughout the area in the coming weeks. These bilingual panels will feature beautiful local archival photographs. They will be installed in suitable locations in the Dolphin's Barn / Rialto area. It is hoped they will be of great interest and pleasure to the ever-increasing number of walkers, joggers and strollers during these very difficult and challenging times.

Event Planning

The SWIC Council Community Development team are in the process of contacting groups/organisations with a view to planning and organising community activities and events for 2021.

Due to the pandemic, these activities will be adapted to adhere to the appropriate Covid-19 guidelines further information to follow.

2020 Community Grants

Community groups who have returned their requested Covid-19 compliance documents and EFT details, should receive their long overdue grants in the next few weeks.

KILMAINHAM MILL

The enabling works for the Mill are scheduled to begin in early February (Covid-19 restrictions permitting).

Newcomen Bank Building

Howley Hayes Architects (HHA) have been appointed as the Architect led multi-disciplinary design team for Newcomen Bank Building. HHA begun a process of surveying that will lead to some minor enabling works before consultation and preliminary design.

KILMAINHAM INCHICORE NETWORK

Tyrconnell Road at Jamestown Road

Phase 2 of environmental improvements at the western gateway to Inchicore has been completed. Five silver birch trees and perineal plants have been planted which was funded by discretionary funds.

Graveyards in Inchicore and Kilmainham

Historic Graveyards continue to survey of graveyards in the Kilmainham and Inchicore Area. Part 1 is a mapping exercise to collate all information about locations and contact details. Part 2 completed a community engagement project involving Transition Year students at Mercy Secondary School, recording and documenting over 400 gravestones at Bluebell Graveyard, in particular looking at flu pandemic deaths in Bluebell in 1918/1919 with the help from research carried out by Cathy Scuffil. This project is funded from discretionary funds.

INCHICORE REGENERATION CONSULTATIVE FORUM

Bucholz McEvoy, the design team Architects, for Dublin City Council's Emmet Road site, have updated the new display of their design thought process, through the use of five design layers. The information within the layers provide insight into the research, findings and design principles of the design team.

Video vignettes of the design layer thought process are available to view and for sharing at www.emmetroad.ie

The deadline to fill out the online worksheet on the Design Team's Research is the 18th January 2021. Go to www.emmetroad.ie or <https://connectthedots.typeform.com/to/PAz1Rzbm> For hard copies or assistance in completing the questions over the phone please email: emmetroad@dublincity.ie or call 01 222 6538.

The purpose of this survey is to gather any insights you have on the vision for the site. The next consultation phase will focus on initial drawings and the elements that will be included on the site at Emmet Road.

At the December (21st) meeting of the IRCF Sandra McAleer, DCC Project Manager, gave an update on the DCC Emmet Road Development. In summary:

- DCC reviewing Stage 1 outline design
- Design workshops to agree the preferred layout taking place
- In discussion with National Development Finance Agency (NDFA) – Modelling initial costings for affordable units
- Serviced Site Funding (SSF) – Stage 1 approval (€50k contribution towards the cost of the affordable units)
- Management Strategy for development – DCC examining options
- Celtic Pigeon Club demolished in November 2020.
- Part 8 demolition for HSE (Eve Tuiscint) building and Community Centre – January 2021 go to Council
- Delivery of commercial element of the development – DCC considering options. Separate contract –Development Agreement / Long Term Lease Supermarket/ retail /residential / parking /community facilities

Sandra said that due to Covid-19, a lot of the consultation process has had to be online etc. The January monthly meeting of the IRCF takes place: Monday 18th January 2021.

Report from: -

Bruce Phillips,
Senior Executive Officer
South West Inner City Local Electoral Area.

BALLYFERMOT/DRIMNAGH ELECTORAL AREA

Housing Projects

Chapelizod/Springvale Site 71 Units

Due to Covid-19 restrictions, all work on site has ceased. Date for reopening of site is provisionally set for beginning of February 2021. Current expected completion date is Q4 2021, which may have to be revised due to latest closure.

3.8 Acre Site at Sarsfield Road 176 Units

Next meeting of the Sarsfield Road Working Group is scheduled for 4th February, to receive an update on the progression of the proposal and to discuss further community consultation regarding emerging plans for the site.

Cornamona Site 61 Units

Due to Covid-19 restrictions, all work on site has ceased. Date for reopening of site is provisionally set for beginning of February 2021. The expected completion date is Q1 2022, which may have to be revised due to latest closure.

Crumlin Road/Rafters Lane Site

The demolition and site clearance planning process is ongoing. Part 8 has been advertised and is available for inspection, by appointment, in Crumlin and Ballyfermot Area offices. A design team has been appointed to take the project to the next stage.

Bluebell

City Architects, in conjunction with Bluebell Community Council, are currently looking at designs to take forward for Stage 1 approval. Refurbishment works are continuing on the office space for the Community Council.

Lissadell Maisonettes

Nine two-bed maisonettes are currently undergoing refurbishment and will be offered under Choice Based Letting over the coming months.

Cherry Orchard Green

Further landscaping works planned for early 2021 and engagement continuing with the local residents who have formed an environmental group. This engagement is being carried out in conjunction with Cherry Orchard Youth Services but has been limited due to Covid-19 restrictions.

Skate Park Le Fanu Park

The proposed fencing in the skate park has been ordered. The proposal is for a 2.4m high weldmesh to both skate and play park, it will be the same type as around the pavilion and changing rooms in Le Fanu Park. It will be early in the New Year before the railing is installed subject to Covid-19 restrictions. An Garda Síochána are continuing to monitor the Park. Ballyfermot Youth Services continue to engage with local youths and has had a serious impact in negating the anti-social activity in the area.

Kylemore Park

The contractor completed most of the upgrade works before Christmas but there are still some outstanding tasks to be completed. Parks Services are clarifying as to whether the contractor, (travelling from the North) will be able to complete his work with current restrictions. Familibase and the restorative practice worker have continued to engage with the residents and the youths in area. It is hoped to have the works completed early 2021.

Ballyfermot Civic Park

It is hoped to commence work on the Ballyfermot Civic Park in Q1 2021 when the selection of the preferred contractor has been finalised. Further meetings will be arranged between the landscape architect, the artist and the community reps, to discuss all elements of the project. A revised plan for the entrance to the park at Civic offices has been circulated to members of the Tribute Garden committee for their comments.

Markievicz Park

At the request of residents, alterations have been made to the gate at O'Hogan Road entry point, an additional bench is ready to be installed, and quotes are being obtained to replace the table and benches, which were vandalised. The damaged bin will also be replaced. This work will proceed early in 2021.

Cherry Orchard Park

A meeting was held on site on Wed 2nd December to discuss minor repairs to the Astroturf pitch for use by the Cherry Orchard Running Club. It was agreed to repair the lights and the fencing and ensure that the area is kept clean for use. The Running Club have agreed to assist in maintaining the cleanliness of the park. When these works are completed, the area can be assessed for further upgrade while a full plan is being implemented for Cherry Orchard Park under the Local Area Plan.

Christmas Trees & Lighting

Very positive feedback from residents regarding the Christmas lighting installations, which have now been removed. These installations would not have been possible without the support from our local Councillors through funding in the discretionary fund. Not only are these installations more environmentally friendly, reduce the health and safety concerns but they are also more cost effective. The proposal for planting living trees in a number of the sites, in conjunction with Parks Services, will be happening in early 2021.

Christmas Meals for Older Persons

From the onset of Covid-19 in March 2020, Dublin City Council has supported the Ballyfermot/Drimnagh community to work together to support families, children and older and vulnerable people in its community. In conjunction with Ballyfermot/Chapelizod Partnership, approximately 700 households per week were supported through school meals and care and food parcels. With the restrictions still in place approaching Christmas, and the inability to host the annual Christmas dinner for older residents, we decided to bring a little bit of Christmas to older and vulnerable residents within the community. On December 17th, hot Christmas meals and gift bags were delivered to 420 older residents in the community. This event was organised as a community effort across a number of local organisations and was funded in the main by DCC and BCP. We were honored by an unexpected visit by the Lord Mayor, Hazel Chu, who wanted to acknowledge the great community effort in organising this event. The groups involved along with DCC and BCP were:

Ballyfermot Civic Centre staff
Ballyfermot Family Resource Centre
Ballyfermot Community Gardaí
Ballyfermot Youth Service
Ballyfermot Star
WHAD project Cherry Orchard
Markievicz Centre
De La Salle GAA Club
Individual Volunteers

This was a very welcome initiative within the community.

Community Development Report

Covid Community Call

The Community Call Helpline continues to be managed by Community Development Staff. The Helpline phone number 2228555 operates 5 days a week to respond to requests for local supports, though the Helpline is not receiving many calls, it remains available to support vulnerable people at this time.

Council staff are working locally to ensure that local service organisations, including Meals on Wheels, the Peoples Foodbank, St. Vincent de Paul and Parish groups can respond to requests for help.

Community Supports

The Community Development Team are working with local organisations to provide information, resources and keep in contact with older people in the area. The Family Resource Centres have been an invaluable resource at this time.

The Council has supported the establishment of local Lending Hubs where residents can swap and borrow books, jigsaws and crosswords. The Hubs operate from the grounds of:



Ballyfermot Resource Centre	PH 01 6264147
The Bungalow, Cherry Orchard	PH 01 6231367
Ballyfermot Civic Centre	PH 01 6207160
Bluebell Community Development Project	PH. 01 4601366
Our Lady's Hall, Drimnagh	PH. 01 4439939

Each Centre has a team of volunteers that will deliver books to older people who are remaining at home.

Library Services are providing a home delivery service for older people and people who are isolating. Ph. 01 6744818 or email homedelivery@dublincity.ie.

The Knitting project launched in the December Together Apart Brochure proved very popular and has been extended to the sheltered housing complexes and older people throughout the community.

The Council is working with WALK to establish a Pen Pal project connecting their service users and senior citizens through letters and artwork.

Community Updates

Drimnagh Plan 2030

In collaboration with the South City partnership, Dublin City Council are supporting the Drimnagh 2030 group to consolidate and prioritise their action plan. A facilitator is working with the group to have the plan finalised in March 2021.

Ballyfermot Festival

The Festival Committee are organising the Ballyfermot Arts Festival, which takes place from January 18th to January 31st. The Festival will be launched online by Senator Eileen Flynn on Monday 18th at 7:30PM.

The programme includes public exhibitions, drama, film and poetry recitals, competitions and a concert every evening on the Ballyfermot festival 2021 Facebook page. Local Community Groups including Basement Productions, Satsun Camera Group, Familibase, the Heritage Group, Disability Action Collective and the Ballyfermot Youth Service have organised events.

Details of the full programme are on the Ballyfermot festival 2021 Facebook page.

The Community Development staff contact details for Ballyfermot /Drimnagh area are:

Scott.watson@dublincity.ie	087 1643170
miriam.flynn@dublincity.ie	086 8151320
victoria.kearney@dublincity.ie	087 6009002

Orchard Centre Update

As we are currently in Level 5 of the Covid-19 guidelines, the centre is on a minimum staff shift and staff are present on a limited basis each day. The centre is closed to the public however, we are taking deliveries etc. based on the centre's needs.

The SVP Foodbank is an essential service and this shall continue with its first distribution of 2021 on Friday 15th January.

Cherry Orchard Development

The Cherry Orchard Development Group (Secretary Dave O'Donovan) has secured its funding for 2021 and shall publish its work plan over the coming weeks.

Report from: -

Kay Noonan,
Acting Senior Executive Officer
Ballyfermot/Drimnagh Local Electoral Area.