



**MINUTES OF THE NORTH CENTRAL AREA COMMITTEE MEETING  
HELD ON MONDAY 18 OCTOBER 2021**

- 1 **Minutes of North Central Area Committee Meeting held on Monday 20th September, 2021.**

**Order: Agreed.**

- 2 **Questions to the Area Manager**

**Order: Noted.**

- 3 **Area Matters**

- a **With reference to the proposed grant of a lease of land at All Saints Park, Raheny, Dublin 5 to Raheny Shamrock Athletic Club.**

**Order: Agreed.** Recommend to City Council.

- b **With reference to the disposal of a plot of land at Tonlegree Manor, Donaghmede, Dublin 13 to Clanmil Housing Association Ireland CLG**

**Order: Agreed.** Recommend to City Council.

- c **With reference to the proposed disposal of a plot of land to the rear of 56 Carleton Road, Marino, Dublin 3.**

**Order: Agreed.** Proposed by Councillor Heney & seconded by Councillor Cooney. Recommend to City Council.

- d **Report from Chief Executives Office regarding Chivers Factory**

**Order: Report rejected.** Collectively the Councillors requested that the Area Office write to Platinum Ltd and invite them to attend a special convening of the NCAC. The advice of the Law Agent will be sought and relayed back to the Committee. Paul Clegg is to confirm whether or not the "Vacant/Derelict Sites Levy" has been applied to the site.

- e **Update-Report on Community Facilities (specifically Northside Swimming Pool)**

**Order: Noted.** The need for more staff to facilitate additional public swim hours was expressed by the membership. Extra funding will be required to

provide extra hours. Ger Carty to convey this need to Donncha O'Dúlaing and also to ask Donncha when capital works can be carried out and to report back to the membership.

Councillor Cooney requested that the pool remains open while the shower renovations are being done. Lord Mayor Alison Gilliland requested a report on the numbers using "Learn to Swim" clubs for the next meeting.

**f Update on the Discovery Centre**

**Order: Noted.** To go on the November Agenda and a full report required from Parks.

**g Commemoration Committee - Stardust Monument**

**Order: Agreed.** The Area Office to follow up with the developer on status of monument and report to directly to the councillors.

**h Clontarf Flood Defence Project Joint Working Group**

**Order: Agreed.** The Clontarf Ward councillors expressed the need for urgency for progression on this issue by the Joint Working Group. The Area Office to host an internal workshop in November to bring the heads of the relevant Dublin City Council departments together and will revert back to the membership in due course.

**i Report on St. Anne's Park - Dog Facilities**

**Order: Noted.** The report was welcomed by the membership.

**j Area Arts Update**

**Order: Noted.** Report welcomed by the membership. Discussion was held in relation to establishing a subcommittee to explore the feasibility of establishing an Arts Venue in the North Central Area. The Arts and Area Offices will recommend individuals and groups that could participate. Nominations for Councillor participation will be sought at the next meeting.

Councillor Stocker expressed an interest in showing support for breastfeeding in Ireland and promoting it by having a mural in the North Central Area. She is to revert to the Arts Office with a proposal for a possible location. Councillor Cooney expressed the need for heating in Artists' Studios in Butterly Park and also requested that it be done in a sustainable way. Ray Yeates to contact the owners in this regard.

Councillor Heney thanked Ray Yeates and the Arts Office for all the work with regards to "Mucky Lane".

**k Housing Adaptation Grant Report**

**Order: Noted.**

**l Housing Supply Report**

**Order: Agreed.** Lord Mayor referred to a report on Oscar Traynor and requested that it be sent to all Councillors in both the North West and

North Central Area.

m **Sport & Wellbeing Partnership Report**

**Order: Noted.** The members were very appreciative of the work of the Sports and Wellbeing partnership, again particularly in relation to women in sport. Councillor Butler requested that information be forwarded to the membership on the replacement for the sports officer to the Clongriffin area and what the timeline is for his replacement.

n **Report on weeding in the North Central Area**

**Order: Noted.** Report to be relisted for the November meeting for discussion in relation to weeding and autumnal leaf fall.

o **Report on the future of the Belmayne Allotments**

**Order: Noted.**

4 **Roads and Traffic Matters**

a **Minutes of the TAG meeting of 28/9/2021**

**Order: Noted.**

5 **Motions**

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

That this Area Committee supports the Killester WW1 Memorial Campaign in its quest to create a permanent memorial in the green area adjacent to the old Legion Hall in Killester Garden Village. The memorial will raise public awareness of the historical significance of the area and will commemorate the Irish WWI veterans who were housed in this area. The campaign committee are looking for direction from DCC and request a site meeting with DCC Parks in order to discuss a suitable memorial and site location.

**Reply:**

The proposal was discussed at the meeting of the Commemorations & Naming Committee on 30th September. The members reiterated their support in principle for the commemoration of the veterans, but did not approve of the revised proposal. The members suggested that a commemorative plaque with an information board, and perhaps a bench.

The Policy for Memorials in Parks does permit a bench and plaque. If the proposers have a proposal for an information sign in English agus as Gaelige they can forward to the Parks Service and it will be considered in terms of its suitability. The proposers will also have to identify the funding for the project.

**Contact:** Fergus O'Carroll, Senior Executive Parks Superintendent

**Phone:** 222 6625

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

**Order: Agreed.** Brendan Teeling is organising a meeting onsite and Councillor O'Farrell requested that a representative from Parks attend this

meeting.

b **Motion in the name of Councillor John Lyons**

This area committee calls on the chief executive and senior planning officials to initiate a de-zoning of the Chivers site on Coolock Drive and initiate a compulsory purchase order of said site for a price the site was valued at pre the 2018 rezoning.

**Reply**

Planning Consultants on behalf of Platinum Ltd made a written request to DCC in September 2017 seeking a change in the zoning of the Chivers site from Z6 (employment /industrial) to Z1 (Residential) largely on the grounds that it would facilitate much needed housing, that there was sufficient employment lands in the locality, and that the site had lain vacant for a long period of time.

On 23<sup>rd</sup> October 2017 the proposed variation was presented to the North Central Area Committee and following a 4 week consultation period, the variation was approved by the elected members of the City Council on 5<sup>th</sup> March 2018.

Under ref SHD0008/19 (An Bord Pleanala Ref 304346-19) a permission was granted under SHD provisions for Build-to-Rent Scheme of 471 units, up to 9 storeys (as amended by condition and later modifications –ref SHD0018/20)

It should be noted, however, that a change in the zoning objective of the site will have no bearing on the status of the permission granted by An Bord Pleanala. The permission can still be implemented in its entirety irrespective of a change to the zoning.

As part of the current draft Development Plan process the elected members will be considering zoning objectives in Dublin City. In their considerations of a variation of the current development plan or making a new draft plan the members are restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government. [Section 12(11) of the Planning and Development Act as amended]. The members function is to set the policy on which all development consents will be granted.

If members wish to change the zoning of a particular piece of land they must do so for proper planning reasons. If a piece of land was rezoned residential it would be very hard to envisage a proper planning reason for reverting to an earlier zoning that excluded residential development if there is still a need in the locality for housing.

**Contact**            **John O’Hara**  
**Phone:**            **222 3813**  
**Email:**             [John.ohara@dublincity.ie](mailto:John.ohara@dublincity.ie)

A Compulsory Purchase Order is not a simple or straightforward option that can be commenced at relatively short notice. CPOs, confer statutory

powers that must be exercised with caution, just cause and with a clear purpose or scheme in mind and then only after a considerable amount of engagement with all stakeholders and the completion of the necessary planning and other reports. A CPO, which is an executive function, must be submitted to and confirmed by an Bord Pleanála and may be subject to legal challenge.

The site is currently on the market with the benefit of a planning permission and is being guided at €25m by the agents. In the context of a CPO, the valuation date would be the date of the Notice to Treat (notice served on an effected party after the CPO is confirmed), the valuation basis would be market value at that date, plus reinvestment costs and there would also be further CPO related costs to be borne by the acquiring authority.

There is no funding available to purchase this site either by agreement or CPO and its acquisition with the extant planning permission would not represent value for money for the City Council.

**Contact:** Paul Clegg  
**Phone:** 222 3309  
**Email:** [Paul.clegg@dublincity.ie](mailto:Paul.clegg@dublincity.ie)

**Order: Noted.** Item to remain on the agenda.

c **Motion in the name of Councillor John Lyons, Lord Mayor Alison Gilliland & Councillor Dearbhail Butler**

Noting the absence of a publicly-owned full-sized, all-weather soccer facility in the Artane-Whitehall local electoral area, this Area Committee calls on the area office, the Dublin City Sports and Wellbeing partnership and all other relevant sections of the city council, in consultation with the football clubs in the area, to work on the formulation of a plan and process for securing for the many hundreds of children and young people across the area who train and play football every week of the season a vital, much-needed sports facility.

**Reply:**

Proposals to commence the Part 8 planning for a full sized all-weather soccer pitch in Belcamp Park which were postponed due to the budgetary uncertainty early in the pandemic response will now be relisted for 2022. The proposals will require planning permission to be best placed to avail of future funding streams such as Sports Capital Grants.

**Contact:** Fergus O'Carroll, Senior Executive Parks Superintendent  
**Phone:** 222 6625  
**Email:** [parks@dublincity.ie](mailto:parks@dublincity.ie)

**Order: Agreed.** Councillor John Lyons requested that Derek Farrell look at forming a working group to progress this item and to outline what are the next steps in this regard.

- d **Motion in the name of Councillor Donna Cooney**  
That the North Central Area Committee supports the adding of the iconic shelters on Clontarf promenade to the list of protected structures”

**Reply:**

There are eight freestanding three-sided reinforced concrete shelters, built c. 1955-8, each having a curved roof and rear wall, situated along the Clontarf promenade.

The structures are in the ownership of the City Council, but are not on the Council's Record of Protected Structures (Vol. 4 of the Dublin City Development Plan 2016-2022).

However, the area has been surveyed by the National Inventory of Architectural Heritage (NIAH), in their extensive and on-going survey of the architectural heritage of Dublin city. The eight structures have been allocated a 'Regional' rating by the NIAH due to their special Architectural, Social and Technical interest:

<https://www.buildingsofireland.ie/buildings-search/building/50030146/clontarf-promenade-clontarf-road-dublin-3-dublin>

Structures given a 'Regional' rating or higher by the NIAH are recommended for addition to the City's RPS.

Accordingly, the Conservation Section will include these structures on the work programme for proposed additions to the RPS, with a view to bringing them forward under Section 55 of the Planning and Development Act, 2000 (as amended).

**Contact:** Paraic Fallon, Senior Planner, Archaeology, Conservation & Heritage Section  
**Tel:** 222 3474  
**Email:** [paraic.fallon@dublincity.ie](mailto:paraic.fallon@dublincity.ie)

**Order: Agreed.** Councillor Cooney stated that the circular shelter was not included in this report & would like an update sent to her.

- e **Motion in the name of Councillor Donna Cooney**  
That this Area Committee agree funding be provided from any surplus budget in 2021 to replace the wooden seats on the shelter after the boat launch

**Reply:**

The Local Area Manager has visited and assessed the shelter being referenced and is happy to replace the wooden seats at this location. The area office is currently assessing all options in relation to additional works that might enhance this shelter. I anticipate that I will have costs submitted next week and at that time I will revert to the councillor with a timeline and a detailed description of proposed works.

**Contact:** Bernie Roe, Local Area Manager for Clontarf – Donaghmede LEA

**Phone:** 222 8846  
**Email:** [bernie.roe@dublincity.ie](mailto:bernie.roe@dublincity.ie)

**Order: Agreed.**

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

In relation to request from some residents, that the "circles" of Croydon Park and Marino Park in Marino be gated in order to

(a) protect children who bolt from the park chasing balls or dogs from the park, running straight onto the road;

(b) protect dogs that run out the gate from the park  
and

(c) prevent/reduce antisocial behaviour i.e. loud music and "loitering" in the evenings/nights, can the manager agree to examine and consider same and make a statement on the matter as residents feel that adding gates to the parks would help with all of the above. Croydon Park only 1 of 3 entrances has gates; for the lower circle - Marino Green - there are none; perhaps a system could be agreed with willing local residents for the locking and unlocking the gates each morning/night.

**Reply**

The cost of gating this local open space would be very expensive. The current arrangement has been in place for decades and the Parks Service is unaware of previous claims the greens are dangerous.

These greens are not dog parks and dogs should be on a lead or under effective control.

It is the experience of the Parks Service in relation to anti-social activity that locked gates can enhance the sense of enclosure and 'being out of sight' of both the community and Gardaí and would prevent the effective patrolling of the area after dark and is more likely to increase the level of anti-social activity

**Contact:** Fergus O'Carroll, Senior Executive Parks Superintendent  
**Phone:** 222 6625  
**Email:** [parks@dublincity.ie](mailto:parks@dublincity.ie)

**Order: Agreed.**

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

In relation to the decision to close off access to the boat ramp opposite the Clontarf Yacht & Boat Club on Clontarf Road, that the manager give a detailed explanation as to why this happened, as regular users of the facility over the 8years, continue to be upset about the lack of access to the boat ramp.

**Reply:**

Demountable bollards were installed at the entrance to the slipway access to restrict the level of unauthorised car parking that was taking place here which had greatly increased during the Covid restrictions. This area is not a car park but is provided for the temporary storage of boat and craft trailers associated with the use of the slipway. In the last year with the

number of sea swimmers that had chosen to swim from the jetty the level of unauthorised parking had reached a point where it was practically impossible to use the slipway for its intended purpose the launching of boats and the parking of trailers. It was a source of ongoing frustration that so many visitors chose to park inappropriately rather than use the adjoining public car park. Clontarf Yacht and boat club and the Coast Guard have been issued with keys to the demountable bollard and access for other boat owners can be arranged either through the club or through the Parks Service at [parks@dublincity.ie](mailto:parks@dublincity.ie). Canoeists, sea kayakers and paddle boarders and other light craft can access the slipway through the adjoining public car park via the pedestrian walkway. Such light craft do not need direct vehicular access to the slipway. The overhead barrier on the adjoining public carpark was removed to facilitate canoeists, sea kayakers and paddle boarders who transport their craft on roof-racks.

**Contact:** Fergus O'Carroll, Senior Executive Parks Superintendent  
**Phone:** 222 6625  
**Email:** [parks@dublincity.ie](mailto:parks@dublincity.ie)

**Order:** Agreed.

**Councillor Patricia Roe**  
**Chairperson**  
**Monday 18 October 2021**

**Attendance:**

**Members:**

Patricia Roe (Chairperson)  
Dearbháil Butler  
Catherine Stocker  
Tom Brabazon  
John Lyons  
Damian O'Farrell  
Alison Gilliland

**Members:**

Daryl Barron  
Terence Flanagan  
Deirdre Heney  
Micheál MacDonncha  
Larry O'Toole

**Members:**

Donna Cooney  
Racheal Batten  
Jane Horgan-Jones  
Naoise Ó Muirí  
Declan Flanagan

**Officers**

Patrick P Smith  
Les Moore  
Derek Farrell  
Bernie Roe

Catherine Cahill  
Sarah Brady  
Fiona Moore

Fergus O'Carroll  
Deirdre Murphy  
Connell McGlynn

**Apologies:**

**Non-Members:**