



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

**HELD ON MONDAY 15 NOVEMBER 2021**

- 1 **Minutes of the North Central Area Committee Meeting held on Monday 18th October, 2021** 11 - 58

**Order: Agreed.** Proposed by Cllr. O'Toole & seconded by Lord Mayor Gilliland.

- 2 **Questions to the Area Manager**

**Order: Noted.**

- 3 **Area Matters**

- a **Nominations for Councillors (2) to participate in the establishment of an Arts Venue Working Group**

**Order: Agreed.** Councillor Brabazon nominated Councillor Heney (Clontarf). This was seconded by Councillor O'Muirí. Councillor O'Toole nominated Councillor MacDonncha (Donaghmede). This was seconded by Councillor O'Farrell.

Expressions of interest were also received from Councillors Cooney (Clontarf), Lyons (Artane Whitehall) and Roe (Artane Whitehall). Lord Mayor Gilliland requested that as there are three LEA's, that in the interest of balance and equity, a third candidate should represent the remaining LEA, i.e., the Artane Whitehall ward & to let Area Management decide between the remaining candidates. It was agreed that Councillor John Lyons would be the third representative of the North Central Area Committee.

The three Councillors accepted are: Councillor Heney, Councillor MacDonncha & Councillor Lyons.

Recommend to City Council.

- b **With reference to the proposed disposal of the Council's fee simple interest in 63 Collins Avenue East, Dublin 5.**

**Order: Agreed.** Proposed by Councillor O'Muirí and seconded by Councillor Roe. Recommend to City Council.

- c **With reference to the proposed disposal of 1 apartment in New Priory, Hole in the Wall Road, Dublin 13.**

**Order: Agreed.** Proposed by Councillor D. Flanagan and seconded by Councillor Barron. Recommend to City Council.

- d **With reference to the proposed disposal of a plot of land to the rear of 101 Grattan Lodge, Grange, Dublin 13.**

**Order: Agreed.** Proposed by Councillor Brabazon and seconded by Councillor MacDonncha. Recommend to City Council.

- e **With reference to the proposed disposal of a plot of land to the rear of 102 Grattan Lodge, Grange, Dublin 13.**

**Order: Agreed.** Proposed by Councillor Brabazon and seconded by Councillor MacDonncha. Recommend to City Council.

- f **Social Housing Bundle 3 Project (SHB3)- Site at Collins Avenue, Whitehall - Design Development Update**

**Order: Noted.** Councillor MacDonncha stated that the scheme was very welcome & the membership agreed. They thanked Coady Architects for their presentation and requested a more in-depth report, specifically in relation to permeability & the type of materials to be used in the scheme. James Nolan stated that they are in the process of producing an architectural design statement which include the details requested and will issue same to the members in due course.

It is anticipated that the plenary part 8 review submission will be ready in mid-November, followed by the formal part 8 planning submission in January. It will go on public display in January and invitations for public submissions will be made in January/February. All going well, it is envisaged that it will then be brought to the May sitting of the City Council.

- g **Report on weeding in the North Central Area - Re-listed from the October meeting**

**Order: Noted.** Councillor O'Muirí requested that a vote of thanks be noted from the membership to Public Domain and Waste Management in relation to the recent collaboration between council staff & the All Hallows Area Association regarding the clean-up of leaves on Griffith Avenue. The members also thanked the schools in the area for their input. Councillor Roe requested that a similar effort be made on the western half of Griffith Avenue next year. She also stated (as did Councillor O'Muirí), that the green biodegradable bags provided by the council for the purpose of composting leaves, are far too small and they need to be much larger.

Cllr. Brabazon stated that 92km was inadequate for weed spraying in the area, given the size of North Central and would like to see this increased. He also thanked Waste Management for their weeding efforts at Grattan Hall/Wood. Councillors Heney, Cooney & Butler lauded the work of the Public Domain Team. Councillor Butler also suggested that perhaps the area office could organise a webinar to inform environmental groups and interested parties on "how to build & maintain leaf cages".

Manager Mitchell committed to organising a meeting of all interested

parties including Parks/Biodiversity Officer/Public Domain Team & Waste Management regarding the co-ordination of leaf collecting in Griffith Avenue, well in advance of next year's leaf fall season.

**h Northside Swimming Pool - for noting**

**Order: Noted.** Lord Mayor Gilliland asked if an increase in staff will increase public swim hours. Councillors Flanagan & Lyons asked similar queries in relation to the works timelines and increased staffing timelines. In response to Councillors queries, Donncha O 'Dúlaing stated that the works are a refurbishment and should not require a Part 8. As soon as the City Architects Department complete the design team brief, he hopes that the works will take place in the autumn of 2022. He will revert to Councillor Cooney on her query regarding the leaking roof. He also stated that there is a studio space on the premises which although is currently used for storage, can easily be converted. This will form part of the works and will be made available as a community resource in the fullness of time.

**i Area Housing Maintenance Report - for noting**

**Order: Noted.** Councillor D. Flanagan queried the turnaround time of voids in the North Central Area. Councillor MacDonncha asked about staffing levels in Housing Maintenance & if current staffing levels will be maintained, where there are retirements are staff being replaced and if there are any plans to increase staffing numbers. Councillor Cooney lauded the new system of all relevant trades attending to maintenance queries together rather than individually, stating it is much more effective and efficient. She would also like to see more apprenticeships given, particularly in the area of retrofitting. These queries will be referred to Housing Maintenance for direct reply to the councillors.

Manager Mitchell stated that the area office will organise Clive Ahern Executive Manager of Housing, to give a presentation to the membership on voids. They will also follow up with HR in relation to the corporate stance on apprenticeships.

**j Chivers Factory Site - for noting**

**Order: Noted.** Councillors Lyons & Cooney raised the points below. Councillor Roe requested that all 5 points be answered by the Executive Manager and that the response be circulated to all of the membership before the next meeting.

1. More information required as to why the Chivers Site hasn't been put onto the Derelict Sites or the Vacant Sites Register, given that it is idle and derelict since 2017?
2. Will Derelict Site Levies be applied retrospectively?
3. Can the Law Agent please respond to the query regarding the validity of the rezoning carried out by councillors in March 2018, bearing in mind that they were given false information by the developer?
4. Can the council indicate that significant development levies will be applied to the site?

5. Can a statement be made by Dave Dinnigan (Housing Delivery Unit) as to whether or not he has contacted the estate agent selling the land on behalf of the developer to state that there is no existing agreement that Dublin City Council will lease 30% of the properties and that all promotional literature regarding the sale should reflect this?

Manager Mitchell stated that the Law Agent concurred with the report given by Paul Clegg and John O'Hara at the October meeting. The Executive Manager will return to the North Central Area Committee when he has had the opportunity to respond to the above queries. It was noted that there was no communication received from Platinum Land in response to two invitations extended to them to attend a convening of the North Central Area Committee.

**k Traveller Accommodation Report - for noting**

**Order: Noted.** The Lord Mayor stated that she would follow up with the Traveller Accommodation Unit herself in relation to Grove Lane, that the council has the funding for it and is keen for it to progress. Councillor Cooney stated that the report was very brief and didn't give updates on Cara Park and she would like the TAU to update her on developments there. These comments will be passed to the TAU.

**l Richmond Road**

**Order: Noted.** Councillor Stocker requested that a meeting on site between residents, Manager Bernie Roe and Eoin Corrigan (TAG) take place to progress this item.

Councillor Heney stated that something needs to be done regarding the speeding on Richmond Road.

Eoin Corrigan stated that the detailed design is complete and has been referred to Dermot Stephenson. Dermot indicated that the scheme should be ready to go to ballot in early 2022. However, schemes are dealt with in rotation and there are 3 other schemes ahead of Richmond Road.

Councillor Cooney queried if the NTA Richmond Road Cycleway had been allowed for in the plans and if feasible, could the council deliver on a public realm project. She also wanted confirmation that if they are installed separately, that there would be no potential conflict between the new scheme and the cycleway.

Eoin Corrigan stated that Public Realms works are separate to the scheme that he is developing and would come under the remit of the Area Office. He also stated that his scheme has been seen by the sustainable mobility team (who deal with NTA funded cycle projects) and no conflicts have been indicated.

Councillor O'Muirí stated that the meeting requested by Councillor Stocker above, should take place in early January, to ensure no further delays.

Local area manager Ms. Bernie Roe has committed to facilitating a meeting between residents and Eoin Corrigan (TAG) as soon as possible to review the detailed design that has been completed.

m **Sport & Wellbeing Partnership Report - for noting**

**Order: Noted.** Councillor Heney praised the work of the Sports and Wellbeing partnership once again. In particular, she is pleased with the IABA boxing report which is targeting much younger age groups now and which is a very positive sporting influence on children who are not interested in other sports. She queried what is involved in targeting schools and would like to see Scoil Ciaran and Our Lady of Consolation Schools involved. She also asked if Kelly Harrington could be approached to become an ambassador on behalf of the council in promoting boxing, especially for the very young. She would like children as young as 5 to be targeted. Donncha O 'Dúlaing confirmed that is in train.

Councillor Cooney expressed an interest in "disability" sports and a resurgence of the cycle programme in East Wall. Councillor Butler requested could a listing of all sporting activities and promotional events be produced for the North Central Area. Councillor MacDonncha stated that Bay City Boxing in Kilbarrack were operating in challenging circumstances with below standard facilities and requested that the team meet this group to see if they could improve their lot in any way. Donncha O 'Dúlaing has undertaken to look into all of the above and revert back to the membership in due course.

n **Housing Supply Report - for noting**

**Order: Noted.**

Councillor Lyons stated that there is ongoing antisocial behaviour on Bunratty Road and that this needs to be addressed holistically by Dublin City Council and An Garda Síochána and in advance of the 78 new properties on Bunratty Road being tenanted. Councillor Batten queried have the 78 properties been allocated yet and if proper vetting procedures have been practised. Housing Manager Connell McGlynn stated the new properties have not been allocated yet and that all tenants are vetted for suitability when allocating any council property. He also stated that his office is working closely with the Gardaí to eradicate the issues above.

o **Housing Allocations Quarterly report for October 2021 - for noting**

**Order: Noted.**

4 **Roads & Traffic Matters**

a **Minutes of the TAG Meeting of 26/10/2021 - for noting**

**Order: Noted.**

5 **Motions**

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

"This area committee notes that the boat ramp in Clontarf had been accessible and in regular and consistent use by many Dubliners over the last fifty years up until the recent decision of Dublin City Council to restrict the public's right to access the ramp, is aware of the disappointment and frustration this decision has caused, does not accept the reason given by the council for restricting access to the boat ramp so therefore calls on

DCC management to reverse its decision, lift the restrictions and allow the public to access once again the only boat ramp on the north side of the city.

### **Reply**

There are no proposals to remove the demountable bollards that 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 including the long term parking of camper vans. Footpath improvements were carried out at this location earlier this year which would not have been possible without controlling the unauthorised parking. Further improvements to provide better connectivity to the adjoining car park are proposed early next year.

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) who have put a key holding and access protocol in place for such boat owners requiring access.

**Contact:** Fergus O'Carroll, Senior Executive Parks Superintendent  
**Phone:** 01 222 6625  
**Email:** [parks@dublincity.ie](mailto:parks@dublincity.ie)

**Order: Rejected.** However, Fergus O'Carroll will ensure that there is improved communication around access to the slip way, with display information close by and a notice on the website.

#### **b Motion in the name of Councillor Damian O'Farrell**

"That this area committee requests 'internal procedures' are drafted in order to assist councillors and officials through future development plans. Presently, as well as legislation to guide use through a part 8 local authority development we also have internal procedures. The same should apply to develop plans."

### **Reply**

The Planning and Property Development Department will prepare a Development Plan Procedures Document to assist councillors and officials in the preparation of Development Plans. This document will complement the Guidelines on Development Plans for Planning Authorities (draft for consultation) which was published in August 2021, once it is finalised.

**Contact:** John O'Hara, Dublin City Planning Officer  
**Tel:** 222 3813  
**Email:** [john.ohara@dublincity.ie](mailto:john.ohara@dublincity.ie)

**Order:** Agreed. Planning to develop an "easy read" set of guidelines to development plans for councillors.

#### **c Motion in the name of Councillor Deirdre Heney**

"Considering the fact that skateboarding is now an Olympic sport, that consideration be given to the provision of some form of low level lighting

(similar to that at the playground) be provided at the skate park in Fairview Park, (even up to 5.30pm (November closing time) when skaters use the facility), in order to allow skateboarders practice their sport **and** that the manager agree to meet with a representative user of the skate park to work through other issues such as the new railing that has been ordered and the gravel path that runs along the border; (gravel and small stones are a skaters worst nightmare as they wedge between their wheels and the smooth concrete and stop the wheel turning acting as a sudden sharp brake which causes the rider to be thrown forward with no notice; as putting a gravel path bordering the park makes this a huge issue and has caused hundreds of injuries over the years; as similar situation arose in Cork Street until the gravel areas were paved following complaints from local park users.”

### **Reply**

Low level lighting is not considered adequate for such a high speed sport, floodlighting is required to allow this activity to continue after dark. Floodlighting is expensive to install, maintain and operate and would require planning permission and it is questionable if such lighting could be permitted next to such a busy road into the city. Fairview Skate Park is a small local facility with only 5 items and is not considered suitable for floodlighting.

A more robust replacement rail with additional anchor points has been ordered from a reputable playground company that supplies such items and will be installed at the same location as the previous.

The bound gravel path has been in situ next to the skate park for approximately 10 years and this is the first complaint of this nature received. There is approximately 500 linear metres of such paving surrounding the playground, picnic area and bandstand. The matter will be examined to ascertain if there is a cost effective solution can be identified.

**Contact:** Fergus O’Carroll, Senior Executive Parks Superintendent  
**Phone:** 01 222 6625  
**Email:** parks@dublincity.ie

**Order:** Rejected. Manager Mitchell to pursue the feasibility of providing a state of the art skateboard venue on the Northside.

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

”That the Manager give an update on the welcome "on lead off lead" proposal for St. Anne's Park in terms of the next steps for the plan and give a time line for same as well as detail on how the consultation with park users will take place.”

### **Reply**

The proposal has been shared digitally with local residents and interested groups for comment. If there are any other interested parties or groups that wish to make comment they can do so at [parks@dublincity.ie](mailto:parks@dublincity.ie)

It is intended to organise an onsite consultation before the end of the year.

Ideally this would be in collaboration with a dog care charity to promote responsible dog ownership at the same time.

**Contact: Fergus O'Carroll, Senior Executive Parks Superintendent**  
**Phone: 01 222 6625**  
**Email: parks@dublincity.ie**

**Order: Agreed**

**e Motion in the name of Councillor Naoise O'Muirí**

“That this Area Committee:

- Expresses its concern that the current segregation solution for cyclists/pedestrians on the Causeway Road simply is not fit for purpose as it creates potential dangers for all categories of Causeway users
- Reiterates its support for the implementation of planned improvement measures for the Causeway Road in advance of further work on the Dublin Bay Discovery Centre project”.

**Reply**

The current segregation solution provided by way of plastic water filled barriers is very much considered a temporary solution and will be replaced with a cast in situ kerb and bollards or such low bollards similar to those that define cycle lanes on the quays and elsewhere in the city. Certain discussions have taken place with road design engineers but progress has been very slow due to the enormous back log of works arising from the works restrictions due to the pandemic. It is hoped that the matter can be progressed in the coming months with a permanent solution affected in the first half of 2022.

There is a considerable level of service connections sewer, water, data and communications that will be required for the New Discovery centre which will need to be located in the Causeway Road. The matter can be referred to the design team to ascertain what level of improvements can be affected to the causeway in advance of the construction phase of the centre that might not be undone through the required service connections.

**Contact: Fergus O'Carroll, Senior Executive Parks Superintendent**  
**Phone: 01 222 6625**  
**Email: parks@dublincity.ie**

**Order: Agreed.**

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

“That a flood emergency plan is developed for areas in the NCA that are most at risk from flooding from pluvial/flash flooding, river and marine flooding. That volunteers are trained from outside the areas that are most at risk to help with evacuations and assistance to those effected, as we are facing into the effects of climate change with more frequent extreme weather events, wetter weather increasing our communities and need to be prepared so we can protect those that are most vulnerable”.



## **Reply**

Dublin City Council has a flood emergency sub-plan which is part of the City's Major Emergency Plan. This sub-plan outlines procedures for forecasting, warning, putting flood alleviation measures in place and managing a flood event in the city. Civil Defence who are largely a volunteer organisation, but with significant training, are one of the resources which can be called upon in a flooding emergency. All potential flood warnings are assessed in advance by Dublin City Council's Severe Weather Assessment Team (SWAT) and by DCC's Flood Assessment Group (FLAG). Both of these operate 24/7/365.

The areas that are most at risk have been identified by Flood studies carried out for tidal, fluvial and pluvial flooding. Flood Projects have been put in place or are in the pipeline to reduce the flood risk to these areas on a priority basis. Historic floods have been used to verify the extents of these very at risk areas.

Climate change forecasts of increasing sea levels, larger waves and more intense rainfall events have been used to identify areas likely to be at significant flood risk in the future, up to the end of the century and estimates of flood protection are incorporated into all flood projects, where practical.

All of the above is being incorporated into the draft Development Plan to promote sustainable development currently and in the future. All new projects and developments in the city are encouraged to incorporate nature based solutions.

**Contact:** Gerard O'Connell, Senior Engineer, Flood Projects & Flood Warning Division, Environment & Transportation.  
**Phone:** 01-2224302  
**Email:** gerry.oconnell@dublincity.ie

**Order: Agreed.** Manager Mitchell to revert to the membership before Christmas with an update on the status of the existing flood defence proposal & will examine ways to communicate flood protection advice and tips to the wider public.

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

"That NCA conduct a community participant risk assessment survey for the effects of climate change and possible biodiversity loss at a local community level, also inviting ideas for solutions at a local level, that this can then feed into the development plan and other plans as part of commitment to act local and think global".

## **Reply**

The area manager will meet with the councillor to review any and all possible options in relation to this request.

**Contact:** Bernie Roe  
**Email:** Bernie.roe@dublincity.ie

**Order: Agreed**

**Councillor Patricia Roe**  
**Chairperson**  
**Monday 15 November 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**

Fergus O'Carroll  
Derek Farrell  
Karl Mitchell  
Rob Ingram  
Eoin Corrigan  
Joanne O'Sullivan

Sarah Brady  
Fiona Moore  
Bernie Roe  
James Nolan  
Catalin Rosca

Deirdre Murphy  
Connell McGlynn  
Donncha O'Dúlaing  
Mary Davis  
Dermot Stephenson

**Apologies:**

**Non-Members:**

Tomas Sexton of Coady Architects  
Stephen Carter of Coady Architects