



**NOTIFICATION TO ATTEND MEETING OF THE SOUTH EAST AREA COMMITTEE
TO BE HELD HYBRID ON ZOOM VIA CITY COUNCIL CHAMBER
ON MONDAY 12 SEPTEMBER 2022 AT 2.30 PM**

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AGENDA

MONDAY 12 SEPTEMBER 2022

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- 1 Presentation on SHD0015/22: Location Harold's Bridge Court' and No.s 1-3 Clare Villas, located at Harold's Cross Road & Greenmount Lane, Harold's Cross, Dublin 6W.
- Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development
Application to An Bord Pleanála
The Adroit Company Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site that includes lands at 'Harold's Bridge Court' and No.s 1-3 Clare Villas, located at Harold's Cross Road & Greenmount Lane, Harold's Cross, Dublin 6W. The site is bounded: (a) to the north, by the rear of existing dwellings (No.s 1-8a Parnell Road & No. 20 Greenmount Lane) and commercial development (i.e. "Greenmount Office Park") fronting onto Parnell Road, (b) to the south and east by commercial development i.e. "Greenmount House" and "Argus House" office buildings, and residential development i.e. "Boyne Court", (c) to the east by Harold's Cross Road, and (d) to the west by Greenmount Lane and to the south-west by Limekiln Lane.
The proposed development provides for 194 no. dwellings comprised of studio, 1, 2 & 3 bed apartment units in 4 no. 2-9 storey blocks (Blocks A-D). The development also includes 1 no. commercial / retail unit (c.175m²) at ground floor level of Block A, 1 no. creche (142.2m²) at ground floor level of Block C and 22

no. artist work studios and exhibition space (1,958m² GFA) at ground & 1st floor level of Block D, all on a site area of 1.01Ha. Permission is sought for the demolition of all existing buildings on site (c. 5,356m²), i.e. (a) 4 no. 3 storey duplex residential buildings (i.e. 48 no. dwellings, c. 3,542m²) and 2 no. 1 storey detached dwellings i.e. No.s 49 & 50 (c. 40m² & 41m² respectively) all within Harold's Bridge Court, (b) 3 no. 2 storey houses at No.s 1-3 Clare Villas (c.331m² in total) and (c) an existing warehouse (c.1,248m²) and ancillary structures (c.154m²) fronting onto Greenmount Lane. Vehicular access to the proposed development will be via Harold's Cross Road, utilizing the existing entrance to Harold's Bridge Court. Limited vehicular traffic will be allowed enter the site from Greenmount Lane, with no vehicular traffic progressing through the entire development. Pedestrian and cyclist access is proposed via Greenmount Lane, Limekiln Lane and Harold's Cross Road. The proposed development consists of the following: Block A is a four to seven storey building accommodating 56 no. dwellings comprised of 29 no. 1 bed & 27 no. 2 bed apartments. Block A also includes 1 no. commercial / retail unit (c.175m²) at ground floor level, with a communal amenity room (c.35m²) and 2 no. communal roof gardens (c.144m² & c.39m² respectively) on the 6th floor. Bin and bicycle stores, sub-station & switch room are accommodated at ground floor. Block B is a two-three and five-nine storey building accommodating 56 no. dwellings comprised of 2 no. studio units, 20 no. 1 bed, 32 no. 2 bed & 2 no. 3 bed apartments. Block B also includes a communal amenity room (c.53m²) on the 3rd floor, with a communal roof garden (c.164m²) also on the 3rd floor. Bin and bicycle stores are accommodated at ground floor. Block C is a four to eight storey building accommodating 57 no. dwellings comprised of 15 no. 1 bed, 39 no. 2 bed & 3 no. 3 bed apartments. Block C also includes a 1 storey creche (142.2m²) at ground floor level, with associated outdoor play space (c.233m²), bin stores at ground floor level and a communal amenity room (c.50m²) on the 7th floor, with a communal roof garden (c.169m²) also on the 7th floor. Block D is a four to five storey building accommodating 25 no. dwellings comprised of 1 no. studio unit, 16 no. 1 bed, 7 no. 2 bed & 1 no. 3 bed apartments. Block D also includes 22 no. artist work studios and exhibition space (1,958m²) at ground & 1st floor level, and communal open space (c.124m²) at 2nd floor level. Bin and bicycle stores are accommodated at ground floor. The proposed development provides for public open space (c.1,355m²), hard and soft landscaping & boundary treatments. Communal residential amenity areas and open spaces are provided for in the form of communal roof gardens and communal rooms associated with the individual blocks. Additional communal open space is provided at ground level totalling c.577m². Private open spaces for the proposed dwellings are provided as terraces at ground floor level of each block and balconies at all upper levels. Car parking is to be provided in the form of surface and basement level car parking (65 no. spaces in total). Blocks B & C are located above the proposed basement, which accommodates 58 no. car parking spaces (including EV parking), 4 no. motorcycle spaces and 426 no. bicycle parking spaces (inclusive of 8 no. cargo bike spaces & 48 no. electric bicycle spaces). There are an additional 7 no. surface level car parking spaces proposed (including 4 no. club car spaces), and 50 no. surface bicycle parking spaces. Bicycle parking is also accommodated at ground floor level within Blocks A, B & D (104 no. spaces in total). The proposed development includes for all associated site development works above and below ground, bin & bicycle stores, plant (M&E), 2 no. sub-stations, public lighting, servicing, signage, surface water attenuation facilities etc. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area

plan other than in relation to the zoning of the land. The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.haroldsbridgecourtshd.ie. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

- 2 Presentation on Planning Application Ref. No. : 4336/22 Location: The Swan Centre, Rathmines Road Lower/Castlewood Avenue, Rathmines, Dublin 6, extending to Castlewood Terrace, Rathmines, Dublin 6 **8 - 25**

Permission for - The demolition of existing pitched glazed roof over shopping mall
 - The construction of a new 111 bedroom hotel around a central lightwell. This new structure will increase the overall height of the building to part five storeys and part six storeys in height
 -The change of use of one ground floor retail unit to hotel reception
 -The change of use of two retail units at first floor of the existing shopping centre to hotel storage and staff facilities
 -The front facade of the existing buildings on to Rathmines Road Lower will be re-clad in red brick above ground floor level to create a new four-storey scale to the street.
 -Construction of a new metal-clad fire escape stair, and plant room enclosure on the south elevation to link down to existing fire escape lane at ground level.
 -All associated drainage works.

The total area of the proposed development is 3,554.7 sq.m. The total site area is 14,582 sq.m and is bounded by Rathmines Road Lower, Castlewood Lane and Castlewood Avenue.

- 3 Presentation on TAG Matters regarding Bus stop infrastructure for BusConnects Network Redesign Routes **26 - 34**

4	Minutes of the South East Area Committee Meeting held on 11th July 2022	35 - 65
5	Environment and Transportation Department Matters	66 - 72
	i. Minutes of the Traffic Advisory Group Meeting held on 23 rd August 2022.	
6	Office of City Recovery Public Domain Report	73 - 78
7	Planning and Property Development Department Matters	79 - 82
	i. Report on proposed disposal of 15 and rear 14 Richmond Street South, Dublin 8 to Gordon Properties Limited.	
8	South East Area Matters	83 - 103
	i. Report of the Director of Services Central and South East.	
	ii. Naming and numbering request for a development at 23-24, Mountain View Avenue, Dublin 6 & rear of Nos. 226-230 Harold's Cross Road: Eachlann Radharc an tSléibhe / Mountain View Mews.	
	iii. Naming and numbering request for a development at Sandford Lodge, Sandford Close, Sandford Road, Dublin 6, Gairdíní Bewley / Bewley Gardens.	
	iv. Naming and numbering proposal for a development at the former Irish Glass Bottle & Fabrizia sites, Poolbeg West, Dublin 4. An Mhonarcha Buidéal Gloine / Glass Bottle	
	v. Discretionary Fund South East Area Status Report as at 1 st September 2022.	
9	Motions	

Motion 1 from Councillor Claire Byrne

That this Area Committee calls on the Area Manager can he please provide a full list of and a response to following:

- Outstanding unfinished road and pathway resurfacing projects that are due to be fixed by utility companies in the South East Inner City
- What is the status of each of these projects?
- What are the barriers to completion?
- What is being done to speed these process up to improve road and footpath surfaces in the area?

Motion 2 from Dermot Lacey

This Committee requests the Manager to contact all the relevant utility companies and the relevant sections within Dublin City Council who carry out works and contract out works with a view to reminding them of their obligation to protect protected and heritage structures including public lighting and post boxes following the considerable damage caused to such a heritage post box in Sandymount during recent Irish Water works.

Motion 3 from Dermot Lacey

This Committee agrees to have an on-site meeting for interested Councillors in Herbert Park to discuss upkeep, future plans, use of buildings on the campus, use of the allotments and any other item submitted by Councillors.

Motion 4 from Councillor Mary Freehill

The Office of Public Works circulates Dublin City Council occasionally with list of unwanted state properties. It is agreed that all properties in the South East Area be notified to elected members in that area.

Motion 5 from Councillor Mary Freehill

Notification by a bin company of plan to increase bin charges will have serious implications for households, particularly people living alone. This committee agrees that DCC considers developing strategies to help people bin share. It's in the council's interest, as the hike in charges risks dumping and incorrect use of litter bins.

Motion 6 from Councillor Mary Freehill

Now that Irish Water will be rebranded Uisce Éireann, which is in the spirit of the Official Language Act 2021, it's important that equal emphasis is given to devolved service delivery standards and communications to the customer.

This body will take over local authority water services from January 2023, which means it will be a national organisation, run centrally from their Cork Office.

Because of the lack of devolved service delivery structures in the proposed Bill, this Council agrees to call on the Minister for Housing to ensure that devolved accountability for service delivery is included in the Water Services (Amendment) No. 2 Bill 2022.

Currently the bill provides for revised accountability auditing to Public Accounts Committee in the Dáil. However, the EU principal of subsidiarity must be respected. We need to ensure that the bill includes a mechanism to provide service delivery standards and co-operation through elected bodies of local authorities, which are the bodies closest to the consumer.

Furthermore the communication structure of co-operation would work best through each local authority's local area committees.

Motion 7 from Councillor Mannix Flynn

That this SEA meeting of DCC support, in recognition of the outstanding cultural contribution that Mr. Dickie Rock has made to the cultural life of this country since the 60s with his numerous show bands and musical extravaganza, calling on the present Lord Mayor of Dublin to consider honouring Mr. Rock with the Honorary Freedom of the City of Dublin.

Motion 8 from Councillor Daniel Ceitinn

The Area Committee recognises that the proposal is seeking to replace the public space which has been temporarily lost for the next 2 years at Portobello Square and to return some amenity space for young children and families. Portobello Tidy Towns estimate 70 young children live within the close neighbouring streets all with little to no private outdoor space.

The Area Committee also supports examining the inclusion of a filtered permeability measure at a location on Synge Street decided in consultation with residents of Synge Street to eliminate the potential for through traffic as part of the trial or a separate trial, or as part of a wider traffic study and plan for the entire neighbourhood.

The Area Committee acknowledges that Portobello Tidy towns is willing to commission and co-fund/fund any necessary traffic studies in conjunction with the

City Council if that would ensure timely progress.

“A neighbourhood trial to create the ‘Heart of Portobello’ Hello neighbour, We are a group of neighbours living on and around Lennox Street in Portobello and we believe that one small change could make it an even more enjoyable and safer place to live. Acting on behalf of our Portobello & St Kevin’s Tidy Towns, we would like to trial the creation of a small pedestrianised space on Lennox Street in front of the row of shops - for neighbours to stop and chat and for young children to play! Our vision is to: ● create a more vibrant ‘village heart’ for Portobello ● make Portobello even friendlier, quieter, cleaner and safer (for both young and old) ● reduce speeding on Lennox Street ● stop cars and trucks from using our neighbourhood as a short-cut to avoid traffic on the South Circular Road Our goal is to trial this ‘village space’ in order to find out if it works, and how to improve it. We are seeking your support on this general proposal before we speak with Dublin City Council for their support. Please let us know what you think! (Please read overleaf...) Our plan is to create this ‘village space’ by initially using lightweight and low-cost materials so that we can learn and change the space as everyone gives feedback. As a first step we would put up temporary barriers (such as flower planters) on Lennox St just before the junctions with Lennox Place and Warren St. We would regularly review how it is working out, for example after 1 day, 1 week, 1 month and 1 year. If the space is as successful as we hope, we would then seek for it to be finished in high-quality materials at a point in the future. NOW - Lennox Street OUR VISION – Portobello Village. The Green Box shows the proposed Portobello ‘Village Space’. Traffic: The proposal is to stop vehicular traffic from using a small section of Lennox St. So cars, trucks and motorbikes: ● would no longer drive (and speed!) down the full length of Lennox St ● would no longer turn left from Lennox Place onto Lennox St ● would no longer turn right from Warren St onto Lennox St. Pedestrians and cyclists would continue as normal. Parking: The aim is to design this new community space to maintain car parking for residents and spaces for deliveries to the businesses. Who we are: Maria, Chris, Emer and Shane, acting on behalf of our Portobello & St Kevin’s Tidy Towns. Contact us by email: portobellotidytowns@gmail.com or by phone on 087-7835057.”

Motion 9 from Councillor Claire Byrne

That this Area Committee calls on the Area Manager for an update on the negotiations regarding the delivery of 900 social and affordable homes in the Poolbeg West SDZ. Can the Manager outline why works are commencing on the site without an agreement in place on these homes as this is a breach of the planning agreement?

Motion 10 from Councillor Claire Byrne

That this Area Committee calls on the Area Manager to urgently replace the tarmac dumped at either end of Castle Street. This has further destroyed this street and its new surface.

Motion 11 from Councillor Daniel Ceitinn

That the Area Committee will request a formal, in person update on developing the Glass Bottle site from Housing, Planning, and the developer to outline the timeframes and explain ongoing delays, and in particular to seek assurance that the 900 affordable and social housing units will be developed on site, and to discuss ancillary matters.

Motion 12 from Councillor Daniel Ceitinn

That the Chief Executive will address this Area Committee on the College Green plaza project.

