



**MINUTES OF THE SOUTH EAST AREA COMMITTEE MEETING**

**HELD ON MONDAY 8 OCTOBER 2018**

- 1 **Presentation on River Poddle Flood Alleviation Scheme**  
**Order: Noted.**
- 2 **Presentation and report on Part 8: Flood relief works at the RDS wall**  
**Order: Noted.**
- 3 **Minutes of South East Area Committee meeting held on 10th September 2018**  
**Order: Agreed.**
- 4 **Environment and Traffic Department Matters**
  - i. Minutes of Traffic Advisory Group meeting held on 25<sup>th</sup> September 2018.  
**Order: Noted.**
- 5 **Housing, Residential and Emergency Services Department**
  - i. Report on Part 8 Fishamble Street.  
**Order: Agreed to recommend to City Council.**
- 6 **South East Area Matters**
  - i. Update on Community Development, Environmental Services Unit, Housing Projects & Local Area Improvements and Sports & Recreation Sections.  
**Order: Noted.**
  - ii. Report on proposed naming of an office development at 5 Hanover Quay, 5HQ.  
**Order: Agreed.**
  - iii. Report on proposal to name and number a development on Rathgar Avenue as 1 – 2 Kenilworth Villas.  
**Order: Agreed.**
  - iv. Report on proposal to name and number a development at rear 342 Kimmage Road Lower as 1 – 3 Riversdale Mews.  
**Order: Agreed.**

**Motions 8th October 2018****Emergency motion from Councillor Dermot Lacey**

In view of the dangerous incident with a seagull in Herbert Park recently as notified to all the Pembroke South Dock Councillors this Committee requests the Manager to:

1. Bring forward a plan to deal with this issue across the city and
2. Specifically seek to introduce whatever measures are necessary to deal with the specific problem in Herbert Park.

**Order: Agreed.**

**Motion 1 from Councillor Dermot Lacey**

This committee requests that the manager ensure that the upgrade sought for many years of the road surface on Seafort Avenue, Sandymount be once and for all carried out. The current state of the surface has led to constant vibrations and damage to adjoining homes - particularly caused by bus movements.

**Order: Report to councillor.**

**Motion 2 from Councillor Mary Freehill**

That Leinster Road be listed for resurfacing in the 2019 budget, giving particular attention to Harold's Cross and Rathmines ends of the road. This road has had potholes filled in over the years but this is not sufficient as the quality of the surface of the road has worn down so badly that it is now dangerous for cyclists.

**Order: Moved by Cllr. Lacey. Report to councillor.**

**Motion 3 from Cllr. Mannix Flynn taken with Motion 20 from Cllr. Frank Kennedy**

That this meeting of the South East Area Committee calls on the National Transport Authority and those involved in Metro Underground to refrain and desist from demolishing College Gate Apartments and the Markiewicz swimming pool and instead find an alternative route that can facilitate the Metro Underground transport system.

Many of us have received correspondence from the residents of this apartment block as well as member of the public and also those who use the Markiewicz sports centre and swimming pool pleading with us not to demolish their neighbourhood facilities and their residential communities. There is great fear and uncertainty in this community at this time as well as the greater public outrage that while we are in the middle of a housing crisis there are plans afoot to demolish perfectly good apartments and community facilities.

**Order: Agreed.**

**Motion 4 from Councillor Mannix Flynn**

That this meeting of the South East Area Committee calls on Dublin City Council to initiate a protocol and guideline for walking and cycling tours.

These tour operators have now become a phenomenon in Dublin. It is every single day of the week including Sundays. Many of these walking tours cater for very large number (over 50 and sometimes up to 70). The footpaths become congested, impassable. There is great danger here for other pedestrians who wish to get on their way to wherever they are going. The walking tours seem to have no consideration or understanding of other footpath users and this now is becoming a very dangerous situation with many individuals moving onto the roadway to get by. This in turn affects other road users including cyclists, car users and motorbikes.

What are needed here are guidelines around numbers and a protocol around how these tours are managed.

The Temple Bar area and the South East Area are becoming almost impassable for every day pedestrians as a result of the over proliferation of commercial walking tours. In other jurisdictions these tours are managed, licensed etc. by the relevant public authority. There is also a limit to the numbers - i.e. 30 maximum and a strict public domain / management criteria.

**Order: Agreed.**

**Motion 5 from Councillor Mary Freehill**

That an examination of the hugely increased traffic flow in Castlewood Park be urgently undertaken. The reply below is unacceptable and shows that the traffic Department only has a historical knowledge of Castlewood Park. This report refers to a survey carried out in December 2016. Last year the Swan Shopping Centre opened a new entrance to its centre from Castlewood Avenue. The result of this is that customers both access the centre from Castlewood Park and furthermore many now park on this road to avoid parking fees in the Shopping Centre which is more expensive and has a minimum of 1 hour parking.

This meeting agrees that the above issues be addressed by the department to find a solution to the current increased traffic.

**Order: Moved by Cllr. Lacey. Report to councillor.**

**Motion 6 from Councillor Mary Freehill**

That it is agreed that the Gulistan Bring Centre open earlier in the mornings and close at 5p.m. also there is a big demand in Rathmines to have this centre open from the Town Hall entrance on Saturdays. Furthermore a lot of school children use the route to school during the week so having the centre closed morning and evening when they are going to and coming from school is causing a big diversion and to use a more dangerous route.

**Order: Moved by Cllr. Lacey. Report to councillor.**

**Motion 7 from Councillor Chris Andrews**

That this area committee supports the installation of CCTV in the Cabbage Patch and also in the surrounding streets as a matter of urgency because of the significant trouble young people are causing with quads and motorbikes and smashing windows in the Iveagh Trust flats on a regular basis and we will write to the chief superintendent in Kevin Street and request that Gardaí would monitor the newly installed CCTV.

**Order: Agreed.**

**Motion 8 from Councillor Chris Andrews**

That a comprehensive plan be put in place for the management of the Halloween period in the Cabbage Patch and surroundings as matter of urgency to help prevent the serious criminal behaviour and that this would be done in conjunction with Gardaí and we will write to Gardaí requesting them to liaise with DCC and outline the plan they will put in place.

**Order: Agreed.**

**Motion 9 from Councillor Chris Andrews**

That this area committee supports the removal of the maze in Mercer House C block and the soft surface, as it appears hazardous because of the residue the trees overhanging it deposit on it and installation of a new play area.

**Order: Agreed.**

### **Motion 10 from Councillor Mary Freehill**

That this meeting agrees to commence a Village Improvement Plan (VIP) for Harold's Cross. This is an area that is facing many challenges because of a considerable increase in population which brings new challenges for family living, for children and for an ageing population. Along with a proposed new secondary school and changes in traffic movement. That the €50,000 (allocated from the discretionary fund for DIT LAP, all of which was paid for by the college) be reallocated to commence the Harold's Cross VIP.

**Order: Moved by Cllr. Lacey. Report to councillor.**

### **Motion 11 from Councillor Anne Feeney**

That this committee calls upon the Chief Executive of Dublin City Council to provide a report to the South East Area Committee (SEAC) detailing how each of the proposed bus corridors / spines in the South East Area positively fits with or adversely impacts on Dublin City Council's development plans. The report should include, but not be limited to the following areas:

- Infrastructural changes required for the suggested bus corridors and potential impact on DCC road maintenance and road works plans for 2019 / 20120 (e.g. Poddle River on Lower Kimmage Road; Pedestrian crossings; planned road and footpath repairs, etc.).
- Dublin City Development Plan 2016 - 2022 (e.g. development of urban villages and community development objectives).
- Cycling strategy for the city (including safe and direct cycle routes).
- Transport links between urban villages, amenities, hospitals, schools, etc.
- Implications for the various age and mixed ability demographic within the area given the potential for longer walks to bus stops, possible reduction in pedestrian crossings on main spines / bus corridors. How does this fit with DCC's 'Age Friendly City' strategy.
- Potential impact on city centre bus congestion and College Green Plaza plans.
- Environmental impact (intensity of buses on particular routes; noise and air pollution; tree removal; etc.).
- Impact for residential parking and access on one-way bus corridors where there is insufficient parking options on adjoining roads.

Report to be available for November or December SEAC meeting.

**Order: Report to councillor.**

### **Motion 12 from Councillor Claire Byrne**

That this area committee calls on the area manager to implement a neighbourhood improvement plan for New Street Gardens and surrounding areas. The plan should include

- Gutter clearing and cleaning
- Street cleaning
- Waste disposal facilities to address the ongoing issue of illegal dumping
- Planters and other greenery

**Order: Agreed.**

### **Motion 13 from Councillor Claire Byrne**

That this area committee calls on the area manager to contact Eir to ensure they remove the redundant Eir telephone boxes outside the AIB on the corner of Harrington Street and Richmond Street South as a matter of urgency. There have been previous requests made for the removal of these yet little has happened. They are an eye sore and are also frequently used for anti social behaviour such as drug taking.

**Order: Report to councillor.**

### **Motion 14 from Councillors Claire Byrne and Patrick Costello**

That this area committee calls on the area manager to put a halt to the granting of planning permissions for short term rental buildings in the South East Area to address the issue of the over concentration of short term letting in the area taking away vital long term housing for our citizens, and to play our part in addressing the housing crisis.

**Order: Agreed.**

### **Motion 15 from Councillor Claire Byrne**

That this area committee calls on the area manager to fix the pothole on Camden Street, located just before Flannery's in the out bound lane as a matter of urgency. This pothole has been there for quite some time and is a serious hazard to cyclists.

**Order: Report to councillor.**

### **Motion 16 from Councillor Mary Freehill**

That the leaf sucking machines be used for a second shift especially during the autumn leaf dropping period. Currently they work in the public domain from 6a.m. to 1p.m. and a second shift in the afternoon would make a big difference. Also that Leinster Road be included in the public domain area of Rathmines. This is an area that has a heavy footfall, especially at night and as a result the area is strewn with take-away leavings, tins and bottles every morning.

**Order: Moved by Cllr. Lacey. Report to councillor.**

### **Motion 17 from Councillor Patrick Costello**

In the past the site at Gulistan Terrace was used as a depot and a bring centre. Over the summer months the depot part of the site was closed and the associated staff were moved. The bring centre remains on site and no changes were made to the opening hours. However, while staff at the depot started their shift at 6am, bring centre staff report for duty and open the site, including gates at both ends, at 9am. This has caused difficulties for people looking for a safe route for children to walk to school through the site as had been the norm until recently. In the absence of other measures to make walking to school safer opening the bring centre earlier would help everyone.

**Order: Report to councillor.**

### **Motion 18 from Councillor Patrick Costello**

This committee agrees that the management will provide them a traffic plan for St. Claire's National School and the new school to open at the greyhound track site, before the new school opens. There are already traffic problems in the area, a need for more pedestrian crossings and crossing time, and a need to proactively address the safety of children and the concerns of local residents.

**Order: Report to councillor.**

### **Motion 19 from Councillor Sonya Stapleton**

This committee calls on the manager to contact all home insurance companies in the Republic of Ireland to ask for a list of streets in the south east area that they will not cover for flood damage on their policy and to ask them to indicate reason

for such refusals. Considering the works Dublin City council and OPW have put into flood protection being built in recent years.

**Order: Moved by Cllr. McGinley. Report to councillor.**

**Motion 20 from Cllr. Frank Kennedy taken with Motion 3 from Cllr. Mannix Flynn**

This area committee resolves that the College Gate apartments, together with the Markievicz Leisure Centre and nearby homes should not be demolished as proposed by the Transport Infrastructure Ireland (TII) plan for Metro Link.

**Order: Agreed.**

**8 Questions to the Chief Executive 8th October 2018**

**Order: Noted.**

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**Councillor Ruairí McGinley  
Chairperson  
Monday 8 October 2018**

**Attendance:**

**Members:**

Ruairi McGinley (Chairman)  
Chris Andrews  
Patrick Costello  
Frank Kennedy  
Claire O'Connor

**Members:**

Kieran Binchy  
Anne Feeney  
Dermot Lacey  
Sonya Stapleton

**Members:**

Claire Byrne  
Mannix Flynn  
Paddy McCartan

**Officers**

Rossana Camargo  
Leah Johnston  
Fiona O'Brien  
Gerard O'Connell  
Cian Harte

Mark Ginnetty  
Rose Kenny  
Neil O'Donoghue  
Dave Weston  
Gary Loughlin

Brian Hanney  
Eileen Martin  
Paul McCann  
David Grant  
Jennifer Wall

**Apologies:**

Mary Freehill

**Non-Members:**

**Q.1 Councillor Dermot Lacey**

To ask the manager if she will reply directly to the person referred to in the correspondence submitted with this question who suffered a serious injury after falling on Estate Avenue, Merrion, Dublin 4 and arrange for the necessary repairs works to be carried out as a matter of urgency.

**Reply:**

Painting of the lampposts here will be included in our 2019 painting programme, subject to finances available. This repair will be carried out as soon as possible.

**Q.2 Councillor Dermot Lacey**

To ask the manager if there are any plans to upgrade the surface of the astro turf pitch at Herbert Park that is now 12 years old and I am told quite dangerous.

**Reply:**

An independent audit is being undertaken on all synthetic pitches being managed by Park Services, including Herbert Park. The audit will assess the condition of the facility and provide recommendations for any future works to be undertaken.

It is anticipated that this audit will be completed over the next 4 to 5 weeks and will inform future work on the Astro Turf in Herbert Park.

**Q.3 Councillor Dermot Lacey**

To ask the manager if she could arrange for the relevant decision making officials to meet with the resident at (details supplied) to once and for all see how this issue can be resolved.

**Reply:**

The stretch of lane running to the rear of details supplied is a very narrow unsurfaced (cul de sac) laneway / 1.00m wide path, closed by a locked gate, which is not in charge of Dublin City Council.

**Q.4 Councillor Dermot Lacey**

This committee requests the manager to provide a full report on any information that Dublin City Council has on plans to develop the Metrolink that would require the demolition of the College Gate Apartments and the Markievicz gym and swimming pool and to further discuss how this committee can work to save these apartments and amenities.

**Reply:**

The issues raised are a matter for the National Transport Authority, Harcourt Lane, Dun Sceine, Dublin 2, tel.: 879 8300.

**Q.5 Councillor Paddy McCartan**

To ask the manager to deal with the following issue from a constituent on Sussex Road:

Nothing has been done with regard to this matter, and last week I contacted the council about broken car window glass that is on Sussex Road. They promised that they would send a van out to sweep up the offending greenish coloured glass, but as of this morning 3<sup>rd</sup> September, that glass was still there and the so called proper sweep and clean up of rubbish never happened since early July.

Now you will probably say, oh this rubbish is only after appearing after the GAA match yesterday, this is not so, the offending rubbish has actually faded over the last few weeks due to non collection in rubbish bag.

I am appalled that the area is only swept every 12 weeks, this needs to be reviewed and a sweep done every four weeks or else the day after a major event is held in the area e.g. a rugby match or concert in Aviva or RDS.

**Reply:**

Waste Management Services had Sussex Road cleaned up on the 25<sup>th</sup> September 2018. The twelve week cleaning schedule for areas such as Sussex Road no longer exists.

The road cleaning schedule of Sussex Road is now determined following a weekly inspection which is carried out by the local cleansing supervisor in the area. Upon inspection, if this area is considered to be in an unacceptable condition, it will be scheduled for cleaning in the following few days. This is considered the most efficient and cost effective method for the allocation of available resources. Every effort will be made to keep Sussex Road as clean as possible.

**Q.6 Councillor Paddy McCartan**

To ask the manager to deal with the following issue from a constituent:

As a pedestrian I have been walking down from Ranelagh via Appian Way into Leeson Street and Burlington Road areas. I have emailed to Dublin Corporation in relation to this matter, a while back, but nothing seems to have been done to give the place a thorough cleaning.

There are no rubbish bins in the area near businesses like Amazon / Burlington Plaza, where a number of buses either terminate their journeys or else begin their new journey north side.

As a result of no bins being provided, people are just dumping their coffee cups either at the edge of footpath or else on the railings of various buildings along the route towards the Grand Canal.

Could you please look into this matter, as it has dragged on for far too long?

**Reply:**

Waste Management Services had the above mentioned location cleaned up on the 25<sup>th</sup> September 2018. We will monitor litter levels at this location to ensure that it is kept as clean as possible and to see if there is a requirement for litter bins there.

**Q.7 Councillor Paddy McCartan**

To ask the manager to deal with the following issue re street lighting on Orchard Lane, Ranelagh from a constituent. He notes, "In the lane way it's very dark and with the onset of winter looming and following past experience of encountering dubious characters in the lane at night, I would have serious concerns with regard to public safety along this lane".

**Reply:**

This lane is not in charge of Dublin City Council Public Lighting Services. Dublin City Council does not have, or maintain, any public lighting here.

**Q.8 Councillor Paddy McCartan**

To ask the manager to deal with the following issue: to have a bench repainted on the Merrion Road beside the bus stop adjacent to Ailesbury Road.

**Reply:**

Arrangements will be made to have this bench repainted.



**Q.9 Councillor Paddy McCartan**

To ask the manager to have the trees trimmed outside number 13 Merlyn Road, Ballsbridge. They are overshadowing the garden and house.

**Reply:**

The lower branches of this street tree, a silver birch (*Betula pendula*), will be removed over the coming weeks. There is also a young dead tree on this road which will be replaced as part of our tree planting programme in 2019.

**Q.10 Councillor Paddy McCartan**

To ask the manager to deal with the following issues on Merlyn Park Ballsbridge:

- a) Broken street light adjacent to number 20 needs to be fixed.
- b) All historic lampposts need to be repainted and restored to their former resplendence.
- c) Broken pavements caused by roots of trees. This issue has been very successfully addressed in Nutley Park and Ailesbury Park by tarmacking the surrounds of the trees. Could the manager indicate when similar work be done in Merlyn Park Ballsbridge?

**Reply:**

- a) Lamp standard no.6 has since been attended to, fixed and is currently operational.
- b) The public lighting columns here will be investigated, and if painting is required we will add them to our list for inclusion on a future painting programme, subject to finances made available.
- c) The tree trips on this footpath will be treated with asphalt (tarmac) when a crew is available.

**Q.11 Councillor Paddy McCartan**

To ask the manager to give me an update on flood prevention measures in Merlyn Park, Ballsbridge. Would it be possible and is it necessary to provide extra drains on Ailesbury Road at the entrance to Merlyn Park? This would ensure that houses on Merlyn Park are suitably protected from flooding.

**Reply:**

Extra gullies and associated pipe work was constructed at this location back in 2012 following a flooding event. There are no plans at present to install additional gullies.

The drainage network in the area is an old combined drainage system which can reach capacity very quickly during a significant rainfall event.

Individual property owners can also take precaution by installing flood gates, non return valves and other actions. If any of the properties have a basement, Dublin City Council (DCC) would strongly advise the installation of a non return valve.

DCC will monitor the area during the next rainfall event to see if any further action needs to be taken.

**Q.12 Councillor Paddy McCartan**

To ask the manager to give a completion date in relation to the Dodder Flood Alleviation works.

Could we have an indication of all outstanding issues to bring the project to termination up to Anglesey Bridge Donnybrook?

How much has been spent on the project to date?

When these works are completed, what steps will be taken to inform the various insurance companies who will then hopefully pass on reduced insurance premiums to house holders in Ballsbridge, Donnybrook and Sandymount areas?

**Reply:**

Works on the Dodder Flood Alleviation Project are substantially completed up to Anglesey Bridge, Donnybrook except for the wall opposite the RDS which requires some strengthening. Underpinning of this wall is currently ongoing and a Part 8 planning application for alterations to this existing wall will be out to public consultation next month. However, even without these outstanding works, the fluvial and tidal flood risk in Donnybrook and Ballsbridge has substantially reduced. Outstanding works are programmed for completion in 2019.

An estimated €35m of flood alleviation works from Ringsend to Anglesey Bridge has been carried out to date from various funding sources, but mainly the Office of Public Works (OPW).

Once programmed works are completed next year, the river will be remodelled by computer analysis and the results sent to the OPW for transmission to the Insurance Federation of Ireland and any other insurance company who requests them.

**Q.13 Councillor Mannix Flynn**

Can the manager issue a full report and updates regarding any progress on the refurbishment of the Peace Garden at Christchurch? This report to include all consultations, if any, that took place with local residents and businesses with regards the installation of the Flanders Memorial.

**Reply:**

A meeting will be arranged with the residents of Christchurch Apartments and other interested groups which have expressed an interest in the re-opening of the Peace Garden to discuss the refurbishment of the garden which will include the 'Flanders Memorial'. This will be arranged in the next few weeks.

**Q.14 Councillor Mannix Flynn**

Can the area manager have the public domain officer and street furniture section investigate the ongoing street drinking, noise and street furniture obstructions that are taking place in Dame Lane east and west?

Many people are complaining that they can no longer walk or cycle through these areas because of on street drinking and placing of barrels, tables and chairs in the roadway and in the laneways. Also, there is proliferation of loud noise from the music from these premises. The premises in question are the Mercantile Hotel, the Stag's Head, The Dame Tavern and the Berlin Bar.

**Reply:**

The matter of public drinking and blocking paths was referred to An Garda Síochána on the 25<sup>th</sup> September 2018.

Inspections of these areas have shown that no furniture is placed on the public footpaths or roadways during office hours. Dublin City Council has taken enforcement action and removed unlicensed furniture from here in the past, and a large table was removed from Dame Court outside "Berlin" by Dublin City Council staff as recently as 24<sup>th</sup> September 2018.

The Air Quality Monitoring and Noise Control Unit can investigate complaints regarding noise from these premises but will require the contact details for those members of the

public affected in order to carry out the investigation and take enforcement measures if required.

**Q.15 Councillor Mannix Flynn**

Can the area manager issue a directive regarding the collection of Xmas Trees at the Milton Car Park?

Further, can the area manager issue a report as to what noise reduction measures are being considered for the bottle bank and bring centre in the car park itself?

I reported this some time back and to date nothing has happened and more and more people are driving into this car park and simply dumping their bottles or pouring them out of cardboard boxes into the containers. Many residents in the area have been complaining about the noise for a long time. Is there any possibility that this bottle bank can be relocated to a less built up area.

**Reply:**

Christmas trees will not be collected for recycling facility at Milltown Car Park, Dublin 6.

Relocating the bottle banks would be difficult. Unfortunately the reality is that finding sites for new bottle banks in the city is very problematic.

Noise complaints received in relation to Milltown have been in relation to the times the banks were serviced. I have contacted the contractors and asked them to ensure that servicing the banks takes place after 8am.

**Q.16 Councillor Mannix Flynn**

Can the manager investigate the ongoing issues of anti-social behaviour at Glovers Court and York Street? Groups of youths at this location are constantly haranguing and attacking both residents and passers-by with fireworks, and other objects such as golf balls, potatoes, etc.

Recently a member of staff on a nearby building site was injured when golf balls were flung deliberately at him from youths within the Glovers Court area. Many residents here feel very intimidated and are left in a helpless state. Recently an attempt was made to burn and set fire to the children's play area.

Can the manger issue a full report with regards the effectiveness of the CCTV cameras and also what measures have estate managers taken in the area to deal with this issue? This issue has been ongoing for a number of years.

**Reply:**

Since the installation of the CCTV cameras in Glovers Court a number of youths have been identified on different occasions after reported incidents. These reports have resulted in a number of calls and interviews having taken place with the parents and in some cases the grandparents of these youths that were DCC tenants. Those youths who were identified that did not live in Dublin City Council properties that information was passed on to the gardaí for them to conduct their own investigations.

On a number of occasions An Garda Síochána has requested access to view the cameras and CCTV system this access was granted to them for use in their investigations. Going forward if the gardaí require further access to the CCTV at this location to assist with their investigations into any form of anti social behaviour, Dublin City Council Estate Management staff will be available to assist.

**Q.17 Councillor Mannix Flynn**

Can the area manager initiate a full examination from the conservation architects of Dublin City Council of Werburgh Street Church?

This church is a highly protected structure; it is a national monument of significant importance. The church is now closed as a result of a major plaster fall within the church. Also, stone and masonry is falling from the front of the church as well as the railings and the steps are now in such a serious dilapidated state that water is pouring into the basements and this important structure is being neglected and in possible danger of irreparable damage being caused.

It is time now for a full examination of this protected structure and the guardians of this protected structure should be made aware of their obligations.

**Reply:**

Werburgh Church and grounds are of significant historical importance, and are on the Record of Protected Structures. The Planning & Property Development Department is currently engaging with the Dean and the church authorities with regard to the situation, and to explore the conservation and renewal of the Werburgh Street - Ship Street area (including the castle walls) in collaboration with the OPW / Dublin Castle.

**Q.18 Councillor Mannix Flynn**

Can the manager give me an update please on the motion that was passed some months back regarding a Compulsory Purchase Order (CPO) on a premises on Aungier Street which is in a serious state of decline and is impacting on everything either side of it including the iconic Swan Bar. This report to include a full breakdown of the CPO process and its initiation.

**Reply:**

The eradication of dereliction in the city and the return of derelict sites to active use is a key priority for the council. The property will be inspected by the Derelict Sites Section and the owner will be requested to carry out necessary works to remediate the property. Failure to carry out these works will result in the property being entered on the Derelict Sites Register. As part of the council's Active Land Management Initiative the Derelict Sites Unit has been pursuing an ongoing acquisition strategy since late 2016. All sites entered on the Derelict Sites Register are considered for compulsory acquisition but the council will only acquire compulsorily as a last resort in circumstances where all efforts to secure the carrying out of improvement works by property owners have been exhausted.

**Q.19 Councillor Mannix Flynn**

Can the area manager issue a full report with regards the allegations of unlawful clamping within the South East Area over the past number of years? This report to include all reporting to Dublin City Council (DCC) of any individual who felt that they were illegally or wrongfully clamped.

What efforts if any the CEO of DCC has taken to investigate these matters. A full breakdown of all motor cars that were clamped in the South East Area over the past two years.

**Reply:**

Protected disclosures were made by two employees of Dublin Street Parking Services (DSPS) - the City Council's parking enforcement contractor - to the City Council early in 2017. The disclosures raised serious concerns regarding the performance of DSPS. They also raised serious concerns regarding the performance of the City Council in overseeing the parking enforcement contract with DSPS.

Initially the council appointed Mr. Michael J. McCarthy, former Assistant Garda Commissioner to investigate these allegations. Mr. McCarthy produced a draft report, which was submitted to both DSPS and to the City Council in June 2017. Following representations from DSPS, the council agreed to withdraw Mr. McCarthy's report and to terminate his investigation. This was done in light of legal advice received that the investigations on which Mr. McCarthy's report was based breached the principles of natural justice. The council also agreed to expunge the report from Dublin City Council's records.

Following the demise of Mr. McCarthy's report, the issues raised in the protected disclosures were pursued directly by the Chief Executive with both DSPS and with management in the Environment & Transportation Department, who oversee the parking enforcement contract. These issues can be summarised as follows:

- Concern about the alleged clamping of vehicles where there were no or inadequate road markings and where, as a consequence, a parking offence may not have been committed. No allegation of unlawful clamping as such was made.
- Concern about the operation of an 'incentive' scheme related to taking breaks on-street which was targeted at clamping crews and based on achieving a specified level of clamps and de-clamps. In addition to service quality concerns this gave rise to a related concern as to whether or not the evening clamping key performance indicator (KPI) was being met, given the practice of DSPS staff to 'clock out' early due to the operation of the 'incentive' scheme.
- Concern that there was an undue reliance by DSPS and the City Council on the appeals mechanism as a substitute for on-going quality control.
- Concern that an inconsistent approach to parking enforcement was being pursued with a failure to enforce parking restrictions at certain city centre locations and against certain categories of vehicles (e.g. commercial vehicles) to a sufficient extent.
- Concern at the alleged failure of DSPS to respond adequately to reports of poor and unacceptable performance submitted by its own staff members.
- Concern at the alleged deployment of supervisory staff on operational roles with the result that there was inadequate on-street supervision of DSPS staff.
- Concern at the alleged failure to achieve the relocations KPI and to respond adequately to complaints of illegal parking in bus lanes, clearways, cycle lanes etc.
- Concern that the parking enforcement contract was not being adequately monitored by the City Council.
- Concern that insufficient 'Grace Time' was being given before enforcement action was taken, in breach of City Council clamping procedures, and the recording of vehicles as being de-clamped before they were actually de-clamped to avoid the delayed de-clamp penalty - both of which it was alleged were facilitated by the practice of manually recording times on occasions. (As the Chief Executive was advised that the introduction of the second Husky device early in 2017 had eliminated manual recording of times and the possibility of non-compliance with 'Grace Time' requirements and the incorrect recording of de-clamp delay times he decided not to pursue this allegation further.)

The Chief Executive concluded his investigation on 8<sup>th</sup> September 2018. He wrote to the Chair of the Transportation Strategic Policy Committee (SPC) and advised him on the conclusions he had reached.

In general, the Chief Executive was satisfied that parking enforcement service in the City Council area operates to a reasonable standard. However, he concluded there was a valid basis for the various concerns that were raised. He noted that DSPS have, with considerable justification, robustly denied any wrongdoing on their part or any failure to comply with their obligations to the City Council under the parking enforcement contract. He further concluded that primary responsibility for any problems with the parking enforcement service must be attributed to the City Council's monitoring of the parking enforcement contract over the past three years or so. This in turn reflected a number of factors as follows:

1. the failure to fill the vacant position of Parking Enforcement Officer,
2. inadequate on-street monitoring of the service by the City Council and
3. inadequate KPIs in the current parking enforcement contract.

In addition to actions being taken by DSPS the following actions have / are being taken by the City Council to address the problems that have been identified:

1. A major programme of road marking renewals has been implemented to address inadequate / missing road markings.
2. In all cases where required road markings were not in place and enforcement action was taken the de-clamp fees paid have been refunded.
3. Arrangements are being made to improve the on-going monitoring of the parking enforcement contract. The vacant position of Parking Enforcement Officer, who will have overall responsibility for monitoring the performance of the parking enforcement contract, is being filled and a new Inspector position is being created to ensure greater on-street monitoring of the parking enforcement contract and a better response to complaints.
4. The new parking enforcement contract which is currently out to tender will emphasise the importance of service quality and the achievement of broad traffic / parking management objectives. It will contain a range of new KPIs.

The Head of Finance is arranging for a review to be carried out of the City Council's supervision of the DSPS contract over the past three years.

For data protection reasons it is not possible to release information on individuals who made complaints regarding the parking enforcement service over the past two years or to release details of all vehicles that were clamped in the South East Area over that period.

**Q.20 Councillor Mannix Flynn**

Can the area manager examine the possibility of extinguishing the public right of way that exists between the new Clarion Hotel at the Grand Canal? This right of way cuts in between the residents' dwellings and the hotel and there are grave concerns from local residents that this is going to give rise to anti-social behaviour and also leave their properties vulnerable to break-ins.

**Reply:**

Clarification was sought from the councillor, upon receipt of which, the matter will be investigated and a report issued to the councillor.

**Q.21 Councillor Mannix Flynn**

Can the manager contact Deliveroo and JustEat and other bicycle delivery services informing them of the rules of the road and calling on them not to use the footpaths or continuously to cycle down one way streets recklessly?

Many of these delivery services are whizzing around the town in a reckless fashion, they don't abide by any laws, are constantly on their phones or Sat-Navs to find the locations while cycling and are a danger to themselves and to the road users and footpath users alike. These firms have a responsibility to ensure that their staff are behaving in a proper manner while on the job and to respect the rules of the road.

**Reply:**

The South East Area wrote to the companies, as requested on 25<sup>th</sup> September 2018.

**Q.22 Councillor Chris Andrews**

Can the manager arrange to have all the floorboards replaced which have been damaged by flooding and all necessary works to be carried out as a matter of urgency so that \*details supplied can have the walk in shower installed as she has had approval for?

**Reply:**

The resident at this property installed a shower, without obtaining authorisation from the city council. Following an inspection, it was determined that a leak from this shower has caused damage to the flooring.

An application to have a walk in shower installed has been received but as yet no approval has been granted. If the application is successful, repairs to the flooring will be carried out, but in the mean-time, the resident is responsible for repairs to same.

**Q.23 Councillor Chris Andrews**

Will the manager arrange for the installation of buzzers on the gates in Mercer House similar to the ones in Bishop Street because the current system means that family get locked out and the gates are heavy and they can swing closed on young or old hands and can cause serious injury?

**Reply:**

The area housing manager will arrange for a feasibility of the councillors request by a specialist contractor and by Dublin City Council Electrical Services Division with a view to solving the problems that residents face as outlined by the councillor.

**Q.24 Councillor Chris Andrews**

Will the manager outline what arrangements Dublin City Council has put in place to facilitate coach parking from the junction of Parse Street / Hanover Street East and the junction of Hanover Street East and Erne Street Lower and give a commitment that coach parking will not be allowed on the side of the road where Pearse House flats are, as the coaches are running and the fumes are unpleasant when residents have their windows open and also the coach passengers can look into the flats and light is blocked when they are so close to the flats and also it is hazardous to have coaches impeding the view of residents when trying to cross the road.

**Reply:**

In response to question 12 tabled at the July meeting of the South East Area Committee, coach parking was relocated from Hanover Street East to Erne Street Lower.

Pay and Display Parking is in operation on the opposite side of Erne Street Lower to where the coach parking was relocated. This area will be re-examined to see if it is feasible to move the coach parking to the other side of the street.

**Q.25 Councillor Chris Andrews**

Can the manager arrange to have the heating restored to \*details supplied and also can the manager arrange to repair the shower which is leaking and it's starting to come through the wall into the sitting room.

**Reply:**

In order to restore the heating in this home, the pipe work needs to be altered. Until agreement to Dublin City Council's heating specifications is received from the resident, no further works can be carried out.

**Q.26 Councillor Chris Andrews**

Can the manager arrange for the trees on Mount Drummond Avenue to be cut back as they are currently overhanging and posing a danger to residents both in terms of falling leaves, and their encroachment on the street lights?

**Reply:**

There are 17 trees planted in the central medium on Mount Drummond Avenue. The majority of this planting is *Tilia cordata* (lime trees) but also includes one large *Platanus x acerifolia* (London plane) and one large *Aesculus hippocastanum* (horse chestnut tree).

The trees are generally considered to be in good condition, and the *Tilia*'s have been pruned and crown lifted in the past. These trees would benefit from additional pruning, but considering their age and current condition this work is not considered to be urgently required.

However, the horse chestnut and the London plane are both large semi mature trees and it proposed to prioritise pruning work on both trees. I anticipate that this work will be undertaken over the coming months.

**Q.27 Councillor Chris Andrews**

Can the manager give assurances to residents that the leaves on Mount Drummond Avenue will be picked up as there have been complaints recently of this not occurring.

**Reply:**

Waste Management Services operate a leaves removal programme citywide during the autumn and winter months. Main thoroughfares and arterial routes into the city are cleared on an ongoing basis. Priority is also given to tree-lined streets with heavy pedestrian use and areas particularly prone to flooding. We will ensure that Mount Drummond Avenue is included as often as possible during the course of this programme.

**Q.28 Councillor Chris Andrews**

Can the manager arrange to have a big belly solar bin installed at the entrance to Sean Moore Park opposite Marine Drive in Sandymount, as the bin there is continuously overflowing and attracts dumping around it?

**Reply:**

A solar compactor bin is due to be installed in Irishtown Nature Reserve week beginning 8<sup>th</sup> Oct 2018 as agreed with the South East Area Office. The provision of this bin should provide the additional capacity required to ensure that there is adequate provision for all litter to be disposed of appropriately.

**Q.29 Councillor Ruairí McGinley**

To ask the manager to prune trees at details supplied as public lights have been totally blacked out by trees with resulting darkness for residents.

**Reply:**

The public lights here are mounted on ESB Network poles which are positioned at the back of the footpaths. Pruning of the trees adjacent to the light fittings will improve the light distribution onto the road and footpaths.



A portion of the tree work on this road, including the removal of the dead tree and removal of low branches, can be undertaken over the coming six to eight weeks.

The request to reduce the height of tree crowns around public lights require specialist tree skills and machinery. This work will added to our tree contract work which is undertaken on a priority basis depending on the condition of the tree and the degree of risk to public safety and damage to property.

**Q.30 Councillor Ruairí McGinley**

To ask manager to advise of feasibility of electric gates for Grove Road flats following on some recent incidents details supplied.

Grove Road Flats on the canal near Harold's Cross. We have had a serious problem with outsiders dumping rubbish which up to now has been annoying and very costly for the council to dispose of.

Last weekend this issue could have resulted in the council having re- house us all. Someone dumped wood beside the block which ended up on fire, see attached photos. This is very worrying. There are a number of babies in the flats too. So fire is a serious worry. Grenfell has increased the worry of flat tenants everywhere.

We need electric gates that only residents can operate for safety reasons. The preventing of fly-tipping would save the council a lot of money which would more than justify the cost. We have had kitchens, beds, floors, serious rubbish, even a transit full of builder's rubble dumped in our complex.

An additional problem is someone in the area is selling cars and is recommending test drives in our car park resulting in our back car park, which is the only area the children have to play in, being used for some very bad driving by outsiders testing cars. It is only a matter of time until a child is seriously injured by an outsider.

**Reply:**

The manager will investigate the feasibility of this request at the named complex and report directly back to the councillor after this has been carried out.

**Q.31 Councillor Anne Feeney**

To ask the manager to investigate the possibility of putting traffic / parking bollards (flexible or permanent) on the edge of the footpath on either side of the entrance to St. Louis High School in Rathmines. Currently cars park up on either side of the entrance (regardless of the double yellow lines) and across the road at drop-off and school pick-up times. This presents a real safety issue on a narrow stretch of road, particularly given the numbers of students entering and exiting and going between cars and not being seen by passing traffic or by the drivers of parked cars when they are parking or moving off.

**Reply:**

During a site inspection made on the 02/10/18, it was observed that cars were blocking the complete width of the footpath outside of the school. In order to protect pedestrians in this area, it is recommended that flexible bollards be placed on the west side footpath of the entrance of the school. This will be carried out by the traffic officer in due course.

**Q.32 Councillor Anne Feeney**

To ask the manager to investigate the possibility of putting a pedestrian crossing on Kimmage Road Lower near to junction with Aideen Avenue to facilitate many older people and children emerging from Aideen Avenue, Corrib Road and this densely populated area to cross the road safely to catch buses into town and to schools.

**Reply:**

A request for a pedestrian crossing on Kimmage Road Lower at the junction with Aideen Avenue is listed for examination and report by the Traffic Advisory Group. The councillor will be informed of the recommendation in due course.

**Q.33 Councillor Anne Feeney**

To ask the manager to investigate the legality and environmental safety issues of a commercial enterprise operating from \*details supplied. There is no name or contact details on this commercial business but it appears to be a car bodyworks operation, possibly operating without license and with little or no safety standards being adhered to in relation to toxic fumes emerging and polluting the residential houses backing onto the lane.

**Reply:**

The Air Quality Monitoring and Noise Control Unit will investigate the matter to ascertain if the operation requires a permit to operate and take appropriate follow up action as required.

**Q.34 Councillor Anne Feeney**

To ask the manager to arrange for the railings alongside the river in Poddle Park to be repainted.

**Reply:**

Quotes will be sought for the painting of the railings at Poddle Park with a view to include it on the Parks and Landscape Works Programme in 2019.

**Q.35 Councillor Anne Feeney**

To ask the manager to carry out an audit on the status of trees along the footpaths and in the green area in Laverna Grove. Many of these trees are top heavy and need to be pruned; some are dead and need to be removed and the trees nearest to the junction with Terenure Road West are so overgrown they completely surround / block out the light from a number of public street lights.

**Reply:**

A portion of the tree work requested, including the removal of the dead tree and removal of low branches, can be undertaken over the coming six to eight weeks.

The request to reduce the height of tree crowns requires specialist tree skills and will added to our tree contract work which is undertaken on a priority basis depending on the condition of the tree and the degree of risk to public safety and damage to property.

**Q.36 Councillor Claire Byrne**

To ask the area manager how many bike parking stands have been installed in the Pembroke South Dock Ward since 2014, can she provide the exact locations of these bike parking stands, and can she provide information on further installation plans and locations of bike parking stands in the area?

**Reply:**

The total number of new Sheffield Stands provided since 2014 in the Pembroke –South Dock Area is 342. This includes stands that will be installed as part of batch 8 which is due to be completed by the second week of October 2018.

The locations of the stands are provided in the table attached.

The on-street cycle parking project has initially concentrated on providing cycle parking facilities in the city centre area as this is where demand is greatest. The latest batches (7 & 8) have seen more cycle parking provision outside the canals in response to the expected demands of station-less bike users.

It is intended that the next batch of cycle parking will be designed and tendered during Q4 of 2018 with installation in early 2019.

**Q.37 Councillor Claire Byrne**

To ask the area manager who is responsible for the lifting of the pavements at the top of Grafton Street (in between the Disney Shop and the ice cream shop) why was this replaced with plain uneven cement which is unsightly and a trip hazard, are there plans to replace this with the same paving as the rest of the street, and if so when will this work be completed?

**Reply:**

The works in question were carried out by the ESB as an emergency operation to locate an electrical fault that was affecting the businesses in the area. Dublin City Council (DCC) Road Maintenance Division is now waiting on the ESB to return the specialised granite that was removed as part of the emergency works. The reinstatement of the granite paving is set as a priority and will be completed shortly. This matter is being monitored with by DCC Road Maintenance Division to ensure the completion of the reinstatement works.

**Q.38 Councillor Claire Byrne**

To ask the area manager what financial supports are in place to assist in implementing an environmental improvement plan such as planting, and a community garden and a mural?

**Reply:**

The South East Area Community Development Section is working with community leaders in \*details supplied on a new plan for greening, biodiversity and mural spaces in the coming months and into 2019.

**Q.39 Councillor Claire Byrne**

To ask the area manager can she please install a yellow box at the junction of Curzon Street and the South Circular Road to assist drivers accessing the South Circular Road in a safe manner?

**Reply:**

The request for a yellow box on South Circular Road at its junction with Curzon Street has been referred to the Traffic Advisory Group for examination and report. The councillor will be informed of the recommendation in due course.

**Q.40 Councillor Claire Byrne**

To ask the area manager can she please prune the trees on Synge Street? The trees are overgrown and are causing problems for pedestrians.

**Reply:**

The street trees on Synge Street have been listed for pruning in early 2019. The pruning work will involve a significant reduction to the street crown canopy.

**Q.41 Councillor Claire Byrne**

To ask the area manager for an update on the installation a four way pedestrian crossing at the junction of Harrington Street, Heytesbury Street and the South Circular Road.

**Reply:**

There are pedestrian crossings on two arms of the junction, on Harrington Street and on Heytesbury Street. The request for pedestrian crossings on the other two arms, on the South Circular Road and on Stamer Street, is still listed on the Traffic Advisory Group for examination and report. The councillor will be informed of the recommendation in due course.

**Q.42 Councillor Claire Byrne**

To ask the area manager can she please provide a list of all the planning permissions granted for short term rental properties in the South East Inner City in the last three years.

**Reply:**

Listed below are the applications lodged, with a description of each, since 2016 in the south east inner city area:

**4202/16**

**Loreto Hall, 77, Saint Stephen's Green, Dublin 2.**

PROTECTED STRUCTURE - The development will consist the change of use of the property from institutional office, administration and ancillary residential accommodation associated with the Loreto Sisters Religious order to 95 no. bedroom hotel with ancillary hotel services, to comprise 8 no. hotel bedrooms, hotel reception, lounge and kitchen in the existing building fronting St. Stephen's Green with an additional 3no. hotel bedrooms in a new two storey hotel penthouse level to that building (total height of building including hotel penthouse level will be 24.1 metres above ground level); hotel restaurant and spa centre in existing chapel building at the centre of the site; and 84 no. hotel bedrooms in a new 9 storey, over basement, building to the rear (building height of 24.8 metres above ground level). Works will comprise (i) refurbishment, internal and external alterations to the existing four storey, over basement, institutional building fronting St. Stephen's Green, to accommodate hotel kitchen and staff facilities at lower ground floor (basement); hotel entrance lobby and reception rooms at ground floor, hotel bar and function room at first floor; 8 no. hotel bedrooms over second and third floor levels; and construction of a new two storey, three bedroom hotel penthouse level set back from the northern (front) building elevation, with a south facing terrace. External alterations comprise replacement windows to match original window frame detail; installation of a new internal fire escape stairs on front (north-western side) of the building from lower ground to fourth floor level, with associated access doors at each level and to be screened from St. Stephen's Green by feature length treated glazed structure; blocking up of 1 no. window in hotel kitchen at lower ground floor level (basement); new glazed link to chapel building (proposed hotel spa and restaurant) between lower ground and ground floor level. Internal alterations comprise the removal of substantial non original engineering works; installation of a new lift core from lower ground (basement) to fourth floor, to be located within existing stair core and provision of associated access doors at each level; partial wall removal for dry goods store and for WC at lower ground floor (basement); widening of opening and removal of door to opening in entrance lobby at ground floor; minor alterations and new partitioning at second and third floors; (ii) refurbishment, internal and external alterations to the existing single-storey, over basement, convent chapel building located at the centre of the site, along with demolition of non-original single storey, lower ground floor level, side extension and construction of replacement single storey, over basement, side extension, all to accommodate hotel spa treatment centre at lower ground floor (basement) and 265sqm (88 no. seat) hotel restaurant at ground floor. External alterations comprise the removal of 3no. windows on the eastern elevation of the existing building at ground floor level to allow connectivity within proposed hotel restaurant; reconstruction of outer walls at lower ground level, and glazed roof to western side of chapel building. Internal alterations comprise the reconfiguration of internal layout at lower ground floor level, including removal of internal walls, and installation of a new stairs between lower ground (basement) and ground floor; (iii) demolition of non-original part two, part three-storey, over basement, convent dormitory building, at the rear (south) side of the site and construction of a new detached 9 storey, over basement, building, to comprise plant and stores at basement level and 84 no. hotel bedrooms at ground to seventh floor levels; (iv) 2 no. internal landscaped courtyards; bicycle parking at ground floor level; suDS drainage, and all associated works necessary to facilitate the development

**Granted by D.C.C. Decision upheld by An Bord Pleanála.**

**2089/16**

**The Enterprise Centre / Catherine's Close, Carman's Hall Building, Garden Lane, Dublin 8.**

RETENTION: The development will consist of retention of change of use of all floors of existing unit from offices to hostel accommodation and includes minor internal alterations to accommodate the change of use.

**Granted by D.C.C.**

**2201/17**

**23-24, Wellington Quay, at Eustace Street and 19 Essex Street East, Dublin 2.**

The development shall consist of:

1) Change of use of existing Eliza Lodge Guest House at Wellington Quay and apartments building at 19 Essex Street to Hotel, including permitted upward extensions on foot of the planning permission granted by An Bord Pleanála (Ref.PL29S.246993), to accommodate 40 hotel bedrooms, all associated ancillary facilities throughout the amalgamated buildings and use of roof garden level for guest amenities.

2) Works to integrate and develop the buildings for hotel accommodation at all levels, including:

- Basement Level- Internal alterations to include provision of storage in lieu of existing kitchen and ancillary accommodation, reconfiguration of existing toilet facilities and provision of service platform from basement level to ground floor level.

- Ground Floor Level- Provision of new hotel reception in lieu of existing apartment lobby, alterations to restaurant area, provision of service platform to basement level, and removal of existing air conditioning plant.

- First Floor Level- Alterations to provide linked dining area and guest lounge, kitchen and storage area in lieu of 3 no. existing apartments and provision of 5 no. hotel bedrooms in place of 4 no. guesthouse bedrooms and lounge.

- Second Floor Level- Provision of 12 no. hotel bedrooms in place of 7 no. permitted guesthouse bedrooms (Ref. PL29S.246993) and 5 no. existing guesthouse bedrooms.

- Third Floor Level- Provision of 12 no. hotel bedrooms in place of 7 no. permitted guesthouse bedrooms (Ref.PL29S.246993) and 5 no. existing guesthouse bedrooms.

- Fourth Floor Level- Provision of 11 no. hotel bedrooms in place of 6 no. permitted guesthouse bedrooms (Ref.PL29S.246993) and 5 no. existing guesthouse bedrooms.

- Roof Garden Level- New lift and stair core/ circulation area, roof garden area and additional plant room area.

- Alterations to existing elevations to include new shop front and signage on Wellington Quay and Eustace Street and new entrances on Wellington Quay and Eustace Street.

- Removal of existing lift and provision of new lift in new location to all floors.

- Internal alterations, provision of extract/ intake ventilation from first floor of proposed kitchen to plant room at roof garden level.

- All ancillary site works and services.

**Granted by D.C.C.**

**4523/17**

**The Mercantile Hotel, 25-28, Dame Street, and Dame House, 24-26 Dame Street Dublin 2 (bounded by Dame Lane to the south and South Great George's Street to the west).**

The proposed development will consist of the following: change of use from office to hotel use of the first, second, third and fourth floor levels of Dame House ( a five storey over basement end of terrace building ) internal and external modifications to facilitate this change of use including amalgamation of Dame House with the existing Mercantile Hotel ( a six storey over basement mid-terrace building ); modifications to all elevations including associated signage; and internal modifications / reconfiguration of and refurbishments to the existing Mercantile Hotel. Planning Permission is also sought for a five storey hotel extension to the rear ( first, second, third, fourth and fifth floor levels ) and an extension of the existing fifth floor ( mansard ) level to now provide a fifth floor level across the entirety of the buildings i.e. resulting in a 79 bed, six storey over basement hotel ( with breakfast /

dining area & residents bar and ancillary accommodation ) with plant area at roof level; and all associated site engineering works necessary to facilitate the development.

**Granted by D.C.C.**

**2656/18**

**Lands at Camden Court Hotel, Camden Street Upper & Charlottes Way, Dublin 2.**

The development will consist of the part extension of the Camden Court Hotel by 2 additional floors to make a total of 8 stories within the existing spine block to the rear (c.906sqm), the further extension of the hotel with an additional 8 storey block (c2, 706sqm) within the existing courtyard to the rear (including replacement rooftop plant), all external finishes of glass and powder coated aluminium. The proposed development will comprise 71 additional bedrooms (to provide a total of 322 bedrooms), 4 conference rooms, one lift and ancillary accommodation totalling c.3, and 612sqm. The development will include new plant at roof level; modifications to the existing basement layout, the reduction in hotel car parking provision from 79 to 58 at ground and basement level and all associated site development including demolition works and site excavation works above and below ground. 30 existing car parking spaces for adjoining uses will be maintained at basement level to give a total number of 88 car parking spaces at this level.

**Granted by D.C.C.**

**3160/18**

**The Trinity Inn, 37B, Pearse Street, Dublin 2.**

Change of use of second floor from staff accommodation to guest house.

**Granted by D.C.C.**

**3970/18**

**43 & 44, Clarendon Street, Dublin 2.**

The development will consist of temporary change of use to short term letting for 6 no. existing apartments (4 no. 1 bedroom and 2 no. 2 bedroom) occupying the top 3 floors of the existing 5 storey building at No. 43 & 44 Clarendon Street, Dublin 2. No physical works are proposed as part of this development.

**Decision pending.**

**Q.43 Councillor Patrick Costello**

To ask the manager for an update on Motion 18 from the September meeting.

**Reply:**

In respect of the various issues raised in Motion 18 September South East Area Committee the following are updates on the outstanding items and issues raised in discussion of the motion.

The issues raised in respect of the servicing of bins and litter management generally in the Rathmines and Ranelagh areas are being addressed with local operational management to ensure that measures and resources in place are adequate to ensure that an appropriate level of service is delivered to these areas. The waste management department would welcome any reports from elected representatives or members of the public regarding this issue.

It is not considered to be a workable solution to require that commercial waste be double bagged in certain areas prone to seagull attacks – this is not considered to be a workable solution to the issue for a number of reasons including the issue of enforcing such a requirement. The requirement for the waste collector to ensure that the appropriate waste stream is contained within bags presented for collection. Potential cost increasing issues for customers and the definition of the areas where the measure is required. It also noted that in most areas where commercial waste is presented for collection in bags there is also domestic waste being presented in bags and the same reasons outlined above are relevant.

It is not possible for Dublin City Council to mandate what receptacles are used in specific areas or by specific customers excepting that the designation is made indicating in what areas receptacles not suitable for re-use (e.g. bags) may be used and areas where only receptacles suitable for re-use must be used.

Dublin City Council would welcome and encourage the introduction of a wider variety of receptacles and where required will designate these as approved containers for the purposes of waste disposal but this does not extend to being empowered to instruct either the householder or the collector to use a specific type of receptacle only as household types and their specific needs in respect of waste disposal vary widely throughout the city.

Dublin City Council is currently engaged in a procurement process for the supply of services related to CCTV that encompasses the need to use devices that can operate where no power supply exists. It is expected that this process will be completed before the end of 2018. The Waste Management department is also preparing to test technology developed by companies involved in the development of battery powered CCTV through the SBIR initiative. Site locations for this testing are currently being examined.

Of all reports received by the Waste Management Department requesting servicing of public litter bins in Q3 2018 73% of these requests were received via the QR code system and responded to. This has increased from 57% in Q1 and 68% in Q2. It should be noted that the system records the request and forwards it to the relevant operational team however the technology does not allow for a response to be issued to the customer upon completion of the action required.

The Waste Management Department is in discussion with the Licensing Section to assess how responsible dog ownership information and dog bags may be distributed to those applying for or renewing their dog licence.

**Q.44 Councillor Patrick Costello**

To ask the manager to facilitate a follow up onsite meeting in Mount Argus Park, there are still significant concerns from the local residents and these are best dealt with by meeting on site.

**Reply:**

An onsite meeting has been arranged in Mount Argus Park for Tuesday 23rd October at 11.00am.

**Q.45 Councillor Patrick Costello**

To ask the manager to improve the security of Grove Road flats, there are issues of persistent dumping and people using the common areas to test drive cars that need to be addressed by management.

**Reply:**

The manager will have a feasibility study of all measures that could be taken at this location to improve the security of this complex and will bring a number of options to management to seek the necessary funding to have these measures carried out.

**Q.46 Councillor Patrick Costello**

To ask the manager to provide an update on the derelict site at details supplied.

**Reply:**

The site is a derelict site and was entered on the Derelict Sites Register on 3<sup>rd</sup> October, 2017 and has been the subject of derelict sites levy (3% of the market value of the site) since January 2018.

The owner is liaising with the council's Conservation Section with a view to submitting a planning application to refurbish the property which is a protected structure. The site will be kept under review by the Derelict Sites Section.

**Q.47 Councillor Patrick Costello**

To ask the manager to provide an update on the derelict site at details supplied.

**Reply:**

Derelict Sites Section has an active file on this site and has been in contact with the owners regarding its derelict state. The owners intend to redevelop the site and are due to lodge a planning application. This site will be kept under review and a reasonable time allowed to lodge a planning application. In the event that this does not occur, action will be taken under the Derelict Sites Act, 1990.

**Q.48 Councillor Patrick Costello**

To ask the manager for an update on the roll out of the neighbourhood traffic schemes.

**Reply:**

Following two successful workshops with Councillors and a consultation period during which further feedback was invited from Councillors, the Neighbourhood Traffic Schemes team are now reviewing the information and formalising the agreed method of delivery.

The formal proposal will most likely be presented at the November Transport SPC for ratification and thereafter at a subsequent City Council Meeting.

Should the Neighbourhood Traffic Schemes be approved and staff and funding are in place Neighbourhood Traffic Schemes can start to be progressed.

**Q.49 Councillor Patrick Costello**

To ask the area manager how many bike parking stands have been installed in the Rathgar Rathmines Ward since 2014, broken down by year, and to provide the exact locations of these bike parking stands, and can she provide information on further installation plans and locations of bike parking stands in the area.

**Reply:**

The total number of new Sheffield Stands provided since 2014 in the Rathgar Rathmines Ward is 17.

All stands were installed in 2018.

The locations of the stands are:

Tudor Road	7 stands	at junction with Cowper Road
Leinster Square	10 stands	near Rathmines Road

The on-street cycle parking project has initially concentrated on providing cycle parking facilities in the city centre area as this is where demand is greatest. The latest batches (7 & 8) have seen more cycle parking provision outside the canals in response to the expected demands of station-less bike users.

It is intended that the next batch of cycle parking will be designed and tendered during Q4 of 2018 with installation in early 2019.

**Q.50 Councillor Chris Andrews**

Can the manager arrange to have the leak and damage in details supplied repaired?

**Reply:**

Works have been completed at this address.



**Q.51 Councillor Frank Kennedy**

I have previously raised questions over the property at \*details supplied, the most recent of which was Question 87 at the Dublin City Council meeting in February 2018 [attached / details supplied]. Many problems persist at this property. Specifically:

- (a) The house is still open to the elements;
- (b) Japanese knotweed is re-growing untreated;
- (c) Rubbish is now being dumped again in garden and basement [see photo attached];
- (d) The building is a protected structure and therefore restoration will need planning permission. It is unknown whether this has been applied for;
- (e) Anti-social behaviour is rife, e.g. people are drinking on the steps of the property.

To ask the manager to take the necessary steps to address these problems immediately.

**Reply:**

The Conservation & Enforcement Section are very aware of the ongoing situation at details supplied and were in court with the owners' representatives on Tuesday 25<sup>th</sup> September 2018 due to the lack of progression on the property. The case will be heard on December 11<sup>th</sup> 2018.

There has been some clearing out works on the property, but not enough to satisfy the Endangerment Notice.

**Q.52 Councillor Frank Kennedy**

To ask the manager to install additional lighting on the laneway from Ashton's Pub to Brookvale Road as there are sections of it which are, at present, pitch dark and it is extremely dangerous to cycle through here in the dark. For instance, there are pointed railings on the side and a fall could be very serious. If better lit, more pedestrians and cyclists would use this lane.

**Reply:**

The installation of lighting here will be considered as part of a future upgrade project.

**Q.53 Councillor Frank Kennedy**

At the July meeting of the South East Area Committee (SEAC) I asked the following question and received the response which follows:

**“Q.13 Councillor Frank Kennedy**

*I asked the following question, and received the response which follows it, at the June 2017 SEAC:*

**Q.80 Councillor Frank Kennedy**

*To ask the manager to repair, as a matter of urgency, the footpaths outside Margaretholme Sheltered Housing, Claremont Road, Dublin 4. The footpaths are in a dreadful state and the residents of Margaretholme are elderly, vulnerable and in many cases are of limited mobility.*

**Reply:**

*Arrangements will be made to carry out repairs at this location.*

**Contact:**

*Madeline McNamara, Executive Engineer, Road Maintenance Services Division, tel.: 222 2722, email: [madeline.mcnamara@dublincity.ie](mailto:madeline.mcnamara@dublincity.ie)*

*The residents of Margaretholme advise that the footpaths on Claremont Road, Tritonville Road, Herbert Road, and Sandymount Road remain in poor condition. To ask the manager the following:*

- a) To state what repairs have been carried out outside Margaretholme Sheltered Housing, Claremont Road, Dublin 4 in the period since June 2017;
- b) To identify the total number of repairs which are currently logged as required to be carried out to the footpaths on Claremont Road, Tritonville Road, Herbert Road, and Sandymount Road on Road Maintenance's records;
- c) To state what repairs have been carried on Claremont Road, Tritonville Road, Herbert Road, and Sandymount Road since June 2017; and
- d) To carry out repairs to the footpaths on these roads, and especially outside Margaretholme, as a matter of urgency.

**Reply:**

Road Maintenance Services' Asset Management System was interrogated to provide the following data:

- a) Number of repairs recorded outside Margaretholme Sheltered Housing, Claremont Road in time period June 2017- June 2018: 0
- b) Number of service requests currently outstanding on:
  - Claremont Road: 6
  - Tritonville Road: 6
  - Herbert Road: 4
  - Sandymount Road: 6
- c) Repairs carried out in time period June 2017- June 2018:
  - Claremont Road: 0
  - Tritonville Road: 1
  - Herbert Road: 5
  - Sandymount Road: 2
- d) These service requests will be inspected and repairs scheduled when a crew is available."

These repairs have still not taken place. To ask the manager to effect these repairs immediately.

**Reply:**

These footpath repairs will be carried out as soon as possible.

**Q.54 Councillor Frank Kennedy**

In light of the enormously serious housing emergency outlined in [details supplied] to ask the manager to recognise this most acute of situations, to take into account and prioritise this family in the allocation of accommodation and, at the very least to restore them to the position they were at on the City Council housing list when they came off it circa five years ago. In particular, it is seriously inequitable that, because they were forced to go to Cloughjordan, they lost their place on the Dublin Housing list.

**Reply:**

The applicant (details supplied) is on Band 2 of the Housing list for three bedroom accommodation with the following positions

- 193 for Area H (Ballybough)
- 132 for Area M (Pearse Street/Ringsend)

They should submit all medical documents to Housing Allocations, Block 2, Floor 1, Civic Office, Fishamble Street, Dublin 8 for the medical referee to review.

The applicants previously had a Housing Application which they requested was cancelled on 27th of August 2014.

The household presented to Central Placement Services on 13th of September 2018 and were approved for self accommodation for which they are still approved. They are also on a list for any hub's that may become available and should remain in contact Central Placement Services.

Dublin City Council can confirm that the household is eligible for the Household Assistance Payment (HAP) scheme which will greatly assist them in accessing the private rental market. This means that the household is eligible to be considered for one month advance deposit and one month rent in advance with differential rent payable to Dublin City Council.

Access to/further information on HAP is available from the HAP unit on [placefinders@dublincity.ie](mailto:placefinders@dublincity.ie) or 222 6955.

**Q.55 Councillor Frank Kennedy**

At the city council meeting on 11<sup>th</sup> June 2018, I asked the following question and received the response which followed thereafter:

**“Q.34 COUNCILLOR FRANK KENNEDY**

**SEA** *To ask the Chief Executive as at present construction work takes place on the site of the old Central Bank residents and local businesses advise that there do not appear to be warning signs warning the public of the heavy construction traffic; i.e.:*

- *None for the pedestrians walking up Crown Alley and crossing Cope Street;*
- *None for the pedestrians walking up and down Fownes Street;*
- *None for the pedestrians on Dame Street where a tarmacadam entrance has been created for large construction traffic to enter the site off Dame Street;*
- *No signs for cyclists to warn them of the dangers;*
- *No signs for the heavy construction trucks entering the area warning them of the myriad cyclists and pedestrians likely to appear out in front of them; and*
- *Local residents and businesses report that since July 2017 no warning signs of the kind identified in the bullet points above have been erected. They further query whether on site safety signs are displayed on the entrance gates.*

*On grounds of public safety to ask the Chief Executive to ensure that adequate signage is erected at this locus as a matter of urgency.*

**CHIEF EXECUTIVE'S REPLY:**

*Dublin City Council Roadwork's Control Unit contacted the main contractor responsible for Central Plaza Development and advised him of local business & residents concerns regarding inadequate warning signage on surrounding streets, to alert pedestrians & cyclists of construction traffic. The contractor agreed to review his Traffic Management & Logistics Plan and to install additional warning signage where necessary. Roadwork's Control Unit will continue to monitor the situation to ensure that safety concerns are satisfactorily addressed.*

*The signs referred to in the reply to Q.34 now need replacement as most are missing from the original sites where they were erected. To ask the manager to ensure that these signs are replaced. [It should be noted that when they first went up everyone's attention was drawn to the dangers of what was going on and the signs were most welcome and appreciated.]”*

**Reply:**

Dublin City Council Roadwork's Control Unit contacted the main contractor responsible for Central Plaza Development and advised him to check the traffic management signage. The contractor agreed to replace any missing warning signage as soon as possible.

**Q.56 Councillor Frank Kennedy**

At the July meeting of the South East Area Committee (SEAC) I asked the following question and received the response which follows:

**"Q.34 Councillor Frank Kennedy**

*In light of the increased number of concerts taking place in the Donnybrook / Ballsbridge area, in particular at Donnybrook Stadium / Energia Park and at the RDS, and the fact that many local residents have been discommoded by the noise levels, to ask the Manager:*

- (a) What controls are in place to ensure these performances do not disturb local residents?*
- (b) Are officials from Dublin City Council on site to ensure no excessive noise levels?*
- (c) What is the maximum permitted decibel level?; and*
- (d) Who monitors the decibel levels?*

**Reply:**

- a) There are no legal mandatory limits on noise levels for outdoor events in Ireland. The UK Pop Code is adapted as the benchmark for such events by Dublin City Council. The UK Pop Code is used extensively by local authorities in Ireland and the UK as the industry standard for such events and sound engineers with touring music artists would be familiar with the measures required to comply with this code. Environmental Health Officers in the Air Quality Monitoring and Noise Control Unit of Dublin City Council are authorised to serve Statutory Notices under S, 107 of the Environmental Protection Agency Act 1992 to prevent or limit noise at concert events. Notices are generally served on the promoter and on the occupier of the venue. These notices set out maximum levels permitted in the vicinity of concert venues. The Event Licence also obliges the event organisers to appoint an independent noise consultant to carry out monitoring and to issue a report to Dublin City Council. In practice Dublin City Council staff liaise with the noise consultant during the event, and if required the sound desk can be contacted to make adjustments to acoustic management of the event.*
- b) Environmental Health Officers generally carry out onsite monitoring at concerts and communicate with the independent noise consultant, and if necessary with sound engineers at the mixing desk to notify of possible breaches and to ensure compliance with the noise levels.*
- c) The Pop Code states a maximum LAeq limit of 75dBA(15mins.) shall not be exceeded at the environs of the venue and this level was set out in the Statutory Notice.*
- d) As stated above, noise monitoring is carried by Environmental Health Officers and the independent noise consultant.*

In light of the above response, to ask the Manager:

- (a) To furnish copies of each of the reports issued by the independent noise consultants to Dublin City Council in respect of each open air concert which took place at the RDS in June 2018; and*
- (b) What phone number, if any, can residents telephone at the weekend to complain if noise levels are too high at concerts at the RDS?*

**Reply:**

- a) A copy of the report will be forwarded directly to the councillor.
- b) The promoters in conjunction with the RDS are required to operate a hotline for event related information/complaints prior to, during and post concerts. This requirement is specified in the conditions of the granted outdoor event licence. The appropriate contact number is publicised in advance of the concerts by the event organisers and/or the venue.

**Q.57 Councillor Frank Kennedy**

With regard to the unkempt state of the Leeson Street, Sussex Road and Burlington Road areas, to ask the manager:

- (a) How frequently are the footpaths and sides of the road swept on each of these thoroughfares;
- (b) In light of the appalling state of the general area at present to conduct a proper and thorough sweep and clean without delay;
- (c) To have regard to, in particular, and to remove the vast quantity of bottles & used coffee cups left up on railings & thrown into the bushes in the area from the corner adjoining the Clayton Hotel ( previously known as Burlington Hotel) right down around to the junction of Mespil Road where the Mespil Hotel is;
- (d) To install rubbish bins along the route mentioned at (c) above, especially at the set down area for buses/pickup of passengers near Connacht House for the disposal of rubbish when people are getting on or off buses; and
- (e) To identify whom precisely should residents contact when it is necessary to notify the council that an urgent sweep is required.

**Reply:**

- (a) The road cleaning schedule of these thoroughfares is now determined following a weekly inspection which is carried out by the local cleansing supervisor in the area. Upon inspection, if this area is considered to be in an unacceptable condition, it will be scheduled for cleaning in the following few days. This is considered the most efficient and cost effective method for the allocation of available resources.
- (b) Waste Management Services had the above mentioned area cleaned on the 25<sup>th</sup> September 2018.
- (c) We had bottles, coffee cups etc. removed from the footpath and railings in this area. Grass verges and bushes are looked after by Parks.
- (d) We will monitor litter levels at the above mentioned location to see if there is a need for litter bins there.
- (e) I can be contacted by email at [mick.boyle@dublincity.ie](mailto:mick.boyle@dublincity.ie) and I will ensure that any waste management issue is addressed at the first available opportunity.