

DUBLIN CITY COUNCIL
SOUTH CENTRAL AREA COMMITTEE
16th January 2019

Q1 Councillor Vincent Jackson

To ask the Area Manager to arrange to have the additional CCTV in the vicinity of the ABC Community Centre in Bluebell, to deter any future attacks on this wonderful community facility, and now the new all-weather football pitches. The people of Bluebell were shocked recently with the serious damage to their community facility and the resulting loss of services in the area whilst the facility was repaired. The area needs more community policing however CCTV is a wonderful tool in deterring anti-social behaviour.

Reply

The level of CCTV currently provided at the Bluebell Community centre both internally and externally is considered to be adequate for the security needs of the centre. The recent development of the new all-weather football pitch included additional CCTV to adequately cover the new pitch.

Contact: Jim Beggan, Senior Executive Officer, Sports and recreation Services.

Tel: 222 3877

Email: jim.beggan@dublincity.ie

Q2 Councillor Vincent Jackson

To ask the Area Manager to please arrange for the badly broken footpaths outside Mary Queen of Angels School on Gurteen Road, Ballyfermot, Dublin 10, from the Ballyfermot Sports Complex to the main entrance of the school to be replaced / repaired and bollards placed on the footpaths to deter parking.

Reply

I visited the site 14/01/109 and upon inspection have logged all defects to our works list for repair. Gurteen Road is reasonably long and it would not be economically viable to install numerous bollards along this Road outside the school. I would suggest a double yellow line outside the school making it an offence to park on the footpath which could be dealt with by the local Gardaí. I will forward this request to our Traffic Department for review.

Contact: Carl Ryan-Operations & South Central Area Engineer.

Tel: 222 8812

Email: roadmaintenance@dublincity.ie

It is not DCC policy to introduce parking restrictions where restrictions are already covered under the law Under The Road Traffic (Traffic & Parking) Regulations, Section 36 paragraph (2) (i), it is illegal to park on a footway, a grass margin or a median strip" Infringements of the Act should be reported to the Gardaí or Dublin Street Parking Services Ph.6022500 for enforcement under the law. This guideline is in place to avoid a proliferation of bollards in the city.

Contact: Niall O'Neill, South Central Area Engineer

Tel: 222 6393

Email: niall.oneill@dublincity.ie

Q3 Councillor Vincent Jackson

To ask the Area Manager to please give an indicative date for the commencement of the Cornamona development on Kylemore Road, Ballyfermot, Dublin 10, next to the

Church of Our Lady of the Assumption and Kylemore College. This wonderful site is awaiting development since the old scheme was demolished approximately 15 years ago. This is a DCC owned site and the wait for thousands of families on our waiting list goes on and on. Has the Department sanctioned all the resources necessary to proceed here?

Reply

The tender process for this scheme has recently concluded and a report recommending an award of contract is due to issue from the Design Team in the next few days. Once this recommendation is to hand approval will be sought by DCC from the Department of Housing Planning and Local Government to appoint a contractor for this development. Accordingly, subject to this approval being received from DHPLG, we would anticipate that a contractor will be in a position to commence construction on site in March 2019.

*Contact: Dymphna Farrell, Senior Executive Officer, Housing & Residential Services
Email: dymphna.farrell@dublincity.ie
Tel: 222 6114*

Q4 Councillor Vincent Jackson

To ask the Area Manager that the successors of the Dublin City Council contracted Traffic Control Company give serious attention the Ballyfermot Shopping District. I have witnessed an 80% reduction in income from traffic charges, as there is zero enforcement. It is not uncommon that 50% of all available parking in both the shopping district and the Shopping Centre car-park are filled by outside commuters who park and use public transport whilst taking up parking free all day.

Reply

Car parking at the shopping centre is not subject to Pay and Display parking and this location is not subject to enforcement by the Environment and Transportation Department. Other locations are enforced on a weekly basis by Dublin Street Parking Services and there has been no reduction in parking revenue in the last couple of years on the scale indicated by the Councillor. Ballyfermot will be subject to on-going enforcement under any new contract to be awarded.

*Contact: Christopher Carroll, Administrative Officer, Parking Policy & Enforcement
Tel: 222 2501
Email: christopher.carroll@dublincity.ie*

Q5 Councillor Vincent Jackson

To ask the Area Manager that Dublin City Council have the small tarmac section repaired outside of (*details supplied*) repaired as they are becoming a trip hazard since the water main and gas mains were replaced last year.

Reply

Please be advised that Gas Networks Ireland completed the permanent reinstatement outside (*details supplied*). Road Maintenance Services has requested Irish Water carry out the permanent reinstatement at (*details supplied*).

*Contact: Finán Dooley, Executive Engineer, Road Maintenance Services
Tel: 222 6727
Email: finan.dooley@dublincity.ie*

Q6 Councillor Vincent Jackson

To ask the Area Manager to please ensure the skate board park due to be built in the Lawns Park Le Fanu / Blackditch Roads, Ballyfermot, Dublin 10, commence at the next promised date i.e. May / June 2019 and if necessary a new contractor be found to do the works needed. The project has the capacity to transform the park into a go to destination for young people in the South Central Area.

Reply

This project is presently being re-tendered with a view to work commencing on site in the park in May/June 2019.

Contact: Sean Redmond, Executive Parks Superintendent

Tel: 222 3435

Email: sean.redmond@dublincity.ie

Q7 Councillor Vincent Jackson

To ask the Area Manager that Dublin City Council please look again at giving a proper set of traffic signals at Cleggan Park / Ballyfermot Road, Dublin 10, to allow traffic enter and exit here in a safe manner. The current situation is unsustainable with Russian roulette taking place all the time. Ballyfermot Road has reached saturation point with traffic movements, people who live in the housing estate cannot get around the Drumfinn Area which contains 3 Schools, a Garda Station, Civic Centre, Sports Complex, Social Welfare Office and local shops. I would welcome an onsite meeting to discuss same if necessary.

Reply

A request for traffic lights at the above location has been referred to the Traffic Advisory Group for examination and report. The Councillor will be informed of the recommendation in due course.

Contact: Stephen Hickey, Senior Staff Officer, Administration/Traffic Advisory Group

Tel: 222 2528

Email: traffic@dublincity.ie

Q8 Councillor Vincent Jackson

To ask the Area Manager that a small area be incorporated into the new housing development at Springvale, Chapelizod, Dublin 20, to assist re-cycling in the area i.e. glass bottle banks, clothing re-cycling etc. For years' residents have sought some facilitates to assist in those efforts without success as there were no suitable sites available to position same. This development opportunity will allow the incorporation of such facilities.

Reply

The current site layout does not allow for the siting of recycling facilities in the development. However, City Architects are reviewing plans to see if any amendment of the plans could facilitate recycling facilities on the site.

Contact: Dymphna Farrell, Senior Executive Officer, Housing & Residential Services

Email: Dymphna.farrell@dublincity.ie

Tel: 222 6114

The waste management department will support any decision to provide for recycling facilities such as bottle and textile banks within this development.

It should be noted that there are requirements that need to be observed when planning for sites for recycling banks that includes the need for the banks to be located more than 50m from any residences unless approval has been received from the residents in the proposed location.

There is also a requirement that the site can be safely serviced and this includes the absence of any adjacent overhead cables and sufficient space for a vehicle to enter the site service the banks and exit the site.

Should consideration be given to the inclusion of recycling banks within the development the waste management department will work with the developing department to assess the suitability of any proposed site.

Contact: Fionnghuala Ryan, Executive Environmental Scientific Officer

Tel: 222 4562

Email: fionnghuala.ryan@dublincity.ie

Q9 Councillor Vincent Jackson

To ask the Area Manager that all outstanding works agreed with the Stone Soup Project at Orchard Lawns Cherry Orchard, Dublin 10, be completed as agreed at the end of the Orchard Meadows Housing Development. CHI are the developers here.

Reply

The area locally known as Hope Park will have a decorative rail encompassing the perimeter of the current site. This will include the removal of the current green fencing; repair works where needed regards concrete surround and access points as per previously agreed. This work will commence on Tuesday January 8th. Please note, the area above is a working project in collaboration with City Council and Stone Soup Project. Cooperative Housing Ireland installed the path system in above in April/May this year. Once the new rail is installed this will complete this part of the development.

It would be envisaged that the rail around the park will continue west along Orchard Meadows and eventually encompass the new CHI Development in due course.

Contact: David O'Donovan, Cherry Orchard Project Manager

Tel: 222 6410

Email: dave.odonovan@dublincity.ie

Q10 Councillor Daithí Doolan

To ask the Area Manager for an update on progress made working with residents and the management team company to reduce traffic problems in Cedar Brook, as agreed at December South Central Area Committee?

Reply

The Area Engineer has recommended visiting the site before contacting both the residents and the Management Company to get an idea of the problem. He has requested the contact details and will be in touch with them in due course

Contact: Niall O'Neill, Area Engineer, South Central Area

Tel. 222 6393.

Email: niall.oneill@dublincity.ie

Q11 Councillor Daithí Doolan

To ask the Area Manager for an update on establishing the agreed Task Force in Drimnagh to tackle anti-social behaviour.

Reply

We hope to convene the first meeting of this Task Force in the coming weeks. This Task Force has been set up in response to the various motions that were passed at the November South Central Meeting, and in accordance with the discussions that took place in relation to these motions.

The Task Force is being set up to address both short term and longer term issues in the Drimnagh area. We are continuing to identify the appropriate membership of this Task Force who will focus the work of the Task Force and produce a report outlining actions to be taken.

Contact: Bruce Phillips, A/Area Manager, South Central Area

Tel: 222 5108

Email: bruce.phillips@dublincity.ie

Q12 Councillor Daithí Doolan

To ask the Area Manager for a report, including hold ups and barriers, on the development at the Cornamona site?

Reply

The tender process for this scheme has recently concluded and a report recommending an award of contract is due to issue from the Design Team in the next few days. Once this recommendation is to hand approval will be sought by DCC from the Department of Housing Planning and Local Government to appoint a contractor for this development. Accordingly, subject to this approval being received from DHPLG, we would anticipate that a contractor will be in a position to commence construction on site in March 2019.

Contact: Dymphna Farrell, Senior Executive Officer, Housing & Residential Services

Email: Dymphna.farrell@dublincity.ie

Tel: 222 6114

Q13 Councillor Daithí Doolan

To ask the Area Manager when will construction start on affordable homes in Cherry Orchard and outline a time frame for the development.

Reply

Funding approval under the "Service Sites Fund – Calls for Proposals" was received from the Department of Housing, Planning and Local Government on 12th December 2018, to provide enabling infrastructure to facilitate the delivery of affordable homes on City Council's lands at Cherry Orchard.

The City Council is currently preparing a schedule of works and timeframe for delivery of the required infrastructure and affordable housing.

Contact: Dymphna Farrell, Senior Executive Officer, Housing Department

Phone: 222 6114

Email: Dymphna.farrell@dublincity.ie

Q14 Councillor Daithí Doolan

To ask the Area Manager to thank the Ballyfermot Manager for the recent clean-up of the footbridge at Park West and to ask the Area Manager will he ensure the bridge is regularly cleaned.

Reply

I have been informed by Waste Management that the footbridge at Park West is in Irish Rail's ownership and not under the remit of Dublin City Council. However, I have requested that Waste Management continue to inspect the area on a regular basis with support from the Ballyfermot Area office to keep the area clean.

Contact: Kay Noonan Cork Local Area Manager, Ballyfermot Area Office

Tel: 2224667

E-mail: kay.noonan_cork@dublincity.ie

Q15 Councillor Daithí Doolan

To ask the Area Manager has any progress been made in acquiring the lands on Emmet Road from the HSE and from the Pigeon Racing Club to facilitate the development of St. Michael's Estate?

Reply

The current position in relation to the acquisition of lands at the HSE and The Celtic Pigeon Club on Emmet Road is as follows:

1. HSE Health Centre – Dublin City Council are at an advanced stage of negotiations with the HSE to acquire this property, which they hope to conclude in the coming months.
2. Celtic Pigeon Club – Dublin City Council have been in ongoing discussions with the Pigeon Club to identify an alternative premises. Two sites identified in Kylemore were turned down by the Club. Dublin City Council have advised the Pigeon Club that if agreement cannot be reached, the lands will be acquired by CPO. The Pigeon Club are to reconsider the sites previously discussed.

Contact: Sandra McAleer, Senior Executive Engineer, Project Manager Inchicore Regeneration

Tel: 222 5153

Email: sandra.mcaleer@dublincity.ie

Q16 Councillor Daithí Doolan

To ask the Area Manager to outline the procurement process involved in DCC contracting a private developer to build social housing on DCC land and outline how this could be speeded up.

Reply

Dublin City Council arranges for the construction of public housing projects in accordance with the "CWMF" (Capital Works Management Framework) as operated by the Department of Housing Planning and Local Government; the CWMF process is divided into 4 stages as follows:

Stage 1 – Capital Appraisal & Project Review

Stage 2 - Pre Statutory approval (pre Part 8 commencement)

Stage 3 – Pre tender approval

Stage 4 – Tender approval and award of contract

In accordance with the above stages the manner through which DCC deliver housing construction projects is broadly as follows;

- Identify a suitable site for residential development
- Agree an outline development proposal for the site with DHPLG and complete a Cost Benefit Analysis for most development schemes
- Initiate a tender process to procure a Design Team to develop outline plans for the site
- Seek DHPLG approval to the completed outline design
- Undertake Part 8 Planning Approval to the development proposal
- Following Part 8 approval the Design Team will then prepare detailed plans for construction
- Seek DHPLG approval to go to tender (for the construction phase)
- Initiate tender process to procure a contractor for construction.
- Following completion of tender process seek DHPLG approval to award a contract
- Appoint a contractor to commence construction and deliver the housing units.

Contractors are appointed for construction schemes following procurement by way of public tender. This public tender process, from advertisement and circulation of the tender to an award of contract, will usually take about 3 to 4 months.

Through all of the above stages and requirements DCC seek to deliver projects in as expedient a timeframe as possible whilst adhering to all statutory, regulatory and requirements for public procurement.

*Contact: Dymphna Farrell, Senior Executive Officer, Housing & Community Services
Email: Dymphna.farrell@dublincity.ie
Tel: 222 6114*

Q17 Councillor Daithí Doolan

To ask the Area Manager for an outline, update and report on all Cost Benefit Analysis's done for sites/housing developments in Dublin South Central since 2012.

Reply

A Cost Benefit Analysis (CBA) is a key economic appraisal technique under the Public Spending Code. CBA is the mandatory appraisal technique for projects costing more than €20m.

The requirement to prepare a CBA has been a relatively recent development for the Regeneration Section of the Housing and Community Services Department (DCC), which progressed Cost Benefit Analyses for 15 projects across the city in 2018. This included projects that had stage 1 approval prior to 2018 but required CBAs as part of the approval process. For example CBAs were submitted for O'Devaney Gardens Phase 1, St Theresa's Gardens (Phase 1), and Dominick Street in 2018. These are now all on-site.

In considering a CBA, the decision makers in the Department of Housing, Planning and Local Government (DHPLG) need to be assured that all alternatives are considered and that the State gets the best possible value for money. They carry out a robust appraisal of the submitted CBA which generally results in a set of queries

and a request for a revised CBA to be completed by DCC. The Regeneration Section of the Housing and Community Services Department (DCC) recalibrates and resubmits a revised CBA when requested. Following further review by DHPLG and confirmation that the CBA meets its criteria, it is forwarded by DHPLG in accordance with the Public Spending Code to the Department of Public Expenditure and Reform for their further appraisal and approval purposes.

DOHPLG Circular 2/2018 *New Timelines for the Preparation and Assessment of Local Authority Social Housing Capital Projects (the 4 stage approval process)*, introduced a 59 week approval programme. Due to the requirement of a CBA on these projects listed below it is not practically possible to meet the 59 week timeframe.

The Regeneration Section undertakes the following actions when applying for Stage 1 approval:

1. Arranges for in-house feasibility study by city architects on the various redevelopment options
2. Organises an in-house multi-disciplinary workshop with internal stakeholders drawn from across the organisation for example engineering, roads, parks, area staff, architects and planning
3. Gets redevelopment options costed by internal quantity surveying section
4. Requests informal exploratory meeting with DHPLG to explain the rationale behind DCC's redevelopment options
5. Develops CBA
6. Collates feasibility study, costings and CBA and submits a Stage 1 Application to DHPLG
7. Upon receipt of DHPLG queries, addresses same and resubmits revised CBA

Once the DHPLG is satisfied with the CBA it refers it onto DPER for appraisal and approval.

Please see table below containing a schedule detailed key correspondence and timeframes on existing projects.

No.	Projects	DCC proposed no of units	Date of DCC applying for Stage 1 Approval	DOHPLG 1st reply	Date DCC replied to DOHPLG's queries	DOHPLG 2nd reply	Date DCC replied to DOHPLG 2nd queries	Status
1	Lissadell Road/Rafters Lane	185	11/10/2018	26/11/18 Revised CBA and financial analysis requested	19/12/18 Revised CBA and financial analysis submitted	Awaiting	NA	Awaiting approval for Stage 1
2	St Teresas Gardens (Phase 1)	54	18/9/18 Revised CBA submitted	5/10/18 Approval				On site

Contact: Darach O'Connor, Senior Executive Officer, Housing & Community Development Department
 Tel: 222 8906
 Email: darach.oconnor@dublincity.ie

Q18 Councillor Daithí Doolan

To ask the Area Manager to outline how can the requested transfer (*details supplied*) be resolved.

Reply

The inter-transfer was refused based on the applicant's rent arrears. Once there is a clear rent account the applicants may reapply and the application can be reassessed.

Contact: Mary Hayes, Senior Executive Officer, Homeless Allocations

Tel: 2222 062

Email: mary.hayes@dublincity.ie