

**DUBLIN CITY COUNCIL**  
**SOUTH CENTRAL AREA COMMITTEE**  
**10<sup>th</sup> March 2021**

**Q1 Councillor Máire Devine**

To ask the Director of Services for an update on complaints, visits and fines to businesses for mismanaging littering outside their premises?

**Reply**

Following receipt of a complaint in the Litter Management Office regarding litter outside a Take-Away premises, a letter was forwarded to the occupier of the premises. Information in the letter included a reminder that the Bye-Laws for the Prevention and Control of Litter places a responsibility on the occupier of Take-Away premises to ensure the outside of their premises is kept free from litter and stains at all times. Copies of an Anti-Litter Notice and Cleaning Schedule were also included.

No fines have been issued to business in the South Central area for littering outside their premises in 2020.

*Contact: Bernie Lillis, Litter Prevention Officer:*

*Tel: 222 4243*

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

Following a complaint of littering in a business on the Kylemore Road, the Public Domain officer investigated and spoke to the businesses operating there regarding their obligations under the Bye Laws for the prevention and control of litter. The businesses were very co-operative and addressed the issue. Communication is ongoing and the area continues to be monitored.

*Contact: Anna McDermott, Public Domain Officer:*

*Tel: 222 5117*

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

**Q2 Councillor Máire Devine**

To ask the Director of Services are there plans for historical information, as agreed by this Committee, to be included while the “40 steps” are being refurbished?

**Reply**

The priority at Cromwell Quarters is to complete planned work to improve the surface of the steps, enhance public lighting and if possible allow cyclists to move cycles up and down the steps more easily. It was our hope to undertake this work this spring in tandem with planned works at James Street median under our Public Spaces Programme. However all such projects are subject to delay due to ongoing public health restrictions.

The issue of adding historical information will be considered after the above public realm works. Initial enquiries do not suggest that there is a particular historic significance to Cromwell Quarters that could form the basis for an engaging historic plaque or information board. However I have asked the Historian in Residence to review the origins of the steps and lane to develop a statement of significance that would inform any further action.

*Contact: Stephen Coyne, Public Realm Projects Coordination*

*Tel: 222 5180*

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

**Q3** **Councillor Máire Devine**

To ask the Director of Services for an update on the works at the old Rialto Cinema that were reported to have been carried out on Sunday 21st Feb 2021 in the early morning hours?

**Reply**

This matter is currently under investigation and a definitive response will issue to the Councillor shortly on the matter.

Contact: John Downey, A/Planning Enforcement Manager  
Tel: 222 3465  
Email: [john.downey@dublincity.ie](mailto:john.downey@dublincity.ie)

**Q4** **Councillor Máire Devine**

To ask the Director of Services to liaise with the HSE and obtain a map of locations that house defibrillators and if a request for one in the Kevin St/Coombe area be made?

**Reply**

In 2011, a joint initiative between the Pre-Hospital Emergency Care Council (PHECC), Health Service Executive, National Ambulance Service and the Irish Heart Foundation was set up arising from a report from the Task Force on Sudden Cardiac Death recommending that a national defibrillator register be established. As this does not fall under the remit of Dublin City Council, the Councillor should contact the PHECC at PHECC, 2<sup>nd</sup> Floor, Beech House, Millennium Park, Oberstown, Naas, Co. Kildare W91 TK7N in order to obtain a list of locations of defibrillators.

Contact: Brian Lyons, Senior Staff Officer, South Central Area  
Tel: 222 5245  
Email: [brian.lyons@dublincity.ie](mailto:brian.lyons@dublincity.ie)

**Q5** **Councillor Máire Devine**

To ask the Director of Services will a submission to the HSE be lodged on behalf of this Committee on the future use of Brú Chaoimhín, Quaker Cemetery and the Weir Home for Nurses?

**Reply**

The responsibility for the determining the future use of a building rests with the legal owner of the property. In the case of Brú Chaoimhín, Quaker Cemetery and the Weir Home the legal owner is the HSE. It is therefore their responsibility to determine future use.

In November 2020, the Area Committee called for a conservation plan for Brú Chaoimhín, Quaker Cemetery and the Weir Home and a comprehensive reply was issued from the Deputy Planning Officer.

In January 2021, the Area Committee called for an Architectural Conservation Area for the Quaker Cemetery and the Weir Home. On this occasion a response was issued from the Architectural Conservation Officer.

The Area Office on behalf of the Area Committee can submit a copy of the question, motion and responses to the HSE for their consideration in developing future proposals for Brú Chaoimhín, Quaker Cemetery and the Weir Home for Nurses.

Contact: Bruce Phillips, Area Manager, SWIC

Tel: 2225108  
Email: [bruce.philips@dublincity.ie](mailto:bruce.philips@dublincity.ie)

**Q6 Councillor Máire Devine**

To ask that the Director of Services liaise with BAM to ensure that the fencing they have erected at the rear of O Reilly Ave, Ceannt Fort is secure and sturdy so as to prevent egress into the gardens and homes?

**Reply**

Should an issue arise with the fencing at the rear of O Reilly Avenue, Planning Enforcement will liaise with BAM in order to rectify any issues that arise.

Contact: *Brian Lyons, Senior Staff Officer, South Central Area*  
Tel: 222 5245  
Email: [brian.lyons@dublincity.ie](mailto:brian.lyons@dublincity.ie)

**Q7 Councillor Darragh Moriarty**

To ask the Director of Services if the following could be addressed regarding the proposed linear park from Basin Lane to Suir Road Luas:

- a) There are concerns that the first phase, which is of more benefit to the hospital than the local community, will be completed and subsequent phases will not be followed though. To allay these fears, can the funding for the entire project be committed before any phasing of works commence?
- b) Can the scope of the plan for the park include upgrades to the public realm for the laneway from the park to New Ireland Road?
- c) Can further detail be provided on the amenities provided by the park to assure the local community these are age-friendly?

**Reply**

- a) Funding will be made available according the delivery phases for the park. The next phase to be implemented is the Basin lane – Fatima Station. The design of this section, including a play space will be designed in 2021 with a view to implementation 2022. The rest of the park is subject to other project timelines; the Children’s Hospital and the 7B cycle route.
- b) Within the detail design of the park, proposals for the key access and thresholds to the park will be integrated into the plan. A ramp for accessibility and improved public lighting will be included at the laneway from New Ireland road when the pavement through the park is being up-graded for walking and cycling as part of the 7b route.
- c) The amenities in the park will ultimately include new play spaces, exercise equipment for young and old, places to sit, tree planting and herbaceous planting to enhance biodiversity in that part of the city.

Contact: *Suzanne O’ Connell, Executive Landscape Architect, Parks & Landscapes Services Division*  
Tel: 0876374397  
Email: [Suzanne.oconnell@dublincity.ie](mailto:Suzanne.oconnell@dublincity.ie)

**Q8 Councillor Darragh Moriarty**

To ask the Director of Services regarding the ongoing construction work at the site of St. James Walk/Brandon Terrace and that concerns have been raised about the

potential release of hazardous materials. To arrest these concerns, can the Director of Services provide clarity on the following:

- a) Why was this demolition permitted to proceed without planning permission?
- b) Was an asbestos survey carried out on this site prior to demolition? If so, can it be shared?
- c) I understand demolished waste on this site was left uncontained from March 2020 to January 2021 with two schools nearby and a number of homes, can assurances be made that none of this exposed waste was hazardous?
- d) This site has been an eyesore for some time, can DCC commit to liaising with St. James's Hospital to ensure that it is put to good use for community gain?

### **Reply**

I refer to your recent queries relating to the demolition of derelict buildings at Brandon Terrace / Long Lane, Basin Street particularly associated concerns relating to the treatment of asbestos and the future use of the lands concerned.

As you are probably aware the derelict buildings concerned were substantially demolished some time ago by contractors engaged by the HSE. They were demolished due to structural safety concerns which were outlined and documented by engineers engaged by the HSE. There were significant concerns that the structures or parts of them may fall outwards if they were not safely demolished.

Following receipt of a complaint concerning the movement of asbestos material from a site on Basin Lane adjacent to Canal Way ETNS, a Waste Enforcement Officer from Dublin City Council was sent to investigate the complaint. The Officer visited the site this morning and has verified that the contractor is currently compliant with their obligations under the Waste Management Acts. It should be noted that obligations under the Waste Management Act for removal of the waste are to ensure that the waste is removed and transported by an authorised waste operator and that the waste is brought to an authorised waste facility, is properly coded and accurate tonnage is recorded. It was also noted by the Waste Enforcement Officer that the material was appropriately secured and packaged on site. The Health and Safety Authority has responsibility for safety of management of asbestos on sites and the Waste Enforcement Officer has requested that they attend on site for a joint inspection. The HSE are the contracting authority for the works.

This site is currently being developed to create space for modular buildings for urgent hospital use. The works are being carried out pursuant to the emergency measures to deal with the Covid-19 pandemic and the appropriate notifications have been submitted to the Building Control Division of Dublin City Council. The notification can be found at <https://www.localgov.ie/node/184968>

This element of the project benefits from appropriate oversight on the part of the owner and their professional advisors and engineers.

I have been in contact with the Director of Capital Projects and Estates for St James Hospital and he has sent me a copy of the updated residents information that I am told has now been circulated in the area which gives updates on all matters relating to this project.

I would suggest that if you have any further specific queries on this matter or concerns that you contact [Communications@STJAMES.IE](mailto:Communications@STJAMES.IE)

If you wish to report any additional concerns relating to the asbestos removal you can contact the Health and Safety Authority at [wcu@hsa.ie](mailto:wcu@hsa.ie) although the HSE have been liaising with them on the matter for some time.

Contact: John Downey, A/Planning Enforcement Manager  
Tel: 222 3465  
Email: [john.downey@dublincity.ie](mailto:john.downey@dublincity.ie)

**Q9 Councillor Darragh Moriarty**

To ask the Director of Services the status of a derelict building/site at (*details supplied*). Is this on the derelict sites register, what action has been taken by DCC to bring the site back into use and if a statement could be made on the matter?

**Reply**

The Derelict Sites Unit does not have an active file on this site. The Unit will arrange for an inspection of the site and will take action as appropriate following the assessment of its condition. A full report on the findings of the inspection will issue to the Councillor.

Contact: Nial Dully, Administrative Officer  
Tel: 2223941  
Email: [nial.dully@dublincity.ie](mailto:nial.dully@dublincity.ie)

**Q10 Councillor Darragh Moriarty**

To ask the Director of Services if DCC street sweeping could include the footpath and public space at the junction of Brabazon Hall apartments/The Coombe (outside takeaway and newsagent) where local residents have complained of recent persistent litter problems?

**Reply**

Waste Management Services have the public footpath at this location cleaned on a regular basis. The cleaning of the space outside the takeaway and newsagent is a matter for these businesses there. Our Litter Prevention Officer will contact the management of these premises and remind them of their responsibility under the Litter Acts to keep the area outside their premises as free of litter as possible.

Contact: Mick Boyle, Senior Staff Officer, Waste Management Services,  
Tel: 2224240  
Email: [mick.boyle@dublincity.ie](mailto:mick.boyle@dublincity.ie)

**Q11 Councillor Vincent Jackson**

To ask the Director of Services that Dublin City Council please look again at the breach of planning with the unauthorised development of a garden shed into a rented dwelling at (*details supplied 1*). This issue is just going on and on, are we totally powerless to do anything as a local authority? I am aware from neighbours that they have challenged the sworn affidavits stating the shed was used for residential purposes. I am shocked what this development has done to the neighbours along (*details supplied 2*) they feel they are just at the mercy of a landlord without any resource from the local authority.

**Reply**

As has been indicated to the Councillor previously there is a conflict in evidence in respect of the historical use of the structure to the rear of the premises concerned. The owner claims that there is an established use ongoing well in excess of 7 years

for habitable use. The complainant claims that that is not the case. Both parties have submitted documentary evidence to us for consideration The owner was advised not to put a tenant into the structure on the basis of the conflicting information we have before us. In spite of this a tenant was put into the structure recently. The planning enforcement section is serving an enforcement notice in respect of the use concerned now that it has commenced. We could not issue a statutory notice on the matter until the use commenced. It is the expectation of the Planning Enforcement Section that a court will be required in due course to resolve this issue having regard to the conflicting evidence on this matter.

Contact: John Downey, A/Planning Enforcement Manager  
Tel: 222 3465  
Email: [john.downey@dublincity.ie](mailto:john.downey@dublincity.ie)

**Q12 Councillor Vincent Jackson**

To ask the Director of Services that Dublin City Council please look at the possibility of employing some part-time litter wardens for our communities, and look at the practices of other local authorities in both Ireland and adjoining jurisdictions on how they operate this tricky area i.e. enforcement. our system is no longer fit for purpose and needs a full overhaul at local and central government level. I regret without the ability to have some real enforcement ability, we will struggle to get the small number who just don't care to change their attitude.

**Reply**

Dublin City Council are aware that there is a need improve and enhance litter management within the city. We are reviewing enforcement operations and legislation but at present there are no plans to employ part-time litter wardens.

Contact: Bernie Lillis, Litter Prevention Officer.  
Tel: 01 222 4243  
Email: [bernie.lillis@dublincity.ie](mailto:bernie.lillis@dublincity.ie)

**Q13 Councillor Vincent Jackson**

To ask the Director of Services that Dublin City Council please look into the following housing request. *(details supplied)*

**Reply**

The above applicant is on the Transfer Housing List with an application date of 7/07/2016, and the applicant holds the following positions on this list:

Area	Bedsize	Position
Area J	2	367
Area K	2	464

The applicant will be considered for offer when accommodation to meet her household need becomes available and according to her position on the list. Dublin City Council allocates properties based on time on the list and currently there are applicants of longer standing who have to be considered as suitable vacancies arise. It is not possible to indicate accurately the prospect of an offer for any applicant. The number of vacancies arising will be a determining factor in the length of time applicants could expect to be on the waiting list.

With regards to the applicant's previous application, it was cancelled following the statutory Housing Needs Assessment 2013, which the applicant failed to respond to. It is an applicant's responsibility to notify Housing Allocations of any changes in their circumstances and to maintain contact with the Housing Allocations Section. Should the applicant wish to appeal this decision she can do so by submitting an appeal in writing to the Housing Allocations Section. It is noted on the applicants file that she has recently been in contact with the Housing Allocations office and has been advised of same. Furthermore the applicant has also been advised of Rebuilding Ireland home loan, as she stated she may be interested in purchasing a property.

Contact: *Cathal Daly, Allocations Officer, Housing Allocations & Transfers*

Tel: 2222639

Email: [cathal.daly@dublincity.ie](mailto:cathal.daly@dublincity.ie)

**Q14 Councillor Vincent Jackson**

To ask the Director of Services that Dublin City Council look at the operation of community usage of the Inchicore Sports and Leisure Centre. I have had ongoing complaints from community groups and individuals on the accessibility of the centre. I am aware staffing levels are not at levels where they would want to be and the centre lacks investment in facilities / equipment etc. I am aware from my role in the CDET B the shared nature of running of the facility. Can the manager please explain this model fully, hours of operation of the centre and availability of public use of the facility?

**Reply**

Inchicore Sports Centre is operated in partnership with Inchicore College of Further Education and Dublin City Council Sports & Leisure Services Section. The service level agreement between the two organisations allows for Inchicore College to avail of the facility Monday to Friday 9am to 5pm during the academic calendar year. DCC usage within the facility is from 5pm to 10pm Monday to Friday, 10am to 5pm Saturday/ Sunday and during the summer months June July & August. The facility is open for bookings to all community and voluntary groups at these allocated times. Presently all bookings are subject to current Government Covid 19 guidelines and protocols.

Contact: *Aaron Callaghan*

Tel: 086 8151296

Email: [aaron.callaghan@dublincity.ie](mailto:aaron.callaghan@dublincity.ie)

**Q15 Councillor Vincent Jackson**

To ask the Director of Services that Dublin City Council look at ensuring a busy retail area like Ballyfermot, Dublin 10 has a proper retail strategy drawn up that will influence permitted uses of retail in the community. Can Dublin City Council once again look at drawing up a comprehensive retail plan / strategy for the Ballyfermot area. The current planning system has failed the area miserably with large amounts of single use premises i.e. take-aways, bookmakers, chemists, much to the detriment of the area, as the retail mix is lost and eventually footfall leaves an area and goes elsewhere. There was an ambitious plan to re-develop the main street a few years ago under a previous Manager's tenure, despite a series of public meetings nothing came of it. Can I ask where the status of this plan is now? In addition, is the planning department aware of the term 'shuttering of an area'? Well this is the result of our failure to include conditions of planning, where some premises only open at say 5pm resulting in the retail premise having shutters down all day. With the result, it reduces the attractiveness of an area, and is it necessary that all shutters are located outside the main façade? If shutters were located behind the window, valuable window space



would be available for displays reducing the bunker mentality of areas. When I look at Ireland compared to other countries, I feel the shutters are gone out of control.

**Reply**

Under the current Development Plan, Ballyfermot is identified as a level 3 District within the retail hierarchy. Appendix 3 of the plan – the Retail strategy acknowledges that many older inner suburban centres no longer have competitive tenant mixes, suitable shop sizes or attractive shopping environments. The Strategy notes that Dublin City Council recognises and supports the need to revitalise older centres, and the establishment of more diverse and specialist shops and environmental improvements.

The review of the Dublin City Development Plan is currently underway. This review will help shape the policies and objectives of the forthcoming plan, and in particular appropriate measures to promote the vitality and viability of centres such as Ballyfermot, their accessibility and amenity. It is envisaged that Ballyfermot will be proposed as a Key Urban Village with a suite of measures to support its ongoing development and regeneration.

Detailed guidance regarding shopfronts is provided in section 16.24.2 of the current plan which includes specific advice regarding external shutters. Unfortunately many of the shutters have been in place for a long time, prior to the current policy in the Development Plan. This policy will be further reviewed and updated as necessary as part of the plan review.

Contact: *Erika Casey, Senior Planner*  
Tel: 222 6199  
Email: [erika.casey@dublincity.ie](mailto:erika.casey@dublincity.ie)

**Q16 Councillor Vincent Jackson**

To ask the Director of Services that I have asked this question on a quarterly basis without too much success. That Dublin City Council please give me another report on what action we can or are going to take to support the traders in Claddagh Green, Ballyfermot and at Grange Cross. These areas are very busy but need ongoing support with cleansing, upgrading, repairs to roadways, bins and tree planting etc. The traffic situation at Claddagh Green must address the lack of car parking and is seriously affecting the commercial potential of the few neighbourhood shops here.

**Reply**

Waste Management Services have the above mentioned shopping areas cleaned on a daily basis. We are satisfied that the litter bins at these locations adequately cater for the litter needs there. We will continue to monitor litter levels at these locations to see if any improvements can be made.

Contact: *Mick Boyle, Senior Staff Officer, Waste Management Services.*  
Tel: 222 4240.  
Email: [mick.boyle@dublincity.ie](mailto:mick.boyle@dublincity.ie)

In response to your queries Road Maintenance has visited this location last year and carried out repairs to the carriageway. The footpath is in a reasonable condition. I would suggest for the other items that you could approach the South Central Area Office in relation to a localised scheme at this shopping area for upgrading and the Cleansing Department & Parks Department for your other queries.

Contact: *Carl Ryan, South Central Area Engineer.*



Tel: 222881  
Email: [roadmaintenance@dublincity.ie](mailto:roadmaintenance@dublincity.ie)

The Parking Policy and Enforcement Inspector will investigate the parking at the shops at Claddagh Green to see what may be possible to improve parking at this area.

Contact: *Hugh Fahey, Administrative Officer,  
Parking Policy and Enforcement.*  
Tel: 222 3847.  
Email: [hugh.fahey@dublincity.ie](mailto:hugh.fahey@dublincity.ie)

**Q17 Councillor Vincent Jackson**

To ask the Director of Services that the thinning and tidy up on the overgrown patches on Clifden Road, outside No 26 etc. and the overgrown area on Drumfinn Ave., upper Ballyfermot, be done as promised before Christmas when staff are available. The Environmental Groups are anxious to clean up their areas. However, the work in thinning out these overgrown areas is too much.

**Reply**

When covid restrictions are eased and provided we are not in the closed period for nesting, this work will be carried out.

Contact: *Brid Brosnan, Executive Parks Superintendent.*  
Tel: 2223144  
Email: [parks@dublincity.ie](mailto:parks@dublincity.ie)

**Q18 Councillor Vincent Jackson**

To ask the Director of Services that Dublin City Council look at ensuring large pocket parks in our community such as Drumfinn Park, Spiddle Park, Ballyfermot get proper maintenance from contractors etc. I regret last year the areas were in a very poor state. I am aware of the Covid 19 issues, however I look at other areas around the City and these two areas were left in a poor state with basic maintenance.

**Reply**

The areas referred to above are maintained by landscape maintenance contract and are maintained to an agreed standard which is the same as that in other parts of the city. If there are particular issues that the councillor notices, then please refer the matter into [parks@dublincity.ie](mailto:parks@dublincity.ie) or myself in order for the issue to be raised with the contractor.

Contact: *Brid Brosnan, Executive Parks Superintendent*  
Tel: 2223144  
Email: [parks@dublincity.ie](mailto:parks@dublincity.ie)

**Q19 Councillor Vincent Jackson**

To ask the Director of Services that the issue of cycle parking be now addressed as feature of the recently introduced School Safe Zone areas. I am just looking at Mary Queen of Angels Ballyfermot. Excellent job done, however there needs to be cycling stands offered to encourage both children and parents use cycling as a model of transport. St John College, Le Fanu Road, and Kylemore College, Kylemore Road, could do with cycling provision outside their schools. St John College will increase to a 750 plus student school in 2022 with the amalgamation with Caritas College and St Dominic's College Ballyfermot.

**Reply**

The areas will be investigated and if a suitable location can be identified cycle parking will be installed as part of a future batch of cycle parking.

Contact: [smp@dublincity.ie](mailto:smp@dublincity.ie)

The City Council was granted funding from the NTA in 2020 and 2021 to source and deliver cycle and scooter parking to schools in the DCC administrative area. This parking is provided to the school who are then responsible for installation and upkeep within the school grounds. We informed all schools of this resource.

Kylemore College received 2 cycle parking stands as part of our delivery in Autumn 2020.

Mary Queen of Angels, Gurteen Road, Ballyfermot and St John's College, Le Fanu Road have both applied for cycle parking in our spring round of applications. This cycle parking will be delivered in the coming weeks.

While the current application process is now closed to allow us to go to tender based on current demand, we will re-open the application process later in the year.

ON street Cycle parking can be installed on publically accessible land in suitable locations that have enough space. For cycle parking to be installed on a footpath, the path needs to be at least 3.3 metres wide. More space will be needed in areas of high footfall. If you have a suggestion for on-street cycle parking, please complete the [Covid Mobility Request Form](#) or email [covidmobility@dublincity.ie](mailto:covidmobility@dublincity.ie). Our cycle parking team will assess the spaces suggested and provide new cycle based on suitability and demand.

All information on our cycle parking programme is available on our [website](#).

Contact: *Antonia Martin, Communication & Promotion Officer, Covid Mobility Team.*

Tel: 2226273

Email: [covidmobility@dublincity.ie](mailto:covidmobility@dublincity.ie)

**Q20 Councillor Vincent Jackson**

To ask the Director of Services that the outstanding environmental works be completed in Elmdale Cherry Orchard i.e. environmental improvements following the construction of the social housing project and the car park be completed at the Bungalow Family Resource Centre. In addition, we need to provide additional measures to deter scrambler bikes on the small open spaces here.

**Reply**

The contractor who built the scheme is committed to completing the outstanding external works in Elmdale, including the car park beside the bungalow. However, due to Covid restrictions this work is not permitted at this time. The intention is to have this work completed as soon as restrictions allow.

It is also Dublin City Councils intention to carry out further landscaping to the open areas, however this was not part of the housing contract and will be carried out separately.

Contact: *Bernie Roe Senior Executive Officer, Housing Dept*

Tel: 0866069900

Email: [Bernie.roe@dublincity.ie](mailto:Bernie.roe@dublincity.ie)

Ballyfermot Area office, in conjunction with Parks Services and An Garda Síochana

are in discussion regarding methods that can be implemented to deter the storage and use of scramblers in the Ballyfermot/Drimnagh area.

*Contact: Kay Noonan Cork, Ballyfermot/Drimnagh Local Area Manager*  
*Tel: 222 4667*  
*Email: [kay.noonan\\_cork@dublincity.ie](mailto:kay.noonan_cork@dublincity.ie)*

**Q21 Councillor Vincent Jackson**

To ask the Director of Services to request that Dublin City Council Planning Department please explain why it seems that every side garden / corner house has houses been built on those sites. There is in some cases serious parking implications for such housing. I have observed that in some cases 2 to 3 houses can be suggested for these gardens. The result is a large clustering of cars when construction takes place. I am asking the Planning Department to look at if the plot size adequately allows for construction, garden space/ parking etc. All too often I see poor elevations of houses being constructed.

**Reply**

The Planning Authority receives a significant number of planning applications each year for houses in side and rear gardens on frequently under used rear and side gardens. These houses provide valuable additional housing stock in established residential communities, close to existing facilities and amenities.

All applications are assessed by the area planner and transport planner to ensure that they comply with the residential and parking standards for houses set out in the Dublin City Development Plan. This typically involves an assessment of the internal floor area and layout of the proposed house(s) as well as an assessment of the private open space and off-street car parking provision for both the existing and proposed houses on site. Every effort is also made to ensure that the design of new houses including roof profile, proportions of windows etc. as well as the selection of external finishes is consistent with the established pattern of development in the area.

*Contact: Mary Conway, Deputy Dublin City Planning Officer*  
*Tel: 222 3319*  
*Email: [mary.conway@dublincity.ie](mailto:mary.conway@dublincity.ie)*

**Q22 Councillor Daithí Doolan**

To ask the Director of Services to install a camera at Fr. Lemass Court that can observe callers from the waist up? The current camera will only capture the image of the caller if they are in a wheelchair.

**Reply**

We have consulted with our Electrical Services division who have informed us that this cannot be done as it would require a whole new intercom system. The camera is an addition to the key pad and the key pad has to be at a height that is accessible to wheelchair users. However our Electrical Services team will investigate if it is possible to "tilt" the camera so it is looking up, which may capture more people's faces.

*Contact: John Paul Mc Cabe Area Housing Manager, Ballyfermot area Office.*  
*Tel: 01-2224649*  
*Email: [johnpaul.mccabe@dublincity.ie](mailto:johnpaul.mccabe@dublincity.ie)*

**Q23 Councillor Daithí Doolan**

To ask the Director of Services for an update on the proposed development at the former OLV, Sarsfield Road.

**Reply**

Stage 1 approval was issued in early 2020 for the development of 6 units on this site, under the Capital Works Management Framework. Site investigation works subsequently revealed a boundary issue. This has now been resolved and we await the Stage 2 application from Respond.

Contact: *Dymphna Farrell, Senior Executive Officer, Housing Development*

Tel: 222 6114

Email: [dymphna.farrell@dublincity.ie](mailto:dymphna.farrell@dublincity.ie)

**Q24 Councillor Daithí Doolan**

To ask the Director of Services to repair the damaged railings at the Liffey Street, Ballyfermot end of Liffey Gaels park?

**Reply**

Parks are seeking prices for replacement railings at the above location and will arrange repair as soon as possible.

Contact: *Brid Brosnan, Executive Parks Superintendent*

Tel: 2223144

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

**Q25 Councillor Daithí Doolan**

To ask the Director of Services to confirm when the last time Liffey Street, Ballyfermot was cleaned and when will it be cleaned again?

**Reply**

Waste Management Services had extra cleaning carried out in Liffey Street on the 25th February 2021. This street is cleaned on a weekly schedule.

Contact: *Mick Boyle, Senior Staff Officer, Waste Management Services.*

Tel: 2224240,

Email: [mick.boyle@dublincity.ie](mailto:mick.boyle@dublincity.ie)

**Q26 Councillor Daithí Doolan**

To ask the Director of Services to organise for the shores on Liffey Street, Ballyfermot, to be cleaned or repaired to ensure no more ponding takes place.

**Reply**

Liffey Street, Ballyfermot is on the list of gully cleaning works for the week of 1<sup>ST</sup> March 2021. Should any defects or problems with gullies be identified when they are cleaned they will be passed on to the *Drainage Services Division* to be repaired.

Contact: *Richard Sheehy, Senior Executive Engineer, Surface Water and Flood Incident Management.*

Tel: 086 0106363.

Email: [richard.sheehy@dublincity.ie](mailto:richard.sheehy@dublincity.ie)

**Q27 Councillor Daithí Doolan**

To ask the Director of Services when will the traffic calming sign will be erected at the entrance to Cloverhill Drive?

**Reply**

“Children at Play” sign was erected on 04/12/2020.

Contact: Michael J O'Brien, Traffic Officer  
Tel: 222 2773.  
Email: [michael.obrien@dublincity.ie](mailto:michael.obrien@dublincity.ie)

**Q28 Councillor Daithí Doolan**

To ask the Director of Services can DCC please organise for the windows at (*details supplied*) to be repaired and insulated.

**Reply**

Dublin City Council has contacted the tenant to make arrangements to carry out repairs to the tenant's windows. It is intended that the works will be complete in the next two weeks.

Contact: Michelle Robinson, Senior Executive Officer  
Email: [michelle.robinson@dublincity.ie](mailto:michelle.robinson@dublincity.ie)  
Tel: 2223517

**Q29 Councillor Daithí Doolan**

To ask the Director of Services, in a welcome development DCC housing list and transfer list has dropped in the last 12 months. Can the Director of Services outline in tabular form how many applicants were housed in City Council properties, in H/Hap properties and how many were removed from the housing list?

**Reply**

Please see below the applicants housed off the housing list split between DCC housing, Social Leasing and Voluntary Housing as requested;

Categories	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
Dublin City Council Properties	213	71	182	68	128	74	108	65	18	44	970
Social Leasing	27	6	27	7	33	7	23	8	5	34	177
Voluntary Housing	37	17	27	178	37	171	83	10	15	12	587
<b>Grand Total</b>	<b>277</b>	<b>94</b>	<b>236</b>	<b>253</b>	<b>198</b>	<b>252</b>	<b>214</b>	<b>83</b>	<b>38</b>	<b>90</b>	<b>1735</b>

The amount of applications that were cancelled off the Housing List in 2020 was 3,682.

Contact: Cathal Daly, Allocations Officer, Housing Allocations & Transfers  
Tel: 2222639  
Email: [cathal.daly@dublincity.ie](mailto:cathal.daly@dublincity.ie)

In addition to the above 1,655 mainstream HAP tenancies were set up in 2020. When approved for HAP, households move from the Housing List to the Transfer List. The transfer list will reflect the time the household previously spent on the Housing List.

Contact: Lorraine Brogan, Administrative Officer, HAP (Mainstream)  
Tel: 01 222 6176  
Email: [lorraine.brogan@dublincity.ie](mailto:lorraine.brogan@dublincity.ie)

2,848 homeless HAP tenancies were created in 2020 across the entire Dublin region.

Contact: Sheila Hennessy, Administrative Officer, Homeless Services.  
Tel: 01 222 6129  
Email: [sheila.hennessy@dublincity.ie](mailto:sheila.hennessy@dublincity.ie)

**Q30 Councillor Daithí Doolan**

Residents are very grateful to staff at the area office who have regularly kept the footbridge on Cherry Orchard Avenue clean. Will the Director of Services contact Iarnród Éireann and request that they clean the footbridge on a weekly basis as it appears to be their property.

**Reply**

The Public Domain Officer contacted the Engineer for the area regarding the cleaning arrangements for the Cherry Orchard Footbridge. Irish Rail confirmed that a contract for 2021 was awarded late January for a monthly clean of the footbridge and environs with an additional post Halloween clean-up.

Contact: Anna McDermott, Public Domain Officer, South Central Area  
Tel: 222 5117  
Email: [anna.mcdermott@dublincity.ie](mailto:anna.mcdermott@dublincity.ie)

**Q31 Councillor Sophie Nicoullaud**

To ask the Director of Services that a sign post be erected at the green waste composter at the Chapelizod allotments to inform gardeners on how to use the composter efficiently and to organise for a master green waster composter to give a course to teach users on how to use it. Issues has been raised about horseradish plant.

**Reply**

The Allotments in Chapelizod opened in early January 2021. There is a wooden composter at the rear of the site. The Allotment Holders are hoping to establish a committee that will coordinate use of the containers, equipment and the composting area.

The City Council will support the committee to organise training on composting and erect the necessary signage.

Contact: Miriam Flynn, Community & Social Development Officer  
Tel: 086 8151320  
Email: [miriam.flynn@dublincity.ie](mailto:miriam.flynn@dublincity.ie)

**Q32 Councillor Sophie Nicoullaud**

To ask the Director of Services that the requirement for local shop owners to keep the space outside their shops clean to be enforced in the Drimnagh area.

**Reply**

Arrangements have been made to visit all the shops in the Drimnagh area over the coming weeks to give them information in relation to their responsibilities under the Litter Pollution Acts and Bye-Laws for the Prevention and Control of Litter. All Take-Away premises will be advised that they must keep the outside of their premises free of litter and stains at all times.

Contact: Bernie Lillis, Litter Prevention Officer.  
Tel: 01 222 4243  
Email: [bernie.lillis@dublincity.ie](mailto:bernie.lillis@dublincity.ie)

**Q33 Councillor Darragh Moriarty**

A motion brought forward by Cllrs. Tina MacVeigh, Daithi Doolan & Criona Ní Dhálaigh at the Housing SPC in June 2017

(<https://councilmeetings.dublincity.ie/ieListDocuments.aspx?CId=153&MeetingId=221>)

9) sought the establishment of a Working Group to determine the following:

- identifying the causes of condensation/mould that can be attributed to building performance/fabric;
- establish the responsibility of the local authority in remedying such causes;
- exploring the most effective evidence based solutions;

My understanding is that DCC has now accepted its responsibility as a landlord to remedy these issues. In spite of this, a clause still remains in Tenant's Handbooks outlining tenant responsibility for damage caused by condensation. This continues to add insult to injury; not only to residents living in damp conditions caused by substandard housing provided by DCC (which is potentially injurious to their health), but they are also responsible for the additional financial burden which condensation causes to fixtures and belongings.

Can the Director of Services please clarify the following:

- a) Can you please advise why tenant handbooks have not been updated with the necessary edit outlining DCC culpability for damage caused by condensation?
- b) Can you please advise when this edit will be made?
- c) Can you please advise if there is a process in which residents of Oliver Bond House can be reimbursed for damage to fixtures and property caused by condensation at the current time?

**Reply**

A. A. The issue of condensation is complex and is the result of a number of variables either singularly or in combination. It can result from poor ventilation, too much trapped moisture in the air from say, wet clothes being dried, or overcrowding, poor ventilation coupled with old-style building fabric (i.e. un-insulated) and in some cases inadequate heating.

Given the range of variable contributing factors, reports of condensation must be examined on a case-by-case basis and an appropriate response agreed.

It is not therefore appropriate to amend the Tenant's handbook as suggested.

B. As noted above reports of condensation need to be examined to measure the extent of the issue and identify the cause and required solution. In the last few years, and subject to budget availability, the City Council has where necessary installed mechanical ventilation in the affected property. Typically this involves the installation of a humidity sensitive extractor fan in the bathroom area and a PIV (Positive Input Ventilation) unit in the hall / landing area. In more severe the City Council has also insulate the external walls. In the majority of cases this approach has resolved or greatly reduced the condensation issue. Given budget limitations the City Council has focussed on installing these systems where there is a critical need.

C. The City Council is focussed on engaging with residents on this matter and, where appropriate, putting measures in place to combat the issue. Residents of Oliver Bond House, who believe they have a claim can request a claim form to be sent to them for completion and consideration.

*Contact: Michelle Robinson, Senior Executive Officer*

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

*Tel: 2223517*