



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

**HELD ON MONDAY 8 NOVEMBER 2021**

- 1 **Presentation and Report on Proposed Part 8 Works at Irishtown Stadium (Refurbishment). For information purposes only.**  
**Order: Noted.**
- 2 **Minutes of South East Area Committee Meeting held on 11th October 2021**  
**Order: Agreed.**
- 3 **Environment and Transportation Department Matters**
  - i. Minutes of Traffic Advisory Group Meeting held on 26<sup>th</sup> October 2021.  
**Order: Noted.**
- 4 **Culture Recreation and Economic Services Department Matters**
  - i. Report on Proposed Part 8 Works: Tearooms/café and public WCs at former parks depot in Palmerston Park. For information purposes only.  
**Order: Noted.**
  - ii. Report on Creative Climate Action Change Crumlin.  
**Order: Noted.**
  - iii. Report on Providing Play Facilities for Children with Diverse Needs.  
**Order: Noted.**
- 5 **Planning and Property Management Department Matters**
  - i. Report on Proposed Disposal: Fee simple plot to rear of 40 Clareville Road.  
**Order: Agreed to recommend to City Council.**
- 6 **South East Area Office Matters**
  - i. Report of the Director of Services, South City.  
**Order: Noted.**

## Motions

### **Motion 1 from Councillor Dermot Lacey**

This Committee requests the Traffic Department to review what measures could be introduced to improve safety on Charleston Road, Ranelagh including pedestrian lights, ramps, speed limits, cycle routes etc. and to improve the pedestrian experience by upgrading the footpaths which are in quite a bad state.

**Order: Report to Councillor.**

### **Motion 2 from Councillor Dermot Lacey**

That in relation to Pearse Square Park this Committee requests the Manager to:

Allocate a dedicated gardener at a minimum of one day a week. Noting that according to various professionals two days a week is what is really required in order to maintain a standard that is in line with the Dublin City Parks Strategy.

Develop a strategy and plan, incorporating creativity and innovation from a design, biodiversity or usability perspective – building on the plan previously agreed for this Park.

The Plan to provide for:

- The upgrade of the pavements around the internal circumference of the square. Presently they are covered in weeds and look unsightly.
- A consistency to the four sides of the square in terms of growth and design. Some areas are dense, some are sparse, of differing heights and density.
- Tidying and better managing of the growth around the internal parameters of the park which are inconsistent and neglected.
- Upgrade the central island that houses the monument which is badly overgrown and has no clear design
- Develop a biodiversity plan for the park and seek to establish a Friends of Green Spaces group for same.
- A serious intervention towards eliminating the over the presence of which has resulted in its usage for individuals injecting drugs on multiple occasions as they are able to hide behind the bushes.
- Noting the reference in the Parks Strategy to Christmas lights – consider locating same in the Park.

Finally to make available to residents a copy of the Plan previously agreed for the park.

**Order: Report to Councillor.**

### **Motion 3 from Councillor Dermot Lacey**

This Committee notes the response issued by the Manager following the query raised at the October Area Committee and the letter submitted with this motion and requests the Manager to reply to the issues contained therein.”

“The real issue is that sewage is enriching the waters of Dublin bay.

This has allowed the brown-coloured opportunist algae – Ectocarpus – to invade the ecosystem. It reduces light and impairs the ability of other important plants such as seagrass to thrive and generate oxygen.

Enrichment of the water due to run-off from the land and sewage discharges is upsetting the biological balance as it causes dense growth of plant life of the wrong kind.

The real issue here is sewage.

Far from allowing the Ectocarpus to flourish this should be addressed quickly before the very ecosystem of Dublin bay is affected.

This issue affects humans through water quality and health and safety issues. It affects animals such as pets who inadvertently eat the material. It affects the very important wild life including the protected Brent geese who feed on eel grass in the bay.”

**Order: Report to Councillor.**

**Motion 4 from Councillor Dermot Lacey**

This Committee requests the Manager to undertake a review of the management structure of Heskin Court and to report back to this committee. In the meantime, could he request the Management Company to empty the bins on a regular basis and not leave the basement car park in its ongoing untidy condition?

**Order: Report to Councillor.**

**Motion 5 from Councillor Mary Freehill**

That the bollards removed from Wynnfield Road, Rathmines be urgently reinstated. The impact of the absence of these bollards is that large delivery vehicles are parked up on the footpath which seriously damages the paths and deprives pedestrians of access.

**Order: Report to Councillor.**

**Motion 6 from Councillor Deirdre Conroy**

That this committee agrees that Traffic Department will provide necessary pedestrian crossings, considering more people are walking and bringing children to schools.

In particular, on Kimmage Road West en route to Kimmage Crossroads [KCR] which has been addressed by local residents to two local authorities for several years and on 14 October a child was hit on the road, as I was advised. The road has residents in Brookfield to the south section in Dublin City Council and St Anne's, to the north side of the road in South Dublin County Council.

Stannaway Road and Sundrive Road also has a large junction without pedestrian crossing and has been requested from residents for over two years.

**Order: Report to Councillor.**

**Motion 7 from Councillor Mary Freehill**

There are a number of traffic problems in Leinster Square, Rathmines which rather than being descriptive in this motion would be better served by a site visit with a few representatives of residents, the Traffic Engineer and Councillors. This meeting therefore agrees that the site visit takes place in the next few weeks.

**Order: Report to Councillor.**

**Motion 8 from Councillor Mary Freehill**

That this area committee works with Waste Management to start finding alternative Bring Centre locations to serve Rathmines and its hinterland before the development of Gulistan commences.

**Order: Report to Councillor.**

**Motion 9 from Councillor Anne Feeney**

To call on this Committee to support the installation of pedestrian crossings at the following locations and at all major junctions in the city. These junctions have heavy traffic all day long together with school children needing to dodge traffic to cross at them. Dublin City Council have agreed that the order of priority in the city should be pedestrians first, followed by cyclists, public transport and then other vehicles. If this is the case and in the interest of safety at major junctions, pedestrian crossings must be prioritised at major junctions and close to schools.

KCR junction – crossing from KCR shops to Kimmage Road West  
Terenure village – crossing from Vaughan’s Pub to Doyle Auctioneers

**Order: Report to Councillor.**

**Motion 10 from Councillor Anne Feeney**

To call on this Committee to support Kimmage Grove residents in seeking a solution to address the congestion and illegal parking in the area as a result of a significant number of cars illegally parking while football training/matches are on in the adjacent Dublin City football grounds. The problem is particularly bad between 6pm-9pm on weeknights. Clamping by parking enforcement is only part of the answer as they can’t be at this location every night. A more pro-active solution is needed by the Traffic Department.

**Order: Report to Councillor.**

**Motion 11 from Councillor Mannix Flynn**

That this area committee agrees to rename the ‘Cabbage Patch Garden’ to the ‘Cabbage Patch Garden Park’. Reason: This renaming will ensure that the public are welcome here and can use this area as a public park.

**Order: Defeated.**

**Motion 12 from Councillors Claire Byrne, Danny Byrne and Daniel Ceitinn**

That this Area Committee Calls on the Area Manager to provide a full update on the Poolbeg West Development, to include this a rolling agenda item on the SEAC agenda and to establish a working group or a sub-committee so that Councillors can be kept fully up to date in relation to this significant development.

**Order: Report to Councillor.**

**Motion 13 from Councillor Claire Byrne**

That this Area Committee calls on the Area Manager to carry out a feasibility study on the viability of the commercial development aspect of the current zoning on Block 19 / The Graving in the Docklands North Lotts and Grand Canal Dock SDZ Scheme given the impact of the pandemic on the demand for office space and other commercial activity in the area.

**Order: Agreed.**

**Motion 14 from Councillor Claire Byrne**

That this Area Committee calls on the Area Manager to stop granting planning permission for hotels in the City Centre until the new City Development Plan is in place.

**Order: Agreed.**

**Motion 15 from Councillor Claire Byrne**

That this Area Committee calls on the Area Manager to repair or replace the drains in Long Lane. The residents are experiencing a rat infestation in the houses as a result of the decaying sewage drains that run beneath their gardens. As I am sure you can appreciate this is causing significant stress to the residents and I ask the Area Manager to take immediate action to resolve this issue.

**Order: Report to Councillor.**

**Motion 16 from Councillor Claire Byrne**

That this Area Committee calls on the Area Manager to write to the owners of Weatherspoons, Camden Street, to ask them to take immediate action to address the ongoing issues in the neighbourhood:

- Customer queuing across the footpaths and cycle paths outside the premises -
- Customers gathering outside the premises with take away drinks late at night after closing time making significant noise and carrying out anti-social behaviour
- Late night noise from the beer garden at the rear
- Incorrect permanent storage of the bins on the street out the back of the premises
- Constant obstruction by delivery vehicles on Grantham Street at the junction of Grantham Street and Synge Street.

**Order: Agreed.**

**Motion 17 from Councillor Mary Freehill**

A number of bollards have been removed from the footpath on Wynnfield Road, Rathmines which results in footpath parking. It is agreed therefore that these bollards are replaced forthwith.

**Order: Report to Councillor.**

**Motion 18 from Councillor Mary Freehill**

Quite some time ago I got agreement that the sole remaining bollard marking the Swan, now under-ground river, be designated a protected structure. May I have an up to date report on progress and plans to erect a plaque at the site which is on the corner of Rathmines Road and Rathgar Road?

**Order: Agreed and agreed to refer the motion to the Arts SPC.**

**Motion 19 from Councillor Carolyn Moore**

That this committee agrees to reinstate the playground at Rathmines Avenue or otherwise improve the amenity value of the site of the former playground by making it suitable for play or for sports with appropriate surfaces and provision of play or other equipment.

**Order: Report to Councillor.**

**Motion 20 from Councillor Danny Byrne**

That this area committee agrees that 25% of both social and affordable house will be set aside for families with a strong family link to the areas of Grand Canal, Irishtown, Ringsend and Sandymount, City Quay, Donnybrook, Pearse Street and the rest of Dublin 2.

This Committee notes that over the coming years 900 social & affordable houses will become available on the Glass Bottle site. This council notes that it has been a considerable time since such a sizable quantity of public housing has been available to be allocated within the South East Inner City. The committee also notes that this community has accepted the burden of huge private housing developments while their sons & daughters have had to move out of the area.

The Council notes that such houses should be allocated to those qualifying for Council housing waiting list as stands at the time of the houses being available in

the normal way and to those who in the past have been allocated homes elsewhere in the city and wish to return.

That we agree to write to the minister to make this happen.

**Order: Agreed.**

**Motion 21 from Councillor Danny Byrne**

That this area committee would agree to write to all the Tidy Towns Groups in the south east area thanking them for their valuable work in their communities, keeping streets tidy and presentable and making their communities more pleasant places to live.

**Order: Agreed.**

**Motion 22 from Councillor Danny Byrne**

That this committee agrees to request that a stay is put on works on Sean Moore Road until such times that residents' legitimate fears and concerns are allayed.

**Order: Report to Councillor.**

**8 Questions to the Chief Executive 8th November 2021**

**Order: Noted.**

**Councillor Dermot Lacey**

**Chairperson**

**Monday 8 November 2021**

**Attendance:**

**Members:**

Dermot Lacey (Chairperson)  
Claire Byrne  
Daniel Céitinn  
Paddy McCartan  
Pat Dunne

**Members:**

Claire O'Connor  
Danny Byrne  
Mary Freehill  
Carolyn Moore  
Mannix Flynn

**Members:**

Kevin Donoghue  
Deirdre Conroy  
James Geoghegan  
Anne Feeney  
Tara Deacy

**Officers**

Brian Hanney  
John MacEvilley  
Michael Noonan  
Iva Geci  
Debbie Clarke

Derek Kelly  
Neil O'Donoghue  
Bernard Brady  
Dearbhla McClean

Brian Kirk  
Jennifer Wall  
Gerry McEntaggart  
Ray Yeates

**Apologies:**

**Non-Members:**

**Q.1 Councillor Dermot Lacey**

Can I request the Manager to have the idea for a Jewellery Quarter as outlined in the (details supplied) with this question examined with a view to possible implementation?

**Reply:**

Road Maintenance Section has no objection to this proposal in principle. Our only comment would be that in relation to the suggestion of putting metal gates at either end of Johnston's Court which could be closed in the evening, it would be unprecedented to have access to a public road restricted in this way.

Johnsons Court (off Grafton Street) is "in charge" of Dublin City Council which means that a public right of way exists over it. In order that it may be closed by gates, the public right of way would have to be extinguished. There is a legal procedure involved (under Section 73 of the Roads Act 1993), which includes a formal written application being submitted to Dublin City Council requesting that the City Council consider extinguishing the public right of way at the location in question.

Licensing would question whether the proposed location of Johnson's Court is wide enough to accommodate both traders and pedestrians. Also the suggestion of traders using gas torches sounds potentially quite dangerous. Finally, that location is not designated for casual trading in the current Casual Trading Bye Laws, this would need to be amended in order for trading to take place there.

Dublin Fire Brigade has have a number of comments and concerns. The proposal of providing for a roofed and gated Jewellery Quarter on Johnson Court, should comply with the requirements of both Building Control Regulations 1997 - 2021 and the Building Regulations 1997 - 2019. A Fire Safety Certificate Application should be submitted, in order to demonstrate how the proposed works would comply with Part B of the Second Schedule to the Building Regulations (Fire Safety) 1997 – 2019.

If the proposal for a Jewellery Quarter on Johnson Court was to be considered without the provision of a roof i.e. not enclosed, a Fire Safety Assessment in accordance with 18.6 of the Fire Services Act 1981 & 2003 is required to be submitted to Dublin Fire Brigade, prior to the commencement of any works. This is to examine the fire safety strategy both for the proposed development and the existing premises, and should include at a minimum analysis of means of escape, active fire safety systems, gas and electrical installations and fire safety management.

Licensing would question whether the proposed location of Johnson's Court is wide enough to accommodate both traders and pedestrians. Also the suggestion of traders using gas torches sounds potentially quite dangerous. Finally, that location is not designated for casual trading in the current Casual Trading Bye Laws, this would need to be amended in order for trading to take place there. Amendment of the Casual Trading Byelaws is a Reserved Function of the City Council.

The submission with this question is interesting, very detailed and thought out and has several aspects to be considered, not least the proposer's current difficulties with transporting his cart from Drury Street. There is no object to the concept of a jewellers' dedicated space in the city and Johnson Court as the proposer indicates has a

dominance of such providers currently. However, the proposal is dependent on setting up this arrangement on Johnson's Court, which unfortunately is not suitable in so many ways. It is too narrow to accommodate any structures either stand alone or fixed to walls and some of the related proposals such as heating, lighting, roofing, security and impact on public right of way etc. and would not be feasible.

Johnson's Court is just under 3m wide at Clarendon Street and 4.4m wide at Grafton Street. The widest point along the lane is 4.2m and the pinch point at the church is just under 3m. The minimum clear width to facilitate two wheelchairs passing is 1.8m. It is difficult to see how this could be provided in addition to the array of cabinets and street furniture proposed and space for pedestrians to linger while watching the jewellers work etc. It can be congested along the lane with window-shopping of the existing jewellers, never mind setting up on the opposite side also. Reference Spatial Calculator attached.

This laneway experiences heavy footfall as it provides the main pedestrian connection between Grafton Street, the Powerscourt Centre and onwards to Georges Street Arcade. While the idea of a Jewellers' Quarter is interesting, the proposal to introduce stalls on Johnsons Court would prove difficult. Both from the point of view of universal access and the requirement to maintain a clear pedestrian throughway. The proposal to gate the area would also cause difficulties from a management perspective and would negatively affect pedestrian connectivity in the area day and night.

In summary, the proposal at this location would detrimentally affect pedestrian connectivity in the area. With reference to gating the area, it would be unprecedented to have access to a public road restricted in this way and could require extinguishment of the public right of way over it which is unlikely to be popular and would incur maintenance and operational costs.

The uses on Johnson Court and the vacancies in Westbury Mall have potential for a shared work and retail space, which the Local Enterprise Office would be willing to explore with interested parties.

**Q.2 Councillor Daithi Doolan**

Can the Area Office please provide me with an update on the proposed new dressing rooms in Brickfield Park?

**Reply:**

The three year capital programme is being updated and will be brought to the City Council in due course. This will include the timescale and budget for the Brickfields pavilion project.

**Q.3 Councillor Tina McVeigh**

To ask the Director of Services to investigate the long standing dereliction and vacancy of houses on Daniel Street, Dublin 8, in particular number 50 and up to five others reported derelict/vacant for considerable time on that street.

**Reply:**

The Derelict Sites Section will arrange to have the houses on Daniel Street inspected and will report directly to the Councillor following an assessment of the current condition of these properties.

**Q.4 Councillor Dermot Lacey**

To ask the Manager if the footpaths around Dartmouth Square - particularly the section on the North side which is in a deplorable condition be included in the works programme for upgrade.

**Reply:**

The footpaths on Dartmouth Square have been inspected. The defects have been recorded and added to our Works List for repair.

**Q.5 Councillor Dermot Lacey**

To ask the Manager if the footpaths at Lea Crescent, Sandymount are repaired as soon as possible as they are currently in a dangerous condition.

**Reply:**

The footpaths on Lea Crescent will be inspected. Any defects that we record will be added to our Works List for repair.

**Q.6 Councillor Dermot Lacey**

To ask the Manager if he will explore the option of upgrading the current cycle lane route from Ringsend to Pearse Street using a combination of bollards and outside the lane parking as in Fitzwilliam Street.

**Reply:**

The Covid Mobility Team will assess this area for some rapid deployment safety measures and determine what can be achieved along this route to provide safe protected cycling.

In the medium term, Dublin City Council plans to develop the Ringsend to College Green Cycle Scheme between Sean Moore Road and College Green, which will incorporate Bridge Street, Ringsend Road and Pearse Street. The project is currently at inception stage and will be progressed as resources become available.

**Q.7 Councillor James Geoghegan**

To ask the area manager if the footpath surface outside Spar at 54/56 Donnybrook Road could be inspected and resurfaced as it is posing a hazard for pedestrians and shoppers.

**Reply:**

Repairs have been carried out in this location recently. On subsequent inspection, one outstanding defect was recorded. This has been added to our Works List for repair.

**Q.8 Councillor James Geoghegan**

To ask the area manager if a reply could be furnished in respect of the issues raised in this email.

**Reply:**

A copy of the planner's report detailing the reasons for refusal both of the proposed developments will be forwarded to the councillor. The Planning Department provides a pre-application planning consultation service and it is recommended that the resident requests a pre application meeting with the Area Planner.

A pre application consultation may be requested with the Senior Planner for the Area Ms. Rhona Naughton by email at [rhona.naughton@dublincity.ie](mailto:rhona.naughton@dublincity.ie)

**Q.9 Councillor James Geoghegan**

To ask the area manager if a reply could be furnished in respect of the issues raised in this email.

**Reply:**

DCC Dangerous Buildings Inspector, under remit of the Local Government Sanitary Services Act 1964 (as amended) within which we operate, did proceed to review / inspect the property at the above address, as of 20/10/2021.

He deemed the premises to be 'not dangerous' within the meaning of the above 1964 Act & no further Dangerous Buildings (DB) action warranted at this time.

DCC DB have no remit with regard to overgrown vegetation, Japanese Knotweed, rubbish dumping, or pest infestation, & we have forwarded your e-mails to DCC Parks, DCC Waste Enforcement & DCC Environmental Health, copied here again, & who would be better served to respond to your concerns & may contact you directly.

Trespass, incursion, squatting & anti-social behaviour are also beyond our remit & are a matter for An Garda Síochána.

**Please note, it is as always the responsibility of the owners of the property to maintain a safe & secure premises at all times.**

DB note the front garden boundary wall currently remains stable, further to our recent inspections, DB removed 2 no. sections of the Herras fencing along the footpath, as of 20/10/2021

&

Reference to "rear boundary wall to number 53 has collapsed and fallen into the property at number 52" this issue is not within the remit of DCC DB as this wall remains 'landlocked' & out of the public domain & is considered a civil matter between neighbours.

DB have also written to the (purported) son of the owners of the property to advise the complaints, concerns & findings – no response received to date.

DB have no further remit here at this time.

DB area Inspector has re-inspected this property as of 2/11/2021 & advise no change to our previous inspection.

Please also note one of the neighbouring residents has confirmed it was a section of **the rear garden wall** that collapsed – **not** the building as suggested. No further Dangerous Buildings action warranted at this time.

The City Council will arrange to have this property added to its register of potential long term vacant properties and carry out the necessary investigation to determine its current status.

It will where necessary determine the owner(s) of the property and request them to return the property to use in a timely manner.

The Litter Warden will inspect the front garden for waste . Appropriate action will be taken if waste is visible from the street.

The site will be inspected by the Derelict Sites Section and a report will be sent to the Councillor.

**Q.10 Councillor Tara Deacy**

Can the footpath at 13 Bigger Road be repaired, children and elderly residents have tripped several times on it? See attached photo, it is completely broken.



**Reply:**

This footpath is in the South Central Area. My colleagues in the South Central Area have recorded this defect and it has been added to their Works List for repair.

**Q.11 Councillor Tara Deacy**

Has there been any research done by DCC in relation to any health risks associated with RF Masts like the one planned/proposed for the corner of Clogher Road and Sundrive?

It had been proposed at the Economic SPC that an information campaign would be rolled out dealing with the questions residents have around this. Has this happened? Could we look at rolling out a similar programme in our own local area?

**Reply:**

The roll out of masts and antennae is guided by the Revision of Telecommunications Antennae and Support Structures Guidelines published in 1996. These guidelines address the issue of health and safety and advise that planning authorities should not include monitoring arrangements as part of planning permission conditions nor determine planning applications on health grounds.

This position was reiterated in Circular Letter: PL 07/12 which states that:

*“Planning authorities should be primarily concerned with the appropriate location and design of telecommunications structures and do not have competence for health and safety matters in respect of telecommunications infrastructure. These are regulated by other codes and such matters should not be additionally regulated by the planning process.”*

Chapter 9 (Sustainable Environmental Infrastructure) and 16 (Development Standards) of the Dublin City Development Plan 2016-2022, provides relevant policies/objectives for the assessment of planning applications for telecommunication structures (9.5.11 and 16.33 and 16.33).

In light of the 1996 Guidelines, the 2012 Circular letter and current development plan policy, it is not considered necessary or appropriate to carry out an information campaign.

**Q.12 Councillor Tara Deacy**

Is there any update since the October meeting around the requested dishing of 17 Rathmines Close?

**Reply:**

This request (Enquiry Ref: 7023438) will be referred to the Area Engineer for assessment and report to the Transport Advisory Group for their consideration. The assessment will take place within the next two weeks. However, if recommended, it has to go through the TAG process, which will take a minimum of eight weeks.

The Councillor will then be informed of the final recommendations of the Transport Advisory Group.

**Q.13 Councillor James Geoghegan**

To ask the area manager if a reply could be furnished in respect of the issues raised in this email.

I spoke to you during the last election campaign about the parking situation on above road.

The problem is the council has refused to put yellow lines on one side of the road without also installing parking meters which the majority of residents voted against they just want no parking on one side for safety and access reasons.

There are two schools which use the road Lakelands at one end and educate together at other end access to property is not possible at school starting and finishing times.

A number of children use scooters and if one side of road was parking free they could remain on footpath which is a safer option due to volume of cars and jeeps also an ambulance or fire engine could not gain access in emergency.

Thank you for your interest.

**Reply:**

The area engineer is not sure of the exact location. Could Cllr. Geoghegan make reference to the specific road in question and the location requiring double yellow lines?

**Q.14 Councillor Paddy McCartan**

To ask the manager to respond to the following issue from a constituent.  
She writes,

"The noise levels at night in Ranelagh/Rathmines, through the night, from Luas works or night time roadworks maintenance has become unbearable. It is not possible to get reasonable rest at night due to it. It is not just the noise, the pitch vibrates brain and body in an unpleasant, disruptive way that is impossible to rest in never mind achieve sleep. It is happening from circa 1am until after 6am. I ask that you contact Luas and DCC and ask them to reset their working hours to sociable ones and let us sleep through the night. I am expected to pay property tax, yet any quality quiet sleep in my house as a result of Luas and DCC work practices, has not been possible from some months. My patience, good humour and qualities that make me a reasonable citizen require night time access to reasonable rest and sleep."

**Reply:**

Transport Infrastructure Ireland (TII) informed Dublin City Council that Transdev Light Rail Ltd carried rail-grinding works on dates below in the area between the hours of 01:45-04:15:

30/09/2021	Beechwood-Ranelagh
01/10/2021	Ranelagh-Charlemont
04/10/2021	Charlemont-Ranelagh
05/10/2021	Ranelagh-Beechwood

Other than the rail grinding works, there has been no major works completed at night recently in that area. The rail grinding is a necessary part of the maintenance of the lines, is carried out to reduce the effects of rail corrugation, and reduces the long-term impact of noise from the trams travelling over the rails.

The only other works notified involved replacement of the overhead line Parafil ropes between St. Stephen's Green Luas Stop and Charlemont Luas Stop between 02:00hrs on Saturday 02/10/21 and 04:00hrs on Monday 04/10/21.

Transdev also confirmed that grinding works on the line are usually completed in Q3/Q4 of the year. This year they were completed in Q3. Generally it will occur at one location over 1-2 nights maximum one night on the inbound track and one night on the outbound track, between 2am-4am.

With regard to mitigation measures for rail grinding Transdev clarified the following:

- Prior to commencing rail grinding, leaflet drops are carried out within the area.
- As the rail grinder is a mobile unit and in constant motion, it is not feasible to use acoustic blankets
- The noise at given location would be of short duration as the unit is in constant motion.
- The rail grinding is in itself a noise mitigation measure, it smooths the rails which reduces tram motion noise significantly.

**Q.15 Councillor Paddy McCartan**

To ask the manager to respond to the following email from a constituent.

He writes,

"I live on Chelmsford Road Ranelagh. But recently I'm appalled with the state of Ranelagh Gardens. In last year it has become overgrown especially around the pond with I've noticed recently has led to a rat infestation of them living in this overgrown area. Also the pond water itself is filthy and island on pond totally overgrown also. This park up until 18 months ago was always well maintained and I'm shocked with this level of decline. I hope you can get something done to fix this. Also Ranelagh needs a bottle and clothes bank this should also be a priority."

**Reply:**

Dublin City Council is committed to recycling and providing the best service we can in a busy, urban environment. However, the reality is that finding sites for new bottle and textile banks in the city is very problematic. Publicly owned land is at a premium. We are restricted to where we can place them under planning regulations and our service provider needs to be able to service all sites in a safe manner. The area must be free of overhead cables and overhanging trees, must not conflict with bus or cycle lanes, and must be directly accessible by HGV.

Waste Management Services have attempted to find a suitable location for recycling facilities in Ranelagh on a number of occasions but have been unsuccessful to date. However, we are happy to work with the Area Office to identify suitable locations and to investigate any feasible suggestions from members of the public.

The specialist company in pest control has been visiting Ranelagh Gardens Park frequently and they confirmed that while there is evidence of continued rodent activity their number has decreased compared to previous weeks. The situation will continue to be monitored.

The park is maintained on a regular schedule which include litter picking, grass cutting, and general maintenance. Parks has a Policy of eliminating chemical control measures to encourage biodiversity in all Parks. What may be sometimes perceived as decline in level of horticultural maintenance could be in fact the result that some areas are now

being left uncut to allow natural vegetation to grow to assist with biodiversity. However, the small areas planted around the pond will be inspected in the coming weeks and any work deemed necessary regarding the removal of encroaching or overgrown vegetation will be undertaken.

In regard to maintenance of the pond water, please note that the water is constantly being topped up and replenished. There are currently leaves collected at the eastern end of the pond that will be removed as soon as practicable on the next maintenance visit.

Parks Service is currently seeking quotes to undertake maintenance on the island. However, this area is of a high value and importance for the biodiversity and wildlife. It is important to preserve the natural habitat for the fauna that is present on the pond and the island. Therefore, any proposed work is carefully considered before its implementation and a managed approach applied to all future work planned to be carried out.

Ranelagh Gardens Park is not considered appropriate location for bottle and clothes banks. The constituent can contact our colleagues in the Waste Management Services Division regarding the provision of Bottle Bank or Bring Centre in the Ranelagh residential area.

**Q.16 Councillor Paddy McCartan**

To ask the manager to deal with the following issue.

Six sewer lines connect across back gardens on Serpentine Park, Sandymount and join at 24 Serpentine Park where the lane goes to the front and into the road to the main sewer. The connector to the road blocks repeatedly and residents have to clear this blockage themselves.

The issue has been raised by me in the past and I am asking the area manager to give it urgent attention.

**Reply:**

House Nos 22, 24, 26, 28, 30 & 32 Serpentine Park, Sandymount are served by a shared drain running along the back gardens of these properties. This shared drain turns at House No.24 and heads out into the public road where it connects to the public sewer. Shared drains are private and not in charge to Irish Water, and the responsibility of the properties served to repair and maintain. Legally this responsibility extends all the way out to the point of connection with the public sewer in the public road. On 28<sup>th</sup> October 2021 last the outfall manhole on this private drain in the front driveway of House No.24 was checked by DCC Drainage staff and found to be working properly. Consequently, the problems occurring on this private drain appear to be located upstream and entirely within private property.

**Q.17 Councillor Paddy McCartan**

To ask the manager to respond to the following email from a constituent.

"I live in Sandymount and am deeply concerned about rising sea waters due to climate change. I live not on the sea front but where I live is only a few metres above sea level and it is getting harder to be insured for house flooding. The insurance premiums are sky high if one is lucky enough to get an insurance company to insure in this area against flooding.

I was told flood defence plans were ready to go and still nothing is happening. This is of real concern we have a family that we hope will be able to avail of the house we will leave behind for them. There might not be a Sandymount in years to come!  
I see no evidence of flood defences being built."

**Reply:**

Construction work on upgrading the Promenade Flood defences is programmed to commence early in 2022 and take 12 months to construct. Some preliminary works for this project were carried out last year, COVID 19 has delayed these works.

Contract documents to procure a consultant to design improved flood defences for the 750m section north of the promenade to Sean Moore Park will be going out to tender this month.

This division provides letters of flooding comfort to homeowners for insurance purposes, if required.

**Q.18 Councillor Paddy McCartan**

To ask the manager to respond to the following email from a constituent.  
She writes,

**Reply:**

DCC Dangerous Buildings Inspector, under remit of the Local Government Sanitary Services Act 1964 (as amended) within which we operate, did proceed to review / inspect the property at the above address, as of 20/10/2021.

He deemed the premises to be 'not dangerous' within the meaning of the above 1964 Act & no further Dangerous Buildings (DB) action warranted at this time.

DCC DB have no remit with regard to overgrown vegetation, Japanese Knotweed, rubbish dumping, or pest infestation, & we have forwarded your e-mails to DCC Parks, DCC Waste Enforcement & DCC Environmental Health, copied here again, & who would be better served to respond to your concerns & may contact you directly.

Trespass, incursion, squatting & anti-social behaviour are also beyond our remit & are a matter for An Garda Síochána.

**Please note, it is as always the responsibility of the owners of the property to maintain a safe & secure premises at all times.**

DB note the front garden boundary wall currently remains stable, further to our recent inspections, DB removed 2 no. sections of the Herras fencing along the footpath, as of 20/10/2021

&

Reference to "rear boundary wall to number 53 has collapsed and fallen into the property at number 52" this issue is not within the remit of DCC DB as this wall remains 'landlocked' & out of the public domain & is considered a civil matter between neighbours.

DB have also written to the (purported) son of the owners of the property to advise the complaints, concerns & findings – no response received to date.

DB have no further remit here at this time.

DB area Inspector has re-inspected this property as of 2/11/2021 & advise no change to our previous inspection.

Please also note one of the neighbouring residents has confirmed it was a section of **the rear garden wall** that collapsed – **not** the building as suggested. No further Dangerous Buildings action warranted at this time.

The City Council will arrange to have this property added to its register of potential long term vacant properties and carry out the necessary investigation to determine its current status.

It will where necessary determine the owner(s) of the property and request them to return the property to use in a timely manner.

The Litter Warden will inspect the front garden for waste . Appropriate action will be taken if waste is visible from the street.

The site will be inspected by the Derelict Sites Section and a report will be sent to the Councillor.

**Q.19 Councillor Paddy McCartan**

To ask the manager to arrange for the repainting of the street nameplate on Burlington Road at its junction with Waterloo Road.

**Reply:**

Arrangements will be made to have this nameplate added to our upcoming Nameplate Renewal Contract.

**Q.20 Councillor James Geoghegan**

To ask the Area Manager further to the reply to question 18 at the Area Meeting in October can the Housing Advisor from the Kimmage/Rathmines area please telephone details supplied in respect of her housing needs and if a different section, can the Housing Assistance Payment section please also contact her as she faces eviction in February 2022 with no alternative accommodation available to her at present and also confirm who the notice of eviction is to be sent to and what email address it can be sent to.

**Reply:**

Details supplied should email a copy of the Notice of Termination to the HAP section ([hap@dublincity.ie](mailto:hap@dublincity.ie)). A new HAP pack may then be issued and she can source alternative suitable accommodation and apply for HAP in that property. The new application will be subject to the terms and conditions of the HAP scheme. I will contact the applicant to discuss same.

A Housing Advisor has tried to contact the applicant on the above number without success. The applicant should submit a copy of the Notice of Termination to HAP for assessment and will receive a new HAP pack.

**Q.21 Councillor Kevin Donoghue**

To ask the manager to investigate reports of illegal parking on Grantham Street between Grantham Place and Synge Street.

**Reply:**

The Parking Policy and Enforcement Section are aware of the issue. The parking enforcement inspector is currently reviewing the situation in addition to Dublin Street Parking Services patrolling the area.

**Q.22 Councillor Kevin Donoghue**

To ask the manager to provide lighting at details supplied. Senior residents are reporting difficulty seeing and are concerned about safety. Having inspected the area myself, the current lighting is not sufficient.

**Reply:**

There are three lighting columns along this stretch of details supplied near house 36, with each of these columns carrying two lanterns. The lanterns to the rear of these columns provide lighting to the footpath and were upgraded to LED lights a few years ago. An additional assessment of this lighting (along the footpath) will be carried out. This assessment will also look at the nearby trees to see if they are having any blocking effect on the lights and parks will be requested to prune the trees if necessary.

**Q.23 Councillor Kevin Donoghue**

To ask the manager to clear the lanes at Cymric Road & Kyleclair Road. Residents have been asking for this to be done since July.

**Reply:**

Housing Maintenance has cleaned these lanes numerous times in recent months. A further inspection will be carried out and all rubbish will be removed.

**Q.24 Councillor Kevin Donoghue**

To ask the manager for an update on the repair work scheduled to be carried out on the footpath in South Lotts Road.

**Reply:**

Repairs are scheduled to be carried out on South Lotts Road in November 2021.

**Q.25 Councillor Daniel Ceitinn**

To ask the manager if he could investigate the potentially illegal disposal of sewerage from a private residence in Rathmines Park (details supplied) via a pipeline into the Rathmines Avenue flat complex.

**Reply:**

The area between the Rathmines Avenue flat complex and a neighbouring house in Rathmines Park has been inspected and there is no illegal disposal of sewerage. Surface water from the gutters and from the front garden of the neighbouring house in Rathmines Park drains into the Dublin City Council drainage system partially over ground in the area between the flat complex and houses in Rathmines Park.

A recent diversion of the surface water system was carried out to direct the flow to the outfall gully and reduce or eliminate the occurrence of lying stagnant water.

There are plans to carry out remedial works to the boundary wall which will include a revised layout to the drainage in the area, to eliminate the flow of water over ground. It is expected these works will be carried out in 2022.

**Q.26 Councillor Daniel Ceitinn**

To ask the manager to confirm if work around the Tree of Hope in Ravensdale Park was carried out by DCC officials, and to indicate if Dublin City Council has any intention of removing or replacing the Tree of Hope.

**Reply:**

Parks have been working with local residents on landscape improvements for Ravensdale (Poddle) Park. As part of this the current tree of hope will be replaced as the original Tree of Hope is diseased and not thriving.

**Q.27 Councillor Daniel Ceitinn**

To ask the manager for an update regarding any assessments made by the Parking Enforcement Officer in relation to illegal parking at the Blarney Park/Sundrive Road junction.

**Reply:**

The Parking Policy and Enforcement Section have taken a review and we continue to monitor and enforce illegal parking. We recommend permanent installations to completely resolve the issue.

**Q.28 Councillor Daniel Ceitinn**

To ask the Manager if negotiations on social and affordable unit pricing for the Poolbeg SDZ/IGB site development have begun; the price sought for affordable units; the price sought for social units; and if he will make a statement on the matter.

**Reply:**

The Housing Department has requested valuations and construction costs from the developer in order to commence negotiations on both the social and affordable unit pricing at Poolbeg SDZ/IGB site.

Until such time as planning is granted, along with valuations and costs being assessed, the Housing Department is not in a position to state what prices will be sought for social and affordable units.

**Q.29 Councillor Daniel Ceitinn**

To ask the Manager for an update on the Pigeon House redevelopment tender; and if he will make a statement on the matter.

**Reply:**

The disposal of the Pigeon House lands will not proceed as proposed. Earlier this year the City Council identified a Preferred Bidder following which High Court proceedings were instituted by an unsuccessful bidder.

Dublin City Council rejects the claims made in said proceedings. However, the existence of said proceedings would likely cause significant delay to the advancement of the project.

After careful consideration, a decision was made not to proceed with the process in its current format.

It is intended to commence a new competition in the very near future.

**Q.30 Councillor Daniel Ceitinn**

To ask the Manager if the Council will engage with the developer of the Poolbeg SDZ/IGB site to erect hoarding on the Sean Moore Road to encourage rats and other wildlife driven from the site due to ground works and other preparatory works away from residential areas as works commence and disturb the site.

**Reply:**

Building sites requiring a hoarding that impinges the public footpath/roadway must apply for a Hoarding Licence from the Roadworks Control Unit. However, if the

hoarding is cited on the building line then no licence is required. As yet, the Poolbeg SDZ/IGB site has not required a licence from the council.

The Vacant Sites Unit has advised that they have no powers under the Urban Regeneration and Housing Act, 2015 (as amended) to force the owner to erect hoarding on a site or to clean up a site.

**Q.31 Councillor Daniel Ceitinn**

To ask the Manager the reason for the poles on the footpath at the corner of Thorncastle Street/Bridge Street opposite St Patrick's Church; if there are any plans to reconfigure this area to make better use of the space; and if he will make a statement on the matter.

**Reply:**

The Transport Advisory Group have no plans to reconfigure this area. If the Councillor would like to make a proposal he is welcome to do so. Dependent on the nature of the proposal, it should most likely be referred to the Area Office as an initial point of contact.

Road Maintenance Services Division is not aware of the historical reason for installation of these bollards which from Google Earth records appear to have been in place since at least 2009. We have no plans to remove them or reconfigure this area at this point in time.

**Q.32 Councillor Daniel Ceitinn**

To ask the Manager if paint works will be carried out on the external walls at a location details supplied as the tenant has been waiting a number of years for these works to be done following the injection of insulation c. 3 years ago. Holes in the wall were made for the injection of insulation and were to be painted over but were never painted.

**Reply:**

According to our records, these houses were insulated in 2013. Photos from Google Street View dated verifies and illustrates the holes in question.

The house achieved a BER of C3 after works were completed from an original estimated BER of G. The hole marks in question occur as part of the insulation and this is a significant energy efficiency improvement to an end of terrace house.

The holes are filled with as close as possible matching coloured mortar, however, these can fade or darken over time, as can the paintwork.

**Q.33 Councillor Daniel Ceitinn**

To ask the Manager to arrange for a slow sign and/or a ramp at the road into Ffrench Mullen House from Charlemont Street in consultation with the residents' association; if he will arrange for a pole with an appropriate safety sign at the corner of the footpath on the turn around Ffrench Mullen as there is no distinction for drivers at this point between the road and the path as they are level with no divider and it is creating an unsafe environment.

**Reply:**

The area engineer understands that there is ongoing construction work on Charlemont Street. A site visit will be carried in the coming weeks to ascertain what the issues are at the above location. Based on the site survey, a decision will be made as to whether speed ramps/appropriate signage or no traffic calming is required.

This request (Enquiry Ref: 7023439) will be referred to the Area Engineer for assessment and report to the Transport Advisory Group for their consideration. The Councillor will then be informed of the final recommendations of the Transport Advisory Group.

**Q.34 Councillor Daniel Ceitinn**

To ask the Manager the status of the Glovers Court regeneration proposal; if this has been submitted to the Department; if not, when it is to be submitted; and if he will make a statement on the matter.

**Reply:**

Dublin City Council (DCC) applies for social housing capital funding from the Department of Housing, Local Government and Heritage (DHLGH) in accordance with its 4 stage approval process.

The Housing and Community Services Department is currently preparing the Stage 1 application for initial approval and appraisal to the DHLGH for the redevelopment of Glovers Court.

Included in the Stage 1 application, is the requirement to submit a Strategic Assessment Report which is necessary to meet the Public Spend Code Guidelines. We are currently progressing this report and once completed, we will be in a position to submit the full Stage 1 application to the DHLGH.

We anticipate this submission will take place before the end of November 2021.

**Q.35 Councillor Anne Feeney**

To ask the Manager has the public park at Marianella in Rathgar been transferred to DCC as required in the planning permission and details supplied.

**Reply:**

The park has not been taken in charge as yet. DCC Parks have held meetings with the applicant's agent who is currently following up with making good defects. Following completion of these it is intended that the taking in charge will occur.

**Q.36 Councillor Anne Feeney**

To ask the Manager to have the badly broken pavements and roads in Lavarna Grove, Terenure resurfaced or repaired in the short term. The pavements have become very dangerous in terms of trip hazards for pedestrians. In addition the roads are in a bad state and given the constant traffic through this residential area between Fortfield Road and Terenure Road West. In addition I would like an update in relation to the pruning of trees at the junction with Terenure Road West as these trees completely overshadow lights (on poles 1, 2 and 3) creating a pitch dark section of this road which is unsafe for pedestrians at night. With the clock now changing to winter time this should be done urgently.

**Reply:**

An inspection will be carried out here to examine these issues and an update will be provided directly to the Councillor.

Following recent ground assessment of the subject trees, it was found that the amount of street light obstruction appear to be very little and therefore no immediate attention is required. However, Parks Services will be carrying out work to most of the trees in the estate, including the subject trees, as they would benefit from some pruning work

in keeping with best arboricultural practice. This work will be included in 2022 tree pruning programme.

Furthermore, the abovementioned inspection confirmed that No. 2 Prunus cerasifera trees are in a poor condition. They will be further inspected during pruning and if deemed necessary removal of the trees will be carried out.

**Q.37 Councillor Anne Feeney**

To ask the Manager to arrange for the tree stump on Rathdown Crescent to be removed as soon as possible. The tree was felled by DCC Parks' staff and removed, but the crew were unable to remove the stump of the tree without heavier equipment. They committed to come back and remove this, but to date it has not been removed.

**Reply:**

Parks Staff have inspected the subject road and unfortunately weren't able to locate a tree stump anywhere on the footpath. If an exact location could be provided we will investigate this matter further.

**Q.38 Councillor Anne Feeney**

To ask the Manager to advise the Councillor as to what licensing arrangements are in place for mobile coffee/food trucks at this stage of the Covid Recovery plan and what is the plan now that local businesses have re-opened. Many of these providers were positioned close to busy retail areas during Covid.

**Reply:**

The Licensing Unit issues casual trading licences to people who wish to trade in a public area; there are two types of licences, Designated Licences and Event Licences.

Event Trading Licences are issued for people to trade in the vicinity of certain events like matches and concerts and we have issued zero in the past year.

Designated Trading Licences are issued annually and DCC has very few designated pitches that can sell hot and cold food, all of which are either filled, or will be filled by a waiting list. Two hot foot day time traders and zero night time traders renewed their licences in the last year.

The Licencing Unit did not issue any licences during Covid for the sale of goods from mobile coffee/food trucks, outside of those covered under the casual trading bye laws.

The Licensing Unit does not issue licences for food trucks trading from private property.

**Q.39 Councillor Anne Feeney**

To ask the Manager for school safety zone markers to be put in place outside Presentation Primary School (Terenure Road West) and St. Joseph's Boys School (Terenure Road East). These are large schools with exits onto busy main roads as is the case with other schools in the area. However, they do not have the same high visibility school zone markings and I believe there are no plans to install them as they are on main roads, but so too are other schools. Indeed there are school zone markings on Leinster Road where there is no school, but it is also an area that has children emerging onto it from Leinster Square.

**Reply:**

Presentation Primary School (Terenure Road West) and St. Joseph's Boys School (Terenure Road East) have not applied for the School Zone treatment. The School

Zone consists of pencil bollards at school entrances to stop parking on the path and painted circles on the road and a School Zone entry road surface marking to raise awareness of a school nearby which requires extra driver caution. The applications for this Covid mobility measure closed on 31<sup>st</sup> May 2021. As stated in the November 2021 Covid Mobility and Cycling Report to the elected members there are currently 58 schools awaiting the treatment. A decision on the suitability for a school to obtain a school zone treatment is determined following an interview with the School Principal on their experience of school gate safety followed by observations of these issues and an engineering assessment of the site. Both Schools have been successful for the second round of Safer Route to School Green School /National Transport Authority programme which will give the schools an opportunity to be assessed for school route safety including the School Zone treatments. The processing of the first round of this programme has commenced and there is no timeline currently for its completion.

**Q.40 Councillor Carolyn Moore**

To ask the Area Manager, for the safety of cyclists to protect the cycle lane on Rathfarnham Road with wands from the pedestrian crossing outside 8 Rathfarnham Road to the parking bay outside Lidl, and to reinstate the pedestrian crossing at 8 Rathfarnham Road.

With Lotts & Co having recently opened at this location, locals report that already the cycle lane is frequently blocked with cars parked across the lane and on the footpath, at a busy junction with poor visibility. There is a parking bay adjacent to the premises and the markings of a pedestrian crossing with no lights in situ. This stretch should be protected from illegal parking for the safety of cyclists and pedestrians, and in particular for the children from St Joseph's NS.

**Reply:**

Dublin Street Parking Services will enforce illegal parking.

This location has been examined and it will be possible to provide bollard protection which will now be scheduled for installation.

**Q.41 Councillor Carolyn Moore**

To ask the Area Manager can he please provide an update on the introduction of a 30kmph speed limit on Zion Road, Rathgar, in order to facilitate Stratford College proceeding with the Safe Routes to School programme for which they were awarded.

**Reply:**

The default speed limits can only be changed by making Special Speed Limit Bye-laws. The power to do so is vested in the elected members of local authorities. The primary purpose of any such intervention should be to better match the maximum speed allowed to the road conditions, and to improve road safety. The current speed limit at Zion Road is 50 km/h. The proposal for Dublin City Council Special Speed Limit Bye-Laws 2021 is under review. When this review is completed, the councillor will be informed of the upcoming steps for the proposal.

**Q.42 Councillor Carolyn Moore**

To ask the area manager if the shelters in Harold's Cross Park, which are in a poor state of repair, can be scheduled for refurbishment, including replacing of missing roof tiles, securing of loose roof tiles, and the replacement of seating which has been removed.

**Reply:**

Parks Section is currently going through procurement process to undertake roof and gutter repairs on the shelters in Harold's Cross Park. It is anticipated the work to be completed over the coming weeks.

The reinstatement of the seating in the shelters is not considered appropriate as given to the nature of such a secluded space it will encourage congregation after dark leading to anti-social behaviour. Therefore, it is not proposed to install seating as requested.

**Q.43 Councillor Carolyn Moore**

To ask the area manager if the balcony ledges on the upper floors at Rathmines Avenue can be urgently assessed for structural stability and repairs to damaged stone work carried out as soon as possible. Damage to stone work has left large sections of concrete trimming and red brick loose and removable, and these could fall from a height at any time causing serious injury or damage.

**Reply:**

The engineer from Housing Maintenance will carry out an inspection of the balcony ledges as soon as possible. If the Councillor could supply the block number and the floor, that would be appreciated.

**Q.44 Councillor Dermot Lacey**

To ask the Manager if he could arrange for the plaque to Jack B Yeats on the building that houses the Atlas Language School – formerly Portobello Nursing Home where the artist lived from 1950-1957 (the year he died). This plaque is in very poor condition and needs replacing, especially as this is the 150th anniversary of his birth. 29th August 1871.

**Reply:**

If the existing plaque to Jack B. Yeats cannot be repaired, the Commemorations and Naming Committee may consider an application to replace it under the Dublin City Council's Commemorative Plaque Scheme. Link to application below:-

<https://www.dublincity.ie/residential/arts-and-events/decade-commemorations/commemorative-plaques-scheme>

**Contact:**

Brendan Teeling, Deputy City Librarian, tel.: 01 2224816, email: [brendan.teeling@dublincity.ie](mailto:brendan.teeling@dublincity.ie)

**Q.45 Councillor Mannix Flynn**

Can the area manager give an update report on the progress of the social housing element Part 5 apartments at Tom Kelly Road/Charlemont Street? DCC has an option here to acquire a number of social housing apartments from this development as per the arrangements that were made with the developer regarding the disposal of these Dublin City Council lands.

**Reply**

The Part 5 arrangements have been realised as part of the original public private partnership agreement.

Discussions are ongoing with the Department of Housing, Local Government and Heritage with respect to the option to acquire additional social housing units from the development as per the disposal arrangements.

**Q.46 Councillor Mannix Flynn**

Can the manager give a clear indication as to the temporary traffic measures at Merrion Row and the outdoor dining facility and when DCC intend to remove these temporary measures?

**Reply**

Fáilte Ireland allocated Dublin City Council €255,313 from the Local Authority Weatherproofing and Outdoor Dining Infrastructure Scheme toward the improvement of outdoor dining at Merrion Row. The plans for this are now being finalized by the City Recovery Office and will be submitted for a Part 8 Planning Permission by the end of 2021. In the interim the hospitality businesses at Merrion Row will continue with the current outdoor dining measures that are in place.

**Q.47 Councillor Mannix Flynn**

Can the manager have the street furniture section call into the licensed premises on Camden Row with regards their continuous blocking of the footpath and roadway by their patrons at this street? This is a roadway for cars and pedestrians and it is constantly blocked by large crowds of young pub goers. Many local residents have to use alternative streets to access their homes etc. as a result of large crowds that gather here.

**Reply**

The Street Furniture Unit has no authority to intervene where members of the public are obstructing a roadway, this is a public order matter and as such is a matter for An Garda Síochána.

The Street Furniture Unit will inspect the premises on Camden Row with outdoor seating licences or permits to ensure that they are compliant with the conditions of their licences.

**Q.48 Councillor Mannix Flynn**

Can the manager give an update on the refurbishment of the play area in Mercer House, C Block?

**Reply**

The Area Office in conjunction with Housing Maintenance has funding in place for the refurbishment of the play area in Mercer House. Play equipment will be ordered. However, there are considerable delays in delivering such equipment, which we would hope to have in place early in the New Year.

**Q.49 Councillor Mannix Flynn**

Can the manager give an update with regards the redevelopment and enhancement of the children play area in Bishop Street flats?

**Reply**

The playground in Bishop Street Flats was refurbished in the last six months.

**Q.50 Councillor Mannix Flynn**

Can the manager give a complete breakdown of all the levies and financial contributions to Dublin city council that will be contributed from the former DIT site development at Kevin Street? Also, can the manager indicate how much of this financial contribution will be spent on local area projects?

**Reply:**

Sub-section (1) of Section 48 of the Planning and Development Act, 2000 enables a planning authority, when granting a planning permission under Section 34 of the Act,

to include conditions requiring the payment of a contribution. This contribution is in respect of public infrastructure and facilities benefitting development in the area of the planning authority and that is provided, or that is intended to be provided, by or on behalf of the Local Authority.

Condition 27 of this permission requires a development contribution in the amount of development contribution of €3,995,335.20 to be paid upon commencement of this development under the current Dublin City Council development contribution scheme.

Development contributions are not allocated to specific projects associated with the area in which the development is situated but are used to part fund the citywide capital works program agreed by the City Council.

**Q.51 Councillor Mannix Flynn**

Can the manager write to the ESB and request them to repaint the ESB poles in Emor Street, Portobello? These poles are seriously dilapidated and shabby and could do with a lick of paint. Also, can the manager have the graffiti in this area removed please?

**Reply:**

The ESB will be contacted and asked to inspect and paint the electricity poles on Emor Street.

Appropriate action will be taken to deal with the graffiti.

**Q.52 Councillor Mannix Flynn**

Can the manager initiate a full reexamination of car parking on the Ross Road? Many residents are finding it extremely difficult to get parking. They are also finding it very difficult to exit and enter this road because of the constant parking on footpaths and double parking. This severely limits visibility and makes driving in the area very dangerous. This area also needs a disability bay. Can this matter be addressed as a matter of urgency?

**Reply**

There are Residential Parking Schemes in operation on the road, any changes to design will need to go through TAG and representations should be made to them in that regard. Dublin Street Parking Services will monitor the complaint of illegal parking.

The request for a Disabled Parking Bay (General) (Enquiry Ref: 7023460) will be referred to the Area Engineer for assessment and report to the Transport Advisory Group for their consideration. The assessment will take place within the next two weeks. However, if recommended, it has to go through the TAG process, which will take a minimum of eight weeks.

The Councillor will then be informed of the final recommendations of the Transport Advisory Group.

**Q.53 Councillor Mannix Flynn**

Can the Area Manager have a series of bollards erected at the back of the new McVerry social apartments on New Street? Since these apartments have opened cars have been parked on the footpaths at the back of the apartments blocking emergency exits and also blocking the light from residents of this new apartment complex. Either a railing or bollards are needed as many of the residents are complaining of car fumes and engine noise coming into their living rooms and bedrooms.

**Reply**

This area is not yet in the charge of Dublin City Council. Parking on public footpaths as well as parking blocking emergency exits are very serious matters. The Housing Department will raise this matter with both An Garda Síochána and Dublin City Council's Parking Enforcement to ensure that a focus is put on this area. The Area Housing Manager will also engage with Peter McVerry Trust in an effort to develop a more long term solution, such as bollards.

**Q.54 Councillor Mannix Flynn**

Can the Manager give an update as to when a meeting can be arranged between DCC and the residents of Glovers Court and York Street complexes to address ongoing serious issues of anti-social behaviour, dilapidation of the apartments and issues of maintenance?

**Reply**

A meeting is being set up with Glovers Court for Thursday 11<sup>th</sup> of November and Councillors will be invited. Councillors will also be invited to meetings with residents of York Street. Councillors were today circulated with an update from Housing Maintenance regarding recent issues in York Street.

**Q.55 Councillor Anne Feeney**

To ask the Manager to take action in relation to providing safer cycling and slow down measures on the Milltown road as you go up the hill past the Dropping Well bar on your left. There is a 300 metre stretch without a safe cycling lane and this is dangerous given the volume of traffic at peak hours and the speed of cars that zoom up the hill. There are no slow down measures, trees shade the street lights, there are no ramps and no cycle lane.

**Reply:**

The Covid Mobility team will assess this area for some rapid deployment safety measures and determine what can be achieved along this route to provide safe protected cycling.

**Q.56 Councillor Anne Feeney**

To ask the Manager to consider the use of a strimmer on streets where weeds are growing out of control on pavements and public realm areas, but these areas are not scheduled to have the DCC weed control foam spray applied within the next six months. Parts of the city are looking very neglected and this would help to address this until such time as the two-year/two-application non-pesticide spray can be applied

**Reply**

The removal of weeds is managed by the local Area Office using a contractor. This is financed by Road Maintenance Services. The appointed contractor for the control of weeds will have all contract work completed in the next two weeks.

I would have Health and Safety concerns in relation to the use of a strimmer on the public road.

If you have any specific streets requiring urgent intervention please can you pass onto the Public Domain in the South East Area who may be able to assist?

**Q.57 Councillor Anne Feeney**

To ask the Manager to engage with the local Councillors and Residents association of Leinster Square and Prince Arthur Terrace to address the anti-social issues in this residential area in the heart of Rathmines and to work with the local residents to put in

place the type of interventions that would ensure that the area is well managed and maintained and doesn't suffer from its proximity to the many late night hospitality outlets in Rathmines. Issues include:

- The need for more regular and consistent cleaning of the area given the number of fast food and bar outlets.
- Illegal parking and cycle stand issues
- Drinking in the lane

**Reply:**

Both the Public Domain Officer and Local Waste Management Inspector Mark Lawlor had an on-site meeting with a local resident on 19<sup>th</sup> October to discuss some issues that had been raised about the cleansing of Leinster Square and Prince Arthur Terrace. The overall impression is not of a street that is exceptionally littered. The area was cleaned under the area based cleansing schedule 1 week previously.

Leinster Square and Price Arthur Terrace are on the 12 week area based cleansing schedule and are not due to be cleaned again until the week of 22<sup>nd</sup> December 2021. The Waste Management Inspector has agreed to deploy additional resources (when available) at the commencement of the shift to Leinster Square / Prince Arthur Terrace.

The single public bin is well maintained and was not raised as an issue.

The Litter Warden carries out regular inspections of this area and has engaged with the residents on issues around the storage & presentation of bins on the square.

The Public Domain crew under the direction of Inspector Tom Harte carried out a deep clean of Leinster Square and Prince Arthur Terrace on 19<sup>th</sup> October.

The issue of public drinking in the laneway is a matter that should be raised with the Gardaí. If the residents want to have the laneway closed off, they can contact this office to initiate an Extinguishment of the Public right of way process.

The matter in relation to illegal parking has been raised with Parking Enforcement by the Area manager and they have indicated they are monitoring the situation

**Q.58 Councillor Claire Byrne**

To ask the Area Manager if he can propose some solutions to address the issue of exiting from Stella Gardens on to Irishtown Road which is a frustrating and at times dangerous experience for the residents.

**Reply**

From further details supplied by Cllr. Byrne, the location in Stella Gardens appears to be Dermot O'Hurley Avenue at the junction with Irishtown Road.

This request (Enquiry Ref 7023441) will be referred to the Area Engineer for site assessment and report to the Transport Advisory Group for their consideration. The assessment will take place within the next few weeks. However, if recommended, it has to go through the TAG process, which will take a minimum of eight weeks.

The Councillor will then be informed of the final recommendations of the Transport Advisory Group.

**Q.59 Councillor Claire Byrne**

To ask the Area Manager can he outline what plans are in place or what discussions have taken place with Waterways Ireland, Irish Water, Inland Waterways and other relevant stakeholders with regards to the temporary relocation of the live-aboard community in Grand Canal Dock facilitate the Grand Canal Storm Water Outfall Extension Project.

**Reply**

The extension of the Grand Canal Tunnel Outfall is essential in order to prevent pollution events occurring in the Grand Canal Basin at times of heavy rain.

In order for this work to be carried out, all of the moorings in Grand Canal need be temporarily removed, and obviously the boats will all need to be relocated during the period of the works.

Waterways Ireland, Dublin City Council and Irish Water hold regular meetings about a broad range of the technical aspects of this projects, including the temporary relocation of the boats in the inner basin.

Waterways Ireland is dealing with the relocation of the boats as the navigation authority with responsibility for same and is in communication with residents, and we have been assured of their intention to continue to this dialogue with the boat owners.

There have been a range of meetings with stakeholders about the extension to the Grand Canal Tunnel Outfall including a public webinar event held on. A number of live-aboard community attended that webinar and their queries were answered by a Waterways Ireland representative.

LINK to Frequently Asked Questions

<https://www.dublincity.ie/residential/environment/water-and-wastewater/drainage-services/drainage-projects/grand-canal-storm-water-outfall-extension>

**Q.60 Councillor Claire Byrne**

To ask the Area Manager for an update on the below response the following motion from Feb 2021:

Further to Motion 13 from Councillor Claire Byrne to February 2021's SEAC meeting: That this Area Committee calls on the Area Manager to explore options for the use of the vacant plot adjoining the Christchurch Q Car Park. I understand that there is limited development potential of this small plot due to the presence underneath of part of the old City Wall. However the site could be used as a community garden or a 'pocket forest', please see update below:

"The Head of Parks, Senior Executive Officer and City Archaeologist inspected this site in February. The site is currently overgrown and has a large palisade fence along the street frontage, to prevent access and deter antisocial activity. The carpark entrance and blank wall on the northern boundary of the site also affect its appearance. A property search showed that part of the site is privately owned. It was noted that the site offers long term potential for improving the amenity of the medieval city wall circuit as visualised in the Ship Street Framework Plan and that greening of the site would improve its appearance and biodiversity. It was further noted that there is an opportunity to improve the site's visual amenity on the street front and to provide interpretive information about the city walls and city gate through artwork. Given its location beside the Iveagh Trust buildings, its small size and shape, the ownership and archaeological constraints, the preferred use is as a managed green space with limited access. The Head of Parks, Senior Executive Officer of Parks and the City

Archaeologist met the Area Office Manager on 31st March. The Area Office posited the idea of a 'pocket forest' and will forward this information for consideration by Parks and City Archaeologist. The Area Office will also explore the greening proposal through community liaison, and contact Jury's to discuss the appearance of the carpark. Parks and Archaeology are working together to prepare a short narrative to inform a brief in advance of the next meeting scheduled for the week starting 10 May

**Reply:**

The site in question is located to the rear of the flats on Ross Road and could be improved as a community garden for use by the residents of Ross Road. There would be no public access. However, it would improve the appearance of the site from the street. The Parks Service can provide advice to the Area Office and the Housing and Community Department with regard to the works required to create the community garden.

When an implementation plan for the Ship Street Framework Plan is developed the treatment of the boundary railings and the interface with Jurys Car Park can be addressed as part of that design process.

**Q.61 Councillor Claire Byrne**

To ask the Area Manager can he please engage with details supplied to find a resolution to the ongoing issues of noise and disturbance from this premises to this residents home.

**Reply:**

The Noise Control Unit has investigated all complaints made with respect to noise from the premises mentioned and no nuisance was established.

**Q.62 Councillor Claire Byrne**

To ask the Area Manager for an update on the below motion from May 2021:

Motion 20 from Councillor Claire Byrne

That this Area Committee calls on the Area Manager to improve the public realm at the triangular space at the junction Peters Row and Aungier Street as part of the outdoor summer plans. This space could be greatly improved with some replacement planting of the felled trees and some public seating.

Report:

The Area Office will examine this space to see can we improve the public realm at this location.

**Reply:**

The improvement of the public realm at this location will be considered within the context of the Discretionary Fund for 2022.

**Q.63 Councillor Claire Byrne**

To ask the Area Manager can he please carry out an inspection on details supplied:

**Reply:**

DCC Dangerous Buildings Inspector, under remit of the Local Government Sanitary Services Act 1964 (as amended) within which we operate, did proceed to review / inspect the property at the above address, as of 20/10/2021.

He deemed the premises to be 'not dangerous' within the meaning of the above 1964 Act & no further Dangerous Buildings (DB) action warranted at this time.

DCC DB have no remit with regard to overgrown vegetation, Japanese Knotweed, rubbish dumping, or pest infestation, & we have forwarded your e-mails to DCC Parks, DCC Waste Enforcement & DCC Environmental Health, copied here again, & who would be better served to respond to your concerns & may contact you directly.

Trespass, incursion, squatting & anti-social behaviour are also beyond our remit & are a matter for An Garda Síochána.

**Please note, it is as always the responsibility of the owners of the property to maintain a safe & secure premises at all times.**

DB note the front garden boundary wall currently remains stable, further to our recent inspections, DB removed 2 no. sections of the Herras fencing along the footpath, as of 20/10/2021

&

Reference to "rear boundary wall to number 53 has collapsed and fallen into the property at number 52" this issue is not within the remit of DCC DB as this wall remains 'landlocked' & out of the public domain & is considered a civil matter between neighbours.

DB have also written to the (purported) son of the owners of the property to advise the complaints, concerns & findings – no response received to date.

DB have no further remit here at this time.

DB area Inspector has re-inspected this property as of 2/11/2021 & advise no change to our previous inspection.

Please also note one of the neighbouring residents has confirmed it was a section of **the rear garden wall** that collapsed – **not** the building as suggested. No further Dangerous Buildings action warranted at this time.

The City Council will arrange to have this property added to its register of potential long term vacant properties and carry out the necessary investigation to determine its current status.

It will where necessary determine the owner(s) of the property and request them to return the property to use in a timely manner.

The Litter Warden will inspect the front garden for waste . Appropriate action will be taken if waste is visible from the street .

The site will be inspected by the Derelict Sites Section and a report will be sent to the Councillor.

**Q.64 Councillor Pat Dunne**

Can the hedge around Cashel Green be trimmed as nesting season is now over?

**Reply:**

Parks will arrange for this hedge to be trimmed over the coming weeks.

**Q.65 Councillor Pat Dunne**

Can the Double Yellow Lines at the keyhole on Brickfield Drive be repainted some of lines have been removed following utility company works? These DYs will become

very important as a major 280 apartment block has got planning permission in the adjacent Eason House site.

**Reply**

An inspection of Brickfield Drive was carried out on 28<sup>th</sup> October 2021 by Road Maintenance Services. Further to this inspection, Irish Water have been requested to replace the double yellow lines removed in 2019 due to water main replacement.

**Q.66 Councillor Pat Dunne**

Regarding Willie Pearse Park and the entrances to Pearse Park from Windmill Road. I think you will agree that it's looking a little tired and could do with some fresh winter planting and painting of the gates. The other entrance nearest to the village is also run down looking. The park itself it is looking great and the wall mural is a great feature and I think by improving the entrance areas it would entice more visitors and give the local community a lift.

**Reply:**

Parks will arrange for the beds at the entrances to Pearse Park to be given attention in the coming weeks.

**Q.67 Councillor Pat Dunne**

Can a full inspection be carried out on the three sections of public paths on the shop side of Sundrive Road? The first section is along where Floods and Centra trade. The second section between the barber shops and the car sales company and the third section along where the tyre company and Pickles trade. Along this section some private landings have been reinstated but the public path needs reinstatement.

**Reply**

The footpaths at these locations has been inspected. The defects that were recorded have been added to our Works List for repair. Some defects were noted that are the responsibility of Irish Water and we will liaise with Irish Water in this regard to arrange repairs.

**Q.68 Councillor Pat Dunne**

Can a full inspection be carried out on the three sections of public paths on the shop side of Old County Road? Also, some of the private landings along this section are in a bad state of repair. Where these are found to be trip hazards can the property owners be notified accordingly?

**Reply**

The footpath at these locations will be inspected. Any defects on the public footpath will be recorded and added to our Works List for repair. Any private landings observed to be in a hazardous state will be noted and the property owners will be advised to repair.

**Q.69 Councillor Pat Dunne**

There is a concentration of utility boxes and cabinets outside the Post Depot at the corner of Windmill Road and Crumlin Village. Can the operators of these be contacted and asked to paint and camouflage these so that they blend into the village? We have had art paintings on our traffic signal boxes and it would be good if similar was done with these utility boxes at this location.

**Reply:**

There are 4 boxes at this location; Dublin City Council have authority over the 2 Traffic Control boxes only. I will arrange to have the DCC assets repainted and contact the ESB to look after their own property.

**Q.70 Councillor Pat Dunne**

Can the school zone road markings outside the entrance of Scoil Una Naofa on Armagh Road be repaired after recent repairs tarmacked over part of it?

**Reply**

It is intended to re-do the School Zone markings at Scoil Una Naofa on Armagh Road on the 29<sup>th</sup> of October.

**Q.71 Councillor Pat Dunne**

Can one a bollard be placed outside 27a Ravensdale Drive? There is a dangerous corner located at this junction and despite yellow lines being painted vans park here regularly. The vans block pathways for buggies and wheelchairs and forces pedestrians to walk out onto the road on the bend.

**Reply**

The Dublin Street Parking Services will patrol the estate.

Under SR 7021023 - Vans/HGVs routinely park on the pavement beside KCR Builders Providers which degrades the pavement. The double yellow lines currently located on the south of Ravensdale Drive beside KCR Builders Providers are not being observed. The area engineer has recommended cast iron flute bollards to protect the pavement from being degraded further.

**Q.72 Councillor Pat Dunne**

There are a number of trees that need pruning and or inspection on Clonmacnoise Road:

1. The two Weeping Willows at the path entrances are overgrowing onto the footpath. These are two lovely trees but by their nature create both shelter and hiding places for some local youths. Residents have asked if the side of these trees facing the footpath could be pruned thereby creating sight on the footpath side.
2. There are two trees adjacent to no 2 and 12. They are at the Sundrive Road end. I got a commitment from Parks last June that they would be included in the Winter Pruning Schedule.
3. There is a tree adjacent to 76 Clonmacnoise Road that looks damaged and its roots are causing damage to the footpath, Can this tree be inspected to determine the best solution.

**Reply**

The tree works outlined above have been scheduled. Parks are waiting for the contractor to carry out the works which is anticipated to happen in the next couple of weeks.

**Q.73 Councillor Pat Dunne**

Can the matter below which was raised at the July meeting be resolved?

**Reply**

Parks have a contractor appointed to carry out balancing work to the Lime tree at details supplied. Parks staff carried out crown raising on the other trees. The footpath has been repaired. Parks have inspected the walls and found no evidence of damage.

**Q.74 Councillor Pat Dunne**

Can the bollards opposite 26 Rutland Avenue be removed and replaced with a pathway and could the two green areas be joined together and can planters be used to alleviate parking on the footpath at this location?

**Reply**

The bollards are in this location to ensure that vehicles cannot park against the fire station wall.

We would have no objection to reinstatement of the footpath and joining the two green areas, if we can be assured that there will be no parking against the fire station wall.

The area engineer will assess the site to see if it is a Transport Advisory Group query as it may involve liaising with other departments / sections within Dublin City Council. The area engineer will look into this matter and contact Councillor Dunne once he is in possession of further information.

**Q.75 Councillor Dermot Lacey**

To ask the Manager if he will arrange for the heavy overgrowth on to the footpath along the Dodder at Beaver Row and on the lane way from Beaver Row to Beech Hill Avenue to be cleared and cut back as it now represents a danger to pedestrians.

**Reply:**

Road Maintenance Services Division is liaising with the Parks Division to resolve this issue.

**Q.76 Councillor Danny Byrne**

To ask the Manager that the builders put up large timber sheeting at the Irish Glass Bottle Site, where the railings are in the hope that it might force rodents towards the nature park, therefore away from residential areas.

**Reply:**

Building sites requiring a hoarding that impinges the public footpath/roadway must apply for a Hoarding Licence from the Roadworks Control Unit. However, if the hoarding is cited on the building line then no licence is required. As yet, the Poolbeg SDZ/IGB site has not required a licence from the council.

The Vacant Sites Unit has advised that they have no powers under the Urban Regeneration and Housing Act, 2015 (as amended) to force the owner to erect hoarding on a site or to clean up a site.

**Q.77 Councillor Danny Byrne**

To ask the manager for an update re the housing position of details supplied:

**Reply:**

The above applicant is on the Transfer List with an application date of 16/8/2019, and the applicant holds the following positions on this list:

Area	Bedsizes	Position
Area B	3	375

Area H	3	234
Area L	3	233

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.

The applicants should keep checking the Dublin City Council website for any Choice Based Lettings that may become available in their area of choice.

The applicant can register on Homeswapper.ie where tenants of Dublin City Council can apply to mutually exchange tenancies.

**Q.78 Councillor Danny Byrne**

To ask the manager if details attached can be considered for a particular vacant property:

**Reply:**

The applicant is in position 10 for Area M. 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.

The applicant should contact the HAP section to ensure her rent account is not in arrears as no offers would be made to applicants in arrears.

**Q.79 Councillor Danny Byrne**

To ask the Manager if the junction at Newbridge Avenue, Tritonville Road and Sandymount Road can be assessed in terms of safety. I am informed of weekly accidents at this junction.

**Reply:**

This request at Newbridge Avenue, Tritonville Road and Sandymount Road junction (Enquiry Ref: 7023442) will be referred to the Area Engineer for site assessment and report to the Transport Advisory Group for their consideration. The assessment will take place within the next few weeks. However, if recommended, it has to go through the TAG process, which will take a minimum of eight weeks.

The Councillor will then be informed of the final recommendations of the Transport Advisory Group.

**Q.80 Councillor Danny Byrne**

To ask the manager if a sign can be provided for the complex at Shelbourne Wharf on Ringsend Road.

**Reply:**

Shelbourne Wharf is a private development and is operated by Tuath Housing. The Docklands Office will make contact with Tuath and ask that they install appropriate signage for the development.