

DUBLIN CITY COUNCIL
SOUTH CENTRAL AREA COMMITTEE
18TH May 2022

Q1 Councillor Daithí Doolan

To ask the Director of Services to identify the locations and number of voids in Dublin South Central and the average turn around for reallocation?

Reply

The following is a summary and breakdown of the vacant properties (99 units) currently in the South Central Area.

Property	No. Beds	No. Units	Total Units
Apartments	0	2	41
	1	17	
	2	21	
	3	1	
Houses	1	2	28
	2	19	
	3	6	
	4	1	
Senior Citizens'	0	16	30
	1	12	
	2	2	

The properties above are currently being refurbished through the Framework or by Direct Labour and are at various stages of completion. It is anticipated that the properties will be returned to productive use in two to sixteen weeks' time.

The number of weeks from the date of vacation to the date the dwelling is re-tenanted as per NOAC Performance Indicators 2021 is 18.43 weeks.

With regards to the identifying of locations, the Law department has indicated that "usually when Dublin City Council are asked for a list of such addresses it is refused, as to provide such a list is inadvertently identifying the previous and future tenants as tenants of the City Council."

Contact: Clive Ahern, Senior Executive Officer, Housing Maintenance.
Email: clive.ahern@dublincity.ie

Q2 Councillor Daithí Doolan

To ask the Director of Services for a time frame to deliver the multi-purpose sports field in Cherry Orchard which is included in the LAP?

Reply

Parks intend developing a plan for a park in Cherry Orchard which will have interest for all of the community inclusive of all age groups and abilities. The objective CS2 (from the Cherry Orchard LAP), to support the provision of a multi-purpose sports field will be considered in this context. A concept plan for the park will be brought to the Area Committee before the end of 2022 and subject to funding this could commence implementation in 2023.

Contact: Brid Brosnan, Executive Parks Superintendent

Email: parks@dublincity.ie

Q3 Councillor Daithí Doolan

To ask the Director of Services to arrange for the regular cleanup of the pedestrian bridge on Cherry Orchard Avenue?

Reply

The cleaning and maintenance of the above mentioned pedestrian bridge is a matter for Iarnród Éireann.

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

Email: mick.boyle@dublincity.ie

Q4 Councillor Daithí Doolan

To ask the Director of Services - In noting the threat to health, particularly to children, will the Director of Services organise for DCC to install dog poo bins in parks in Dublin South Central?

Reply

Parks promote 'any bin will do' in relation to disposing of dog dirt. The special dog poo bins are small and require frequent emptying to prevent them from overflowing, which in busy parks does not take a long time. Using normal style of bin for this issue is a more efficient use of park resources.

Contact: Brid Brosnan, Executive Parks Superintendent

Email: parks@dublincity.ie

Q5 Councillor Daithí Doolan

To ask the Director of Services, how many units in Dublin South Central are subject to 'long term leasing' by DCC or a VHB and what is the annual rent for each unit?

Reply

Leasing by DCC

There is a total of 282 standard long term leasing units by DCC in the South Central Area with a further 27 in progress.

The breakdown is as follows:-

Units already under lease	Monthly payment	Annual payment
282	€419,708.50	€5,036,502
Units in Progress	Monthly payment	Annual payment
27	€32,216.75	€386,601
Totals		
309	€451,925.25	€5,423,103

Leasing by AHB

There is a total of 103 units in the South Central Area which have been approved for long term leasing from a private landlord. Of these, 22 of them have not yet commenced the lease/P&A payments.

The breakdown is as follows:-

Units already under lease	Monthly payment	Annual payment
81	€121,308.25	€1,455,699.00
Units approved but not yet commenced	Monthly payment	Annual payment
22	€29,452.50	€353,430
Totals		
103	€150,760.75	€1,809,129

*There is also a further proposed 29 LTL units in the pipeline at The Millworks/Bellevue but approval has not yet issued for these.

Contact: Kayann O'Mahony
Email: kayann.omahony@dublincity.ie

Contact: Aisling Browne
Email: aisling.browne@dublincity.ie

Q6 Councillor Daithí Doolan

To ask the Director of Services to confirm that DCC will acquire 10% of the units on the Durkan site, formerly Dulux, on Davitt Road and what will the unit sizes be and how will this be decided?

Reply

Under Part V of the Planning and Development Act 2000 (as amended), the Housing Department have agreed to lease 26 units at Davitt Road, which equates to 10% of the development. This development is a Build to Rent Scheme and therefore the agreement to lease reflects the planning permission granted.

There are 18 no. 1 bed apartments which range between 49-55sqM and 8 no. 2 bed apartments which are 75sqM.

Contact Michelle Robinson, Senior Executive Officer
Email: michelle.robinson@dublincity.ie

Q7 **Councillor Darragh Moriarty**

To ask the Director of Services for an update on the Area Office's plans for improvements of the football pitch in Marrowbone Lane flats. This pitch is one of the largest in a housing complex in the South Central Area but is underutilised due to the unsafe conditions of the tarmac surface. Following a question to the April Area Committee, a productive meeting was convened with the Estate Manager and members of the local community where it was explained that the removal of the current dangerous tarmac surface and replacement with astro-turf was being considered.

Can the Director outline a timeline for when a decision will be taken on this?

Reply

I can confirm that the pitch in Marrowbone Lane was inspected in February and was subsequently weeded and cleaned, the local area office also arranged for the lights on the pitch to be set on a timer from 5pm – 10pm each evening. A request has also been made for the painting of the white lines on the pitch area. The project estate officer did meet with the local community and advised them the local area office are also investigating the cost of an all-weather astro surface for this pitch, quotes have been sought for these works but these would be subject to funding being available.

Contact: Veronica Hand, A/Area Housing Manager, SWIC
Email: veronica.hand@dublincity.ie

Q8 **Councillor Darragh Moriarty**

To ask the Director of Services to confirm DCC's understanding of plans for redevelopment of the Player Wills and Bailey Gibson sites off the South Circular Road. The LDA on behalf of DCC have reverted their plans in accordance with the 2017 Masterplan, which was adopted by Councillors, while the private developer seems to be driving ahead with proposals derived from the Revised 2020 Masterplan, which did not have sign off from Councillors.

Can DCC provide an update of their understanding of the private developer's plans? Furthermore, can DCC offer guidance on whether two stakeholders working off different versions of a joint and integrated Masterplan is appropriate?

Reply

The City Council understands that the private developer has had a tri-partite meeting with An Bord Pleanála and has received an opinion for the redevelopment of the Bailey Gibson lands in accordance with the SHD legislation, with a view to submitting a SHD planning application. The proposed development is being prepared in accordance with the 2017 Masterplan adopted by the City Councillors.

Contact: Mary Conway, Deputy Dublin City Planning Officer
Email: mary.conway@dublincity.ie

Q9 **Councillor Vincent Jackson**

To ask the Director of Services to please address damage issue of (details supplied)

Reply

Dublin City Council has a claims procedure in operation. The individual at the address provided can submit a claim for these items, along with the cost of the repainting of the room. The claim will be investigated by IPB Insurance on behalf of the Council.

Contact: Clive Ahern, Senior Executive Officer, Housing Maintenance.

Email: clive.ahern@dublincity.ie

Q10 Councillor Vincent Jackson

To ask the Director of Services to please have the housing application of (details supplied) looked into.

Reply

The applicant (details supplied) is on the Housing List with an application date of 08/03/2018, and the applicant holds the following positions on this list:

Area	Bedsizes	Position
Area E	3	283
Area J	3	134
Area K	3	192

The applicant's interest is noted in the new builds apartments at Kylmore Road, Bluebell, Cornamona Court, Dublin 10.

Should the applicant wish to make an application to be considered for a Welfare Priority they should complete the application form "Application for Consideration under Exceptional Social Grounds (ESG) Scheme, the applicant should also submit supporting documentation in respect of their application. All applications should be forwarded to the Chief Housing Welfare Officer, Social Work Section, Block1, Floor 2, Dublin City Council for assessment.

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

The applicant may be eligible for HAP which will provide them with financial assistance towards the cost of renting another property. Should the applicant wish to apply for the HAP scheme, she should make contact with the Allocations Section with income details for the previous 12 months where a Housing Advisor can provide information and advice on the scheme.

Contact: Sandra Barry

Email: Sandra.barry@dublincity.ie

Q11 Councillor Vincent Jackson

To ask the Director of Services to please have a small railing erected in the Lawns Pavilion Compound Le Fanu Park, Ballyfermot, Dublin 10 in order to protect the external insulation which is affixed to the exterior walls. DCC have done a wonderful job. Our task now is to protect this investment in both the new facility, playground and Skateboard Park into the future.

Reply

Parks are in discussion with a fencing contractor to find a solution for this issue.

Contact: *Brid Brosnan, Executive Parks Superintendent*
Email: parks@dublincity.ie

Q12 Councillor Vincent Jackson

To ask the Director of Services to please ensure the public realm in the vicinity of the new developments in Drimnagh along Davitt Road are properly done as part of the private build construction works. When the housing is complete the whole area is completed to ensure footpath dishing, streetscape improvements which restrict trip hazards, tree planting additional public lighting etc.

Reply

Road Maintenance Services has met with the developer and has agreed the extent of reconstructed footpaths surrounding the new development on Galtymore Road & Davitt Road. Two Road Opening Licences were received and granted to Durkan Contractors and this work will commence in the very near future. All redundant vehicular dishings will be removed and replaced with a standard footpath.

Contact: *Carl Ryan, Operations & South Central Area Engineer.*
Email: road.maintennace@dublincity.ie

New public lighting was installed on Galtymore Road as part of the development at the old Dulux site. There were no changes necessary to the public lighting on Davitt Road at this development site

The lighting on Davitt Road is planned to be upgraded to LED, and these works are expected to be completed by the end of 2023.

Contact: *Karen Leeson, Executive Engineer, Public Lighting & Electrical Services Division.*
Email: karen.leeson@dublincity.ie

Q13 Councillor Vincent Jackson

To ask the Director of Services to please look at the following housing application (details supplied)

Reply

The applicant (details supplied) is on the Housing List with an application date of 01/09/2021, and the applicant holds the following positions on this list:

Area	Bedsizes	Position	
Area J	1	531	

The accommodation at Fr. Bidone Court is a private complex. Dublin City Council have no nomination rights to this complex.

The applicant is not eligible for Senior Citizen accommodation as he is not 60 years of age.

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

The applicant may be eligible for HAP which will provide them with financial assistance towards the cost of renting another property. Should the applicant wish to apply for the HAP scheme, she should make contact with the Allocations Section with income details for the previous 12 months where a Housing Advisor can provide information and advice on the scheme.

Contact: Sandra Barry
Email: Sandra.barry@dublincity.ie

Q14 Councillor Vincent Jackson

To ask the Director of Services please give me an update on the long housing application of (details supplied)

Reply

Tenant in situ. Acquisitions are subject to a number of checks including estate management and an assessment of the households housing need.

The Acquisitions team will make contact with the vendor/agent involved in the sale of the above property to begin the process of determining whether we can purchase this property with the tenant in situ.

Contact: Michelle Robinson, Senior Executive Officer
Email: michelle.robinson@dublincity.ie

Q15 Councillor Vincent Jackson

To ask the Director of Services to please look again at the loss of the green filter light from turning left from Grattan Crescent Inchicore onto Emmet Road when traffic has the green light to proceed from Emmet Road onto Tyrconnell Road, Inchicore, Dublin 8. The loss of this filter has caused no end to traffic build up coming from Ballyfermot / Inchicore Road resulting in waiting times of 20 minutes plus for all traffic including Buses in the morning rush hours.

Reply

Following on from a number of queries from local vulnerable road users in relation to near misses with traffic, the signal operation of this site was changed in February 2021 to remove the left turning filter from operating at the same time as traffic is exiting from Emmet Road, as a large number of vehicles were still trying to pass

through the junction when the pedestrian crossing was operating even with a delay on the pedestrian crossing. This had to be rectified due to safety concerns.

In order to help traffic after this change the time allocated to the left turn and straight movement from Grattan Crescent was increased. There are currently no plans to change the operation of this site.

Contact: *Susanne Hickey, Executive ITS Officer.*
Email: susanne.hickey@dublincity.ie

Q16 Councillor Vincent Jackson

To ask the Director of Services to take action against the owners of the car park at the Le Fanu Road Shopping Centre Ballyfermot, to ensure a proper cleansing arrangement is in operation or look to increase the commercial rates to allow DCC engage staff / contractors to do the work. It is totally unacceptable how this situation is allowed happen without any recourse. Residents along Le Fanu clean up the road, plants etc. and have to contend with this total mess all the time.

Reply

Arrangements are in place to inspect the car park at Le Fanu Road and to take the necessary action to ensure proper cleansing arrangements are in place.

Contact: *Bernie Lillis, Litter Prevention Officer.*
Email: bernie.lillis@dublincity.ie

Q17 Councillor Vincent Jackson

To ask the Director of Services to please report on the heritage signs we were to get for Ballyfermot two years ago and were told a few months ago they were coming. It is essential these signs have local involvement to ensure they are relevant and successful.

Reply

The Heritage Office will work with the Local Area Office to commence a Heritage Interpretation Plan for Ballyfermot/Cherry Orchard in Q4 2022. The plan will identify the key sites and events of historic and cultural importance for a coherent and engaging heritage trail.

Contact: *Charles Duggan*
Email: Charles.duggan@dublincity.ie