

DUBLIN CITY COUNCIL
SOUTH CENTRAL AREA COMMITTEE
18th October 2023

Q1 Councillor Hazel de Nortúin

To ask The Director of Services for a detailed list of all voids in the Ballyfermot, Cherry Orchard area with details around the length they've been idle, how long it will take to turn them around with size and allocations etc.

Reply

The area office is gathering and cross checking all of the necessary information to produce a detailed voids report which will form part of the monthly Director of services report in future

Contact: Alan Sherry, Local Area Manager, Ballyfermot Office
Email: alan.sherry@dublincity.ie

Q2 Councillor Máire Devine

To ask The Director of Services for an update on the essential works required at **(details supplied)** so residents can use their apartment balcony spaces safely again.

Reply

Design drawings for the remedial works to the balconies have been completed by the Consultant Structural Engineer appointed to oversee the design and construction phase of the required remedial works.

The Structural Engineer has advised that we carry out works to one balcony only to determine if there are further unknown issues that may be present and only visible once the existing decking has been removed.

A contractor has been appointed to carry out the remedial works on a sample balcony. We are awaiting a commencement date from the contractor.

Contact Robert Buckle, Senior Engineer, Housing Maintenance
Email: robert.buckle@dublincity.ie

Q3 Councillor Máire Devine

To ask The Director of Services for an update on the agreed survey regarding the reinstatement of the green space at 12-29 Rialto Cottages?

Reply

The survey for a greening plan of 12-29 Rialto Cottages is currently underway. It is envisaged that a draft greening plan will be available towards the end of the year. A programme of local community engagement will then take place.

Contact Anna McDermott, Public Domain Officer, South West Inner City
Email: anna.mcdermott@dublincity.ie

Q4 Councillor Máire Devine

To ask The Director of Services for a traffic management assessment and recommendations for the length of Kilmainham Lane due to safety concerns.

Reply

Based on the assessment of the Transport Advisory Group Area Engineer there is traffic calming on the road due to Kilmainham Lane, D8, being a narrow road with staggered parking. The traffic along Kilmainham Lane is being naturally calmed because motorists have to stop and pull-in to let other motorists pass and this slows down the overall speed of the motorists on the road.

The Transport Advisory Group will assess Kilmainham Lane during the morning and evening peak traffic flows.

Contact: Máire Nic Réamoinn, South Central Area Engineer,
Environment & Transportation Department

Email: maire.nicreamoinn@dublincity.ie

Q5 **Councillor Máire Devine**

To ask The Director of Services for an update on the previous request to strategise the removal of mounds of illegally dumped material at **(details supplied)**

Reply

Reply issued directly to Councillor.

Q6 **Councillor Máire Devine**

To ask The Director of Services to have Public Lighting liaise with Ceannt Fort Residents Association who are seeking replacement lights with more sympathetic heritage ones? Contact details are- **(details supplied)**

Reply

There is one heritage column, bracket and lantern that marks the start of Ceannt Fort.

The remaining lamp standards are all standard poles and lights typically supplied by overhead cables from the nearby houses to the poles.

The existing bracket and lantern on the one heritage column can be replaced with a more sympathetic heritage scroll bracket and lantern and arrangements will be made to do this work before the end the year.

However there are no plans to upgrade the remaining lamp standards to heritage columns, brackets and lanterns as the cost to do work is excessive because it would involve opening the ground to lay ducts and cables in addition to supplying the heritage equipment.

Contact: Seamus MacSweeney, Senior Executive Engineer, Public Lighting

Email: seamus.macsweeney@dublincity.ie

Q7 **Councillor Máire Devine**

To ask The Director of Services that bins be installed in Mount Brown so locals and visitors alike can dispose of litter that will improve the public realm along the primary tourist route in Dublin?

Reply

Waste Management Services will have the above mentioned locations assessed to ascertain if they meet the criteria for the installation of litter bins and are suitable locations.

Contact: Mick Boyle, Senior Staff Officer, Waste Management Services,
Email: mick.boyle@dublincity.ie

Q8 Councillor Máire Devine

To ask The Director of Services if the crew of the cleansing vehicles can divert their route along James's St/Mount Brown to include the entrance hill at Ceannt Fort please?

Reply

Waste Management Services will ensure that the entrance hill at Ceannt Fort is included in the cleaning along the James St/Mount Brown route.

Contact: Mick Boyle, Senior Staff Officer, Waste Management Services,
Email: mick.boyle@dublincity.ie

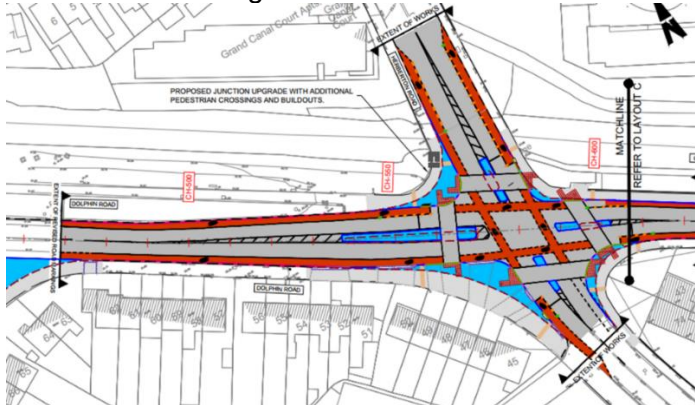
Q9 Councillor Máire Devine

To ask The Director of Services that a right turn filter light be urgently added to the gridlocked Herberton Road/ Dolphin Road junction approach from the north - see photo below.

Reply

The works to Herberton Junction as part of the South Grand Canal Cycleway Improvement scheme have not yet been completed. This is due to the recent Liquidation of the main contractor SIAC Construction. In its final configuration the junction will have bollard protected cycle lanes continuing up to the traffic lights, with cycle lanes continuing on through the junction.

There are currently no plans to install right turn filter lights at this location. It is hoped that the outstanding works will commence in Q4 2023/Q1 2024.



Contact: Neal O'Brien, Resident Engineer, Active Travel Programme Office
Email: neal.obrien@dublincity.ie

Q10 Councillor Darragh Moriarty

To ask the the Director of Services to provide an update regarding the Marrowbone Depot Site and proposals made by SWIC Councillors during the Development Plan

process to re-order the site and the size of the proposed depot to accommodate the delivery of a full-size municipal sports pitch to the rear of St. Catherine's Sports and Community Centre?

Reply

The Marrowbone Lane Depot provides key operational services for the successful functioning of the City. It is planned to continue the delivery of these services from Marrowbone Lane for the foreseeable future. The future redevelopment of the Marrowbone Lane Depot site is some time away and it is therefore considered to be premature to begin developing design proposals for the site.

Contact: Bruce Phillips, A/Executive Manager, South Central
Email: bruce.phillips@dublincity.ie

Q11 Councillor Darragh Moriarty

To ask the the Director of Services to give a status update on the Ferrini Youth Club, Rialto and plans to bring this community building back into use.

Reply

This building is owned and managed by the St. Vincent de Paul and the City Council have no plans to make any changes to this community building.

A number of months ago Dublin City Council did consider using the building as a possible relocation premises for the Donore boxing club. However, the costs associated with fitting out the building were deemed excessive and unworkable.

Contact: Bruce Phillips, A/Executive Manager, South Central
Email: bruce.phillips@dublincity.ie

Q12 Councillor Darragh Moriarty

To ask the the Director of Services to provide more information on "pre-design" talks between Pathway Homes Limited and Dublin City Council regarding future redevelopment of 'Grotto House' on Tyrconnell Road, Inchicore – as reported by the Dublin InQuirer.

Reply

The Planning GIS system indicates that there are no current planning applications or planning permissions relating to 'Grotto House' on Tyrconnell Road, Inchicore. The most recent planning application on the site was in 2010 with an application for 1 no. 2nd hand charity shop and 10 apartments. This application was refused permission.

The record of any relevant S.247 pre-application meetings including details of attendees and key issues raised shall be placed on the public planning file should a relevant planning application be submitted in due course.

*Contact: Kieran Sweeney, Senior Executive Planner,
Planning & Property Development*
Email: kieran.sweeney@dublincity.ie

Q13 Councillor Darragh Moriarty

To ask the the Director of Services to outline work to date to find a space to deliver a community sports pitch in the Inchicore area following the decision not to include a pitch in the Emmet Road/St. Michael's project. Can the Director provide the latest position regarding where this pitch will be replaced?

Reply

Dublin City Council are fully committed to providing a pitch for the community in the Inchicore Area.

A number of locations were identified and assessed however, none were deemed suitable i.e. Turvey Park, Core Youth and Mercy Secondary School.

It has always been the Council's preferred option to locate the replacement playing pitch in the school grounds of Mercy Secondary. In order to achieve this ambition the Area Office have engaged on numerous occasions with the school over the last two years however, the Board of Management met and finally decided not to proceed with the project.

Dublin City Council are willing to work closely with the local community and local Councillors to deliver the pitch and would welcome any suggestions for potential locations.

*Contact: Sandra McAleer, Senior Executive Engineer,
Housing & Community Services*

Email: Sandra.mcaleer@dublincity.ie

Q14 Councillor Darragh Moriarty

To ask the the Director of Services to urgently investigate the installation of traffic calming measures on Rialto Street, which owing to the new one-way system on St. James's Walk, will now see an intensification of traffic activity. A car has already overturned on its side following a speeding incident in recent days.

Reply

There is traffic calming measures already provided on Rialto Street, D8; it is within a 30kph Slow Zone, there are 4 speed ramps on the road including a raised table at the junction of Rialto Street with South Circular Road, it has a 3.5 tonne limit and Pay & Display and Permit parking on both sides of the road.

The Transport Advisory Group will assess Rialto Street and recommend a speed survey be conducted.

*Contact: Máire Nic Réamoinn, South Central Area Engineer,
Environment & Transportation Department.*

Email: maire.nicreamoinn@dublincity.ie

Q15 Councillor Darragh Moriarty

To ask the the Director of Services to confirm when basic painting of the Dolphin House flat complex will be completed. In the July Director of Services Report, it stated: *Painting of Complex: Painting crew back onsite and they will complete the painting of all the railings and also have the hoist onsite to paint the balcony walls. – No change on this – still on schedule.* When pressed on what this "still on schedule" meant, I was told later in writing: *The painters are back on site in Dolphin House,*

during the period of bad weather they were doing indoor work only, I don't have a date of completion. Now in October, I'm informed by local residents that they haven't seen the painters apart from two weeks during the summer. Can you confirm when, or at this stage, if painting of the complex will be completed in 2023? This is just the latest example of basic asks being half-done or not responded to at all.

Reply

The painting crew will be back onsite in the middle of this week (week commencing 16th October). Priority jobs previously disrupted the ongoing works.

The stairwells in the older blocks have now been completed. The railings are due to be painted initially and then painting will commence in the newly built apartments commencing with Block A.

Contact: *Frank Murphy, Administrative Officer, South West Inner City*
Email: frank.murphy@dublincity.ie

Q16 Councillor Sophie Nicoullaud

To ask the Director of Services to provide an update on the piece of land at St. Agnes' Road./ Somerville Avenue. There is scope to do something with it. Residents would be happy to plant etc. Given its position in relation to the historic village of Crumlin (the oldest part at that) it ought to be tended to and cared for.

Reply

The area outlined above by the Councillor is not in the ownership of DCC.

Contact: *Brid Brosnan, A/Senior Executive Parks and Landscape Officer*
Email: brid.brosnan@dublincity.ie

Q17 Councillor Sophie Nicoullaud

To ask the Director of Services the update on the formation of a residents group in The Davitt. Has DCC contacted Tuath approved housing body in relation to the formation of a residents association? Has Tuath got back to DCC? Do we know if the information is getting to the residents there? What is the next step in forming the groups?

Reply

Dublin City Council has raised the issue with Tuath approved housing body, and been informed that Tuath intend to hold a coffee morning with their tenants to support the formation of a tenants association for the complex.

Contact: *Alan Sherry, Local Area Manager, Ballyfermot Office*
Email: alan.sherry@dublincity.ie

Q18 Councillor Sophie Nicoullaud

To ask the Director of Services to look at the housing case of and to make him the tenant at this address. **(Details supplied)**

Reply

We are currently awaiting an appeal from the applicant in relation to this decision. Once received we will schedule an appeal hearing with the applicant and a final decision will issue then.

Contact: Sandra Barry A/Allocations Officer, Housing & Community Services
Email: sandra.barry@dublincity.ie

Q19 Councillor Sophie Nicoullaud

To ask the Director of Services the timeframe for the future playground in Chapelizod. What stage are we at, what is next stage and what is the date of completion?

Reply

Public consultation for the playground construction in Chapelizod will commence End '23/Early '24. This will inform works which will involve running a tender competition to appoint a contractor and subsequent construction on site. Playground would be anticipated to be completed by end 2024.

Contact: Brid Brosnan, A/Senior Executive Parks and Landscape Officer
Email: brid.brosnan@dublincity.ie

Q20 Councillor Sophie Nicoullaud

To ask the Director of Services that the housing case for **(Details supplied)** be reviewed and succession case be looked at on humanitarian grounds.

Reply

The applicant is not eligible to succeed to this tenancy as he was never on the Rent Account, the applicant was only approved to reside at this tenancy while the applicant was a carer for the previous tenant. Upon the death of the tenant, DCC require vacant possession of this tenancy.

On receipt of vacant possession of this tenancy, the applicant can make an application for Social Housing Support and once eligibility has been determined can be assessed for Homeless HAP.

Contact: Sandra Barry A/Allocations Officer, Housing & Community Services
Email: sandra.barry@dublincity.ie

Q21 Councillor Sophie Nicoullaud

To ask the Director of Services that the housing case for **(Details supplied)** be looked at.

Reply

The above applicants are on the Older Persons Housing List, with an application date of 05/01/2023, the applicants hold the following position on this list;

Area	Bedsizes	Position
J	1	116

Tenant Insitu Scheme has already been explored, however it has not been approved as the applicants need is for 1 bedroom and their current tenancy is a 3 bedroom. We are unable to buy the current tenancy and then rehouse them when they reach their position on the list as they would not be eligible for a Transfer for 2 years when they sign for a Transfer. Also, there would be no legal obligation for them to leave the

tenancy when reached on the list and could stay in 3 bedroom tenancy when only need a 1 bed.

The applicants may be eligible for HAP which will provide them with financial assistance towards the cost of renting another property. Should the applicants wish to apply for the HAP scheme, they should make contact with the Allocations Section with current income details where a Housing Advisor can provide information and advice on the scheme. It is noted on the applicants file that they were previously issued a HAP pack in April 2023. If the applicants should be unsuccessful in sourcing another private rented tenancy in the next three months and are within 28 days of the notice of termination, they can present to Parkgate Hall where they can be assessed for the homeless HAP payment.

It may benefit the applicant to increase their areas of choice as it may increase their chance of being housed in a shorter timeframe. Housing Advisors are available (Monday – Friday 2pm – 5pm) to discuss options with the applicants should they wish to amend their application to include additional areas of choice.

Dublin City Council allocates properties based on time on the list and currently there are applicants on the waiting list 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.

Contact: *Sandra Barry, A/Allocations Officer, Housing & Community Services*

Email: Sandra.barry@dublincity.ie

Q22 Councillor Sophie Nicoullaud

To ask the Director of Services what the CedarBrook residents need to do for DCC to take the road in charge in the complex.

Reply

The management company of this development would need to organise bringing the existing footpaths, carriageway, lighting etc. up to DCC specification. When this has been achieved, an official request should be made to DCC Planning Department to take the development in charge with a drawing developed to show the extent of what is being considered.

Planning will request an inspection from all departments, Road Maintenance, Drainage, Public Lighting and Parks. When all departments are satisfied that the current standards have been obtained then the process of Taking In Charge would commence.

Contact: Carl Ryan-operations & South Central Area Engineer

Email: roadmaintenance@dublincity.ie

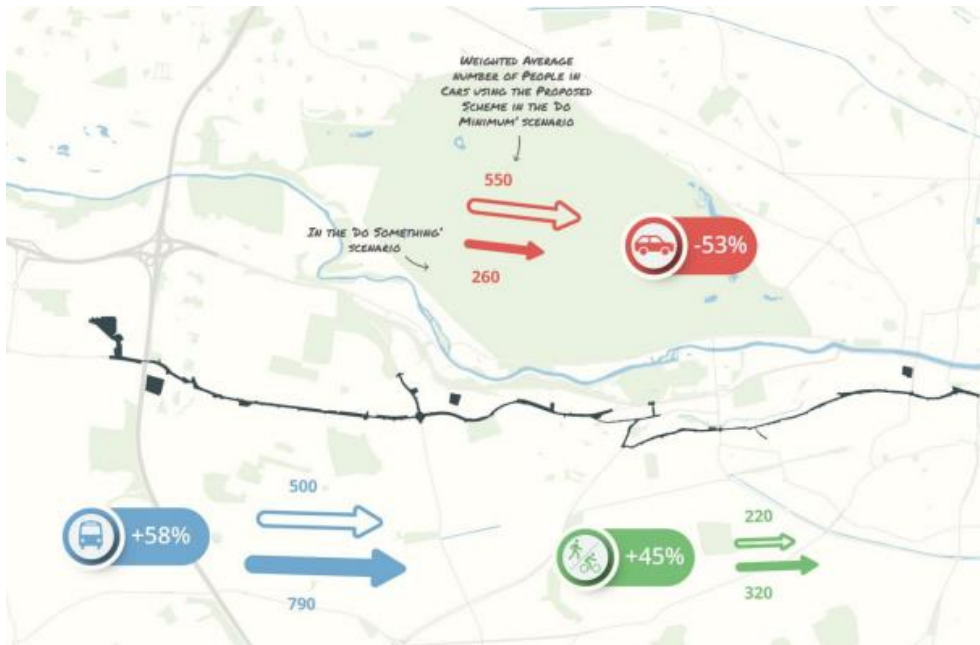
Q23 Councillor Vincent Jackson

To ask the Director of Services to please look at doing a Ballyfermot Traffic Assessment report to look at traffic numbers using the community on a daily basis as a rat run / short cut. The current levels of traffic have become intolerable, a traffic count and air quality should form part of the assessment.

Reply

The Ballyfermot area is included in the Liffey Valley to City Centre scheme which is currently with An Bord Pleanála for a decision. If granted planning permission by An Bord Pleanála, it would introduce continuous bus priority, segregated cycling

facilities, and improved pedestrian crossing facilities. Details of the scheme can be found at <https://liffeyvalleyscheme.ie/>
As part of the Environmental Impact Assessment Report (EIAR) a traffic and transport report has been prepared. The report predicts that there will be a reduction of 53% in the number of people travelling by car, an increase of 58% in people travelling by bus, and an increase of 45% in people walking and cycling.



The full traffic and transport report can be found at <https://liffeyvalleyscheme.ie/wp-content/uploads/sites/8/2022/07/Chapter-6-Traffic-and-Transport.pdf>

Neighbourhood Transport schemes are aimed at reducing rat running, speeding, congestion and dangerous driver behaviour in residential areas. These schemes do not include arterial routes. If the Councillor can outline any residential areas in Ballyfermot that should be considered as a Neighbourhood scheme an Engineer will assess the area to identify if the area is feasible for interventions under these projects.

Contact: Andrew Duff, Area Engineer, Traffic Advisory Group
Email: andrew.duff@dublincity.ie

Q24 Councillor Vincent Jackson

To ask the Director of Services to please look at a comprehensive upgrade / redevelopment of the Rossaveal Court older persons complex at Drumfinn Road, Ballyfermot, Dublin 10. The complex is coming to the end of its life having served the area well since the mid 1970`s.

Reply

All complexes are currently being examined as part of a housing regeneration programme review with the aim of recommending a strategic regeneration plan for the next 30 years. Rossaveal Court is under consideration as part of this review.

An overview of the regeneration plan was presented at a workshop with the Housing Strategic Policy Committee on Friday 19th May 2023. Following on from

this meeting, a commitment was made to follow with proposal in due course. This will be discussed and shared with the local elected representatives.

Contact: Alice Simington, Senior Executive Officer, Housing Regeneration
Email: alice.simington@dublincity.ie

Q25 Councillor Vincent Jackson

To ask the Director of Services to please look at positioning a Zebra Crossing at the Junction of Le Fanu Road / Blackditch Road in Ballyfermot to facilitate the safe crossing of hundreds of children and adults on a daily basis crossing for the Leisure Centre / Skateboard / Playground.

Reply

This location will be considered as part of the 2024 Pedestrian crossings package for a zebra crossing as initial assessment suggests it could be a suitable location. The package is currently being finalised and an update will be provided once a final set of locations is complete.

Contact: Claire French, Executive Engineer, Environment & Transportation
Email: claire.french@dublincity.ie

Q26 Councillor Vincent Jackson

To ask the Director of Services to please ensure replacement staff are sourced to ensure the continuation of discussions towards realising the social housing potential of the Sons of Divine Providence Site at Sarsfield Road, Ballyfermot, Dublin 10. In a housing crisis we need to further this very important site in a speedy manner.

Reply

DCC Housing Department is fully committed to progressing this development, and resources will be allocated accordingly to ensure that delivery remains on track.

Contact: Aisling Browne, A/Senior Executive Officer, Housing & Community Services, Acquisitions.
Email: aisling.browne@dublincity.ie

Q27 Councillor Vincent Jackson

To ask the Director of Services to please look at how we can manage our new flat / apartment complexes in a more appropriate manner than in the past. All too often, one or two families can destroy the quality of life for many, many tenants. The model used by the Iveagh Trust is one such model which provides a more inclusive management service.

Reply

Dublin City Councils overall objective is to provide safe and peaceful neighbourhoods for Dublin City Council tenants, and their neighbours, to reside and work in. We will aim to prevent and reduce incidences of anti-social behaviour (ASB) in affected communities where citizens are negatively affected. We will deliver this through strategies that are based on Prevention, Partnership, Enforcement, and Continuous Improvement.

Dublin City Council's commitments to prevent and reduce anti-social behaviour are:

- Proactive Estate Management: Prevention & Early Intervention

- Working In Partnership: Building Key Relationships
- Consequences for Anti-Social Behaviour which affects the Community
- Effective Complaints Response: Efficient Investigation and Proportionate Sanctions
- Continuous Improvement: Investing in the Delivery of our Strategy

In recognition that better outcomes can be achieved by a co-ordinated multi-agency response, the City Council works very closely with a number of agencies to promote safe, thriving communities and good estate management.

As part of a strategic approach to community safety, we will develop local level multi-agency responses targeting specific cases or areas of serious ASB which will need collective action to effectively resolve them.

At the local area level, we will engage with a broad spectrum of networks and groups in order to maximise cohesive action in relation to cross-cutting issues. We will take actions which prevent, mitigate and respond to ASB specific to each community.

The number of apartment developments with diverse tenures will increase in the future. These tenures will include private housing, private rented and social and affordable housing. Recognising the increasing provision of social housing in mixed developments and apartment complexes, we will aim to develop a shared understanding with management agents and owner management companies with respect to our powers and obligations around tenant and ASB management.

*Contact: Tony Smithers, Senior Executive Officer,
Housing & Community Services*

Email: tony.smithers@dublincity.ie

Q28 Councillor Vincent Jackson

To ask the Director of Services look at the heritage signs and finger directional signage for the Ballyfermot this work was planned for 2020 but still is awaiting completion.

Reply

The area office is seeking quotes for the erection of an information sign on the Ballyfermot Road displaying a larger version of the recently published Ballyfermot heritage trail map.

As reported in the June, 2023 area committee meeting The Area Office and Heritage Officer met with members of the Ballyfermot Historical Society in January to encourage them to submit an application to the Heritage Council's Community Heritage Grant Scheme for a grant to undertake a comprehensive audit of the historical, archaeological, built and natural heritage of Ballyfermot/Cherry Orchard Area. Such audits have been successfully carried out in Crumlin and one is currently taking place in Marino, with grant support from the Heritage Council. The audit would be prepared in close consultation with the Heritage Society and the community and would include the input of recognised academic experts in the suburban development of the area form the basis of heritage interpretation planning for the area which could take a number of forms, including signage. Interpretive signage is only one means of sharing and disseminating historical information in the area, and the audit would identify the most effective ways to engage the community with their heritage.

Contact: Alan Sherry, Local Area Manager, Ballyfermot Office
Email: alan.sherry@dublincity.ie

Q29 Councillor Vincent Jackson

To ask the Director of Services to look into providing speed radar type technology at the entry points of Ballyfermot at, - Ballyfermot Road Upper, Sarsfield Road and Kylemore Road as a method of alerting traffic of speed limits coming into our community.

Reply

The Transport Advisory Group recommends that a speed survey be conducted on Ballyfermot Road, D10 to determine if there are motorists speeding and therefore whether the road warrants a Variable Speed Sign.

Please note that Ballyfermot Road is on the National Transport Authority Liffey Valley to City Centre Bus Connects Core Bus Corridor scheme and traffic calming measures are planned to be provided along Ballyfermot Road, Sarsfield Road and Kylemore Road as part of the scheme – see <https://busconnects.ie/wp-content/uploads/2022/03/07-liffey-valley-to-city-centre-preferred-route-180220-fa-web.pdf>

Contact: Máire Nic Réamoinn, South Central Area Engineer,
Environment & Transportation Department
Email: maire.nicreamoinn@dublincity.ie

Q30 Councillor Vincent Jackson

To ask the Director of Services to please look into why the long delay in replacing the window joinery at **(details supplied)**

Reply

The order for these replacement windows has just been received by the Joinery Workshop. Therefore it will take a number of months before these windows will be manufactured. We have asked the Joinery to make these a priority for the tenant.

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

Q31 Councillor Vincent Jackson

To ask the Director of Services to report on road sweeping in the Ballyfermot Area on the side roads. How often is it done as the roads look very poor after waste collections from various waste companies collecting household waste?

Reply

Waste Management Services have the above mentioned side roads cleaned on a monthly basis. Any spillages or heavy littering which occurs between scheduled cleanings is cleaned at the first available opportunity. These are either reported by members of the public or following regular inspection of these roads by our staff.

Contact: Mick Boyle, Senior Staff Officer, Waste Management Services,
Email: mick.boyle@dublincity.ie

Q32 Councillor Vincent Jackson

To ask the Director of Services to please give me a figure on the number of empty DCC housing units in the Cherry Orchard awaiting refurbishment and can these be progressed.

Reply

As summarised in the Director of Services report there are currently 62 housing units that Dublin City Council has possession of in the Ballyfermot Drimnagh area. The area office is working on developing a more detailed report on void units in the area that will form part of the monthly report in future.

Contact: *Alan Sherry, Local Area Manager, Ballyfermot Area Office*

Email: alan.sherry@dublincity.ie