



**MINUTES OF THE SOUTH CENTRAL AREA COMMITTEE MEETING
HELD ON WEDNESDAY 15TH NOVEMBER, 2023 VIA HYBRID MEETING
IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.**

- 1 **Minutes of Meeting held on 18th October, 2023**
Order: Agreed.
- 2 **Questions to the Director of Services South Central** **5 - 24**
Order: Replies to Questions and the Director of Services report circulated.
- 3 **Environment and Transportation Matters**
 1. Minutes of the Traffic Advisory Group held on the 31/10/23 in relation to Traffic Matters in the South Central Area.
 2. Traffic Service Requests Status Reports at 15/10/23 and 17/10/23.
Order: 1. Report Noted.
2. Reports Noted.
- 4 **South Central Area Matters**
 1. Presentation on Community Climate Action Programme
 2. Draft Chief Executive's Report, Meath Street Public Realm Improvement Scheme Part VIII.
 3. Post Halloween 2023 Report.
 4. Schedule of Lighting of Christmas Trees in the South Central Area.
 5. Director of Services Report.
Order: 1. Presentation given by Dean Eaton, Community Climate Action Officer. Presentation noted.
2. Noted. Recommend to Council.
3. Report Noted.
4. Report Noted.
5. Report Noted.
- 5 **Culture, Recreation & Economic Matters**
 1. Sports and Recreation Report for November 2023 South Central Area.
Order: Report noted.
- 6 **Planning & Property Development Matters**
 1. With reference to the proposed exchange of title for lands at junction of James's Walk and Forbes Lane, Dublin 8
Order: Agreed. Recommend to Council.
- 7 **Emergency Motions**

DUBLIN CITY COUNCIL
SOUTH CENTRAL AREA COMMITTEE
15th November, 2023

M280 Councillor Michael Pidgeon

That this Area Committee supports including St. Alban's Road, Greenville Terrace and Washington Street into the red tariff zone for paid parking. All the streets are currently pay and display in the green tariff zone, and now face high parking demands during events at the National Stadium.

Order: Agreed.

M281 Councillor Vincent Jackson

That Dublin City Council please look at having a public monument erected in the Inchicore / Kilmainham area of Dublin in memory of those from the Area who gave their lives for the cause of freedom in 1936 in the international brigade and who fought against the fascist forces of General Franco in Spain. A large number from the Inchicore / Bulfin area made the ultimate sacrifice here.

Order: Agreed.

M282 Councillor Vincent Jackson

That Dublin City Council please ensure transparent community consultation is provided for as part of the LDA proposals for Affordable, cost rental and social housing in the Cherry Orchard Area for far too long the area has got social housing and have always had to wait for community facilities we must learn from the past and ensure that once and for all we provide the facilities and services needed in this large area.

Order: Agreed.

M283 Councillors Vincent Jackson and Daithí Doolan

That this Committee thanks all the groups in the South Central Area for the fantastic work in providing so many family friendly activities over the Halloween Season, Gardaí, Community Development Staff, Sports Development Officers, Youth Services, Community Groups Parish Groups all provided a great experience for all in a safe, fun way for all.

Order: Agreed.

M284 Councillor Máire Devine

That this Area Committee welcomes the proposal from Inland Waterways Ireland to establish a slipway at the desired location of the Grand canal adjacent to Dolphin House that will allow access for all to enjoy and add to the proposed amenities that are planned to increase the use of this blue way in our area.

Order: Agreed.

M285 Councillor Máire Devine

That this Area Committee request that the relevant council departments seek to compel the National Boxing Stadium to produce an agreed traffic management plan to provide parking for their clients which will prioritise consideration for their neighbours and mitigate the ongoing significant influx of visitor traffic in local residential streets.

Order: Report Noted.

M286 Councillor Máire Devine

This Committee expresses concern at the lack of testing for PFAS - forever man-made chemicals-in our drinking water. These complex chemical pollutants are of huge concern to human and environmental health and the lack of urgency for testing is worrying. We request that a report be compiled and presented to elected members to inform how best we can mitigate the hazards that these chemicals represent.

Order: Report Noted.

M287 Councillor Sophie Nicoullaud

For the Director of Services to plan for a full local consultation and community engagement process with all Bluebell residents on the development of DCC land by the LDA. That a public meeting in Bluebell inviting all Bluebell residents is set up. That each resident is delivered a leaflet with a presentation of the plan in each mail box. That an office is set up in Bluebell to display the plans at all time, that the office would be staffed on a regular basis on a set day and time to allow the community to engage with the LDA and DCC on this. It is critical that the planning process is inclusive and participative from the start.

Order: Agreed.

M288 Councillor Sophie Nicoullaud

For the Director of Services to organise and meet reps from residents group in Drimnagh about the issue around the roundabout at Galtymore Road and Sperrin Road. To invite Barry McDonald of Dublin Bus and bus drivers unions reps and DCC Road engineer. Buses can't go through the island especially when cars are parks illegally. There is no pedestrian crossing marking. The next bus models will be bigger, this roundabout needs to be reviewed. That an Garda Síochána be present at the meeting on site as well.

Order: Report Noted.

M289 Councillor Hazel de Nortúin

Considering that Ballyfermot Civic Centre is the focal point of the Community and Dublin City Council, this Area Committee agrees to continue its support for funding to be allocated in Dublin City Councils Capital Budget. We also support a more integrated approach to Dublin City Council local services and accessibility.

Order: Report Noted.

Councillor Sophie Nicoullaud

Chairperson

Wednesday 15th November 2023

Attendance

Members:

Sophie Nicoullaud (Chairperson)

Vincent Jackson (Vice Chair)

Lord Mayor Daithí De Róiste

Michael Pidgeon

Darragh Moriarty

Máire Devine

Daithí Doolan

Michael Watters
Hazel De Nortúin
Kelsey May Daly

Cllr Mannix Flynn, South East Area was also in attendance

Officers:

Bruce Phillips, A/Executive Manager, South Central;
Alan Sherry, Local Area Manager, Ballyfermot Area Office;
Stephen Coyne, Economic Development Officer, SWIC;
Liam Hendrick, Public Domain Officer, Ballyfermot Drimnagh;
Linda Fanning, Area Housing Manager, SWIC;
Dean Eaton, Community Climate Action Officer, Climate Action Office;
Colm Ennis, Senior Executive Engineer, Environment & Transportation;
Máire Nic Reamoinn, Assistant Engineer, Environment & Transportation;
Neil O'Donoghue, Executive Engineer, Environment & Transportation;
Bláthnaid Conlon, Senior Staff Officer, Planning Property Disposal;
Nicola O'Kelly, Staff Officer, South Central Area;
Gabrielle Malone, Senior Staff Officer, South Central Area;

DUBLIN CITY COUNCIL
SOUTH CENTRAL AREA COMMITTEE
15th November 2023

Q.1 Councillor Máire Devine

To ask the Director of Services for an update on the renovation of the 40 Steps at Bow Lane to Mount Brown and if it includes public lighting for access and safety reasons.

Reply

While it remains an objective of the Area Office to improve the visible appearance of Cromwell Quarters, no work is yet planned here, as other projects have taken precedence. This will be reviewed in 2024.

The issue of lighting will be referred to the Public Lighting Section. It's likely that the existing sodium lamps are due to be upgraded to LEDs as part of the wider replacement programme in the city.

Contact: Stephen Coyne, Public Realm Projects Coordination
Email: stephen.coyne@dublincity.ie

Q.2 Councillor Máire Devine

To ask the Director of Services for a report on the agreed inspection of problematic trees at Sandford Avenue, Dublin 8.

Reply

The trees on this street will be included for survey by the independent arborist on the next round of surveys.

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

Q.3 Councillor Máire Devine

To ask the Director of Services that a sculpture depicting Commandant Michael Mallin be commissioned and erected at a suitable location adjacent to Michael Mallin House, The Liberties.

Reply

This proposal would first be submitted to the Commemorations Committee under Cllr Mac Donnacha. If agreed then specialist advice is then sought from the Arts Office on the commissioning process. It should be noted that high quality sculpture of this kind is expensive and can be difficult to achieve. Costs would be not less than €100K.

Contact: Ray Yeates, City Arts Officer
Email: ray.yeates@dublincity.ie

Q.4 Councillor Máire Devine

To ask the Director of Services that Memorial Court's external lighting and the significant damp/mould in their community room be remedied to prevent potential hazards.

Reply

Housing Maintenance and Electrical Services will carry out an inspection of this premises and all necessary works will be undertaken.

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

Q.5 Councillor Máire Devine

To ask the Director of Services to request a full report from the Chief Fire Officer on the recent Rehoboth Place fire of an electricity substation that proved very difficult for the fire truck to navigate and locals are fearful of timely access if this was a residential property (bearing in mind the proposed development for 350 units and associated increased traffic).

Reply

Dublin Fire Brigade responded to a fire incident Rehoboth Place, Dolphins Barn, Dublin 8 on the 1st September 2023. On arrival, the Officer in Charge found pallets and tyres on fire beside an ESB substation. The Officer in Charge did not report any issue with access or egress to the incident. I have spoken to the officers assigned to Dolphins Barn Fire Station and they have reported no issues with access or egress to that location, it is a tight street with markings assigned to parking cars and clear ways at corners.

Contact: Karen Munds, Staff Officer, Dublin Fire Brigade Communications.
Email: dfbfeedback@dublincity.ie

Q.6 Councillor Máire Devine

To ask the Director of Services to request a site visit to Kilmainham Lane by Traffic Management to discuss with local residents traffic calming measures on this narrow road that is subjected to heavy two way traffic with ensuing safety risks for residents and road users alike.

Reply

The Transport Advisory Group Area Engineer has visited Kilmainham Lane, Dublin 8 on several occasions during the morning and evening peak traffic flows when there is a high volume of traffic on this road.

The Transport Advisory Group has recommended to install Double Yellow Lines at the concrete bollards outside 'The Old Royal Oak' pub where the road narrows significantly (TAMS Enquiry No. 7032300), this is in order to improve visibility and promote safety for all; pedestrians, cyclists and motorists.

The Area Engineer observed that traffic calming is naturally occurring on the road due to Kilmainham Lane being a narrow road with staggered parking - motorists have to stop and pull-in to let other motorists pass, thus slowing down the overall speed of the motorists on the road. Therefore, additional traffic calming measures are not planned.

TAMS Ref. No. 7036071

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

Q.7 Councillor Máire Devine

To ask the Director of Services why DCC have yet to respond to the correspondence from Quakers Ireland that seeks to ascertain if the council is interested in taking over the historic Burial Ground at Cork Street.

Reply

The Director of Services for South Central Area has not received any correspondence from Quakers Ireland regarding the burial ground in Cork Street. Quakers Ireland should send the correspondence directly to myself and I will arrange a Council response.

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

Email: bruce.phillips@dublincity.ie

Q.8 Councillor Máire Devine

To ask the Director of Services to request that an Engineer provide me with their understanding of the sewer blockage at John Dillon Street, Dublin 8 using a camera investigation of the drains and referencing the attached report - the second one commissioned by local residents impacted by this frequent occurrence.

Reply

The report commissioned by local residents is well prepared and thorough. The following Drainage Division comments are intended to complement that report and its understanding, to set out possible next steps, and to identify what parties are responsible for (or best placed) to undertake those steps.

The current legal position is that Uisce Eireann (previously Irish Water) is responsible for the public foul and combined sewers (usually located) out in the public road. The drains which collect sewage from individual houses are all private. These drains usually start in the curtilage of the house (or property) furthest away before running along through back gardens (or yards) collecting the sewage of further houses/properties before finally leaving private property and going out to connect with the public sewer in the road. These private drains are sometimes referred to as 'shared' or 'common' drains and they can serve up to 12 properties. Responsibility for maintaining 'shared' drains rests with all of the households (or properties) whose sewage is flowing in the 'shared' drain at the point where maintenance is required. It is important to note that this responsibility does not end at the boundary of the private property but, legally, extends all the way up to the point the drain connects to the public sewer.

In recognition of the high costs of repairing private drains out under the public road, Uisce Eireann operates a discretionary drain repair scheme (even though they have no legal responsibility for maintaining private drains). Where, on account of a structural defect, repeated blockages occur on a private drain *out under the public road* Uisce Eireann should be contacted and informed. Customers are required to provide all details requested by Uisce Eireann including a CCTV Report identifying and locating the structural defect out in the road. On foot of that request (and supporting information), but also subject to available budget, Uisce Eireann may decide to carry out the drain repair at no cost to the customers. Please note that this scheme is operated by Uisce Eireann and Dublin City Council plays no role in it. All contact should be directly between Uisce Eireann and the parties served by the defective drain. Further details are available on Uisce Eireann's website at the following link: <https://www.water.ie/help/blockages/>.

In the event that Uisce Eireann do not intervene, it is noted that many house insurance policies provide varying degrees of cover for damage to private drains, with some including damage arising outside the property curtilage.

Returning to this specific drain on John Dillon Street, the Drainage Division Engineer makes the following comments:

- The condition of this drain is quite typical of most private drains in the inner city. The visible ‘defects’ listed in the report are to be expected of a drain of this age and construction. In our view the defects visible on the CCTV video do not meet the structural defect level required by Uisce Eireann to justify its intervention.
- That said, there is a ‘dip’ or ‘belly’ in the drain over a length of c. 6m where the CCTV camera was submerged and the drain’s structural condition could not be fully determined (although the camera’s passage appeared unhindered). This survey deficiency should be addressed before an approach is made to Uisce Eireann.
- In that regard, DCC Drainage Division is happy (on Uisce Eireann’s behalf) to provide access to the public sewer manhole for the resident’s Drainage Contractor (Opus Environmental) to complete this section of the survey. The Drainage Contractor should contact DCC’s Marrowbone Lane Drainage Depot on 01-222 4489 or 4482 to make arrangements.
- In the event that no structural defects are found along the submerged section, it is possible that this dip/belly in the drain (in and of itself) might constitute a sufficient structural defect to justify Uisce Eireann’s repair. However, that would be a decision solely for Uisce Eireann to take.
- When contacting Uisce Eireann’s Customer Care Team (1800 278 278 / 01 707 2828), the customers should specifically reference the fact that their private ‘shared’ drain has a structural defect out in the public road, and request that their report and CCTV survey be referred to Uisce Eireann’s Asset Planning Section for a decision on repair by Uisce Eireann.
- A reference is made in the report to the possible cause of the ‘submerged’ section of pipe being a previous excavation of the public road. In our experience (with public sewers) proving causation to the necessary standard to successfully recover costs from a third party is extremely difficult and expensive. If the residents wished to explore this option it is likely they would need professional engineering and legal assistance.

A DCC Drainage Inspector attempted to update the resident involved (by calling to the house and by phone) but was unsuccessful.

Contact: *Dominic Molony, A/Senior Engineer, Drainage Services*
Email: dominic.molony@dublincity.ie

Q.9 Councillor Hazel de Nortúin

To ask the Director of Services for an update from request at the July meeting where I raised the issue surrounding the pavements at the entry points on Kylemore Road? I was told that they would begin works here in late July? I’m referring to the black and yellow painted sections where cars can turn into the residential areas.

Reply

Road Maintenance are planning to commence repairs to the carriageway on Tuesday 7th November 2023. There are some issues with traffic management at some of the locations but we are working on this and will need the cooperation of the residents while the works are underway with the parking of their vehicles.

Contact: Carl Ryan-Operations & South Central Area Engineer

Email: roadmaintenance@dublincity.ie

Q.10 Councillor Hazel de Nortúin

To ask the Director of Services is there a proposal to improve the Public lighting along Parkwest and Cedarbrook?

Reply

If the Councillor could please specify the streets that are of most concern, public lighting can then assess and issue a response.

Contact: Gabrielle Malone, Senior Staff Officer, South Central

Email: gabrielle.malone@dublincity.ie

Q.11 Councillor Hazel de Nortúin

To ask the Director of Services can the rubbish be removed from *(details supplied)*

Reply

Arrangements have been made to remove the rubbish from these two properties and the back of the properties will be secured.

Contact: Robert Buckle, Senior Engineer, Housing Maintenance

Email: robert.buckle@dublincity.ie

Q.12 Councillor Hazel de Nortúin

To ask the Director of Services for an update on the Donore Avenue Community Centre and when it's scheduled to be opened? If there's any proposed delays.

Reply

Strip out and propping works have been completed at Donore Community Centre. The design team have been subsequently carried out more detailed examination of the building fabric to assess the level of structural damage and develop the scope of works. Initial findings would suggest that the level of significant fire damage to the roof structure is more localised than previously thought.

The Ground Floor foyer room ceiling has no evidence of fire damage visible at this time. The removed ceiling in the Sports Hall also has little evidence of fire damage, the damage here is mostly due to water ingress, which can be controlled. There is a small section of the main roof in the triple height void of this room which does exhibit localised fire damage.



The First Floor level the Counselling Room ceiling is not exhibiting fire damage to structure, the area of fire damage is again localised there around the double height glazed void which extends up to the roof terrace level. Again the surrounding rooms were observed to be in better condition than expected.



On the Second Floor level there is severe fire damage to the double height void at roof terrace. Fortunately the other rooms surrounding this zone appear to have sustained lesser fire damage in comparison. The Meditation room fire damage is localized to the glazed envelope and the side facing the stairs.



In areas where there is localised severe fire damage, the design team have recommended the removal of these roof sections with charred structural joists for health and safety reasons. They have also recommended the installation of waterproofing works to ensure areas that are in relatively good condition do not deteriorate. These works will be undertaken in the coming weeks and will reduce the scope of the main repair and reinstatement works.

Once these additional works are complete DCC propose to invite the elected representatives to view the building and provide a detailed update on the scope of works and implementation programme. This visit to be facilitated before the end of the year.

*Contact: Trevor Higgins, Administrative Officer, Sports & Recreation Services
Email: trevor.higgins@dublincity.ie*

Q.13 Councillor Hazel de Nortúin

To ask the Director of Services for an update on the Labre Park Development with timelines and any potential delays that might be identified? Can we also have an update at one of the upcoming Area Committees?

Reply

The Department of Housing, Local Government and Heritage have approved €16.7 million for 11 new dwellings, refurbishment of 15 existing Units and refurbishment/extension of 4 existing Units . Issues related to flood prevention and contamination are outside of the remit of the Department of Housing, Local Government and Heritage and Dublin City Council and Cluid Housing are to confirm other funding sources for these works within the next stage application.

A number of steps are being taken to address this and in the meantime Cluid Housing will move forward with the planning process. Cluid Housing and Dublin City

Council can provide an update to Area Committee on conclusion of the internal meetings mentioned above.

Contact: Tony Smithers, Housing Manager, Housing & Community Services
Email: tony.smithers@dublincity.ie

Q.14 Councillor Sophie Nicoulaud

To ask the Director of Services to explain the plan attached. This is page 13 of the LDA brochure of the 14.06.2023 presentation to councillors in Ballyfermot Civic Office, it shows that part of Cedar Brook Walk will be used as a connection to wider Cherry Orchard. To explain that connection: who for what for, where to, how. What document does DCC and the LDA based this drawing on to use this road and Cedar Brook Complex can be used as a through road. (see photo attached)



Reply

The above diagram is for planning purposes only. The reference to “connectivity” and “permeability” are planning concepts and not vehicular movement strategies.

The arrows indicated on this diagram are for the purposes of illustrating “permeability” in the planning sense, i.e. connectivity to adjoining and neighbouring communities. In line with proper and sustainable planning, the Dublin City Development Plan promotes the connectivity and permeability of proposed developments with existing communities. This involves all types of movement (pedestrian, cyclist and vehicular) in both directions (from outside to inside and vice versa) in order to encourage proper integration of proposed development with the wider neighbourhood and community. This diagram does not indicate a vehicular “through connection”.

Contact: *Martin Donlon, Development Manager, Housing Delivery*
Email: martin.donlon@dublincity.ie

Q.15 Councillor Sophie Nicoullaud

To ask the Director of Services to for a list of public and private apartment/housing complexes that have been built in the last 2 years and the scheme that have a live planning application in South Central Area (Ballyfermot-Drimnagh and South West Inner City). To list for each one the different types of apartment units per category (E.g. Eleanora Court: 1x studios, 20 x beds, 80x beds etc.)

Reply

The primary 'performance' indicator available to actively assess the issue of housing supply is the Dublin Housing Supply Coordination Taskforce (DHSCT) data - of which DCC contributes on a quarterly basis. The data utilised within the Household Taskforce is focused to capture developments with planning permission for 10 or more units across the Dublin Region (Private Schemes).

Below is extrapolated data taken from latest Housing Taskforce Returns, Q2 2023, for private development of over 10 units or more for the South Central Area.

Private Schemes

Sites with planning permission

There are 58 sites with planning permissions for 10,518 residential units split between 27 houses and 10,491 apartments, located in the south central area. Of these, 16 are SHDs that can provide 5926 residential units,

Of these, 18 planning application sites are on site, known as active sites. These 18 sites can provide 3,334 residential units comprising 13 houses and 3,321 apartments, one of which is the De la Salle School in Ballyfermot with a final permission for 859 residential units.

The remaining 40 sites with planning permissions for 7,184 residential units have yet to commence on site. The splits are 14 houses and 7170 apartments. Of these 40 sites, there are 6 currently under JR.

Sites pending a final decision

There are 23 planning application sites pending a decision, 10 of which are under appeal. These 23 sites have 1,803 residential units proposed, split between 22 houses and 1781 apartments.

Public Schemes

61 DCC housing units have been completed within the South Central Area within this time while 90 units are under construction.

543 units have been granted permission at the St Teresa's Gardens site, Donore Avenue under a Part X application.

Regarding the mix of units per scheme it is considered that this would require a separate study and significant resources which and is not possible to be completed in time for this meeting.

Contact: *Kiaran Sweeney, Senior Executive Planner*
Email: kiaran.sweeney@dublincity.ie

DCC & AHB Social Housing Schemes – bedroom sizes

DCC (Rapid build)	Bonham Street	LA Housing	57 26 x 1 bed 26 x 2 bed 5 x 3 bed	On site
D.C.C. (Rapid build)	Springvale, Chapelizod D.20	L.A. Housing	71 21 x 1 bed 30 x 2 bed 20 x 3 bed	On site
DCC (Rapid build)	Cork/Chamber Street, D.8	LA Housing	55 32 x 1 bed 10 x 2 bed 13 x 3 bed	On site
DCC	Cornamona, Ballyfermot	LA Housing	61 29 x 1 bed 19 x 2 bed 13 x 3 bed	On site
AHB (Tuath)	Camac Park, Bluebell, Dublin 12	CALF	3 3 x 3 bed house	Complete
AHB (Respond)	Bluebell Avenue	CALF	47 15 x 1 bed 23 x 2 bed 9 x 3 bed	Complete
AHB (Dublin Simon)	25/26 Ushers Island, D8	CAS	100 100 x 1 bed	On site
AHB (Respond)	Long Mile Road	CALF	138 51 x 1 bed 80 x 2 bed 7 x 3 bed	On site
AHB (Tuath)	Park West, D.12	CALF	41 19 x 1 bed 22 x 2 bed	Complete
AHB (Tuath)	Park West, D.12	CAS	43 13 x 1 bed 30 x 2 bed	Complete
AHB (Tuath)	The Laurels, 54 Inchicore Road, Dublin 8	AHB Leasing	17 2 x studio 6 x 1 bed 9 x 2 bed	Complete
A.H.B. (Focus)	25-27 Bow Lane West, Dublin 8	C.A.L.F.	27 4 x studio 16 x 1 bed 7 x 2 bed	On Site
A.H.B. (Alone/Circle)	1b St. Michael's Estate, D.10 (Richmond Place)	C.A.S.	52 1 beds	On site
AHB (Respond)	47-51 Keeper Road, D.12	CALF	53 26x1bed 27x2bed	Not commenced

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

Q.16 Councillor Sophie Nicoullaud

To ask the Director of Services to check the vandalised trees at the entrance of Camac Park and to give a report of their finding. (see photos attached)



Reply

Unfortunately this type of vandalism is not that unusual and parks have seen it in other locations across the city. If the cllr is aware of when this damage occurred we will follow up with reporting to the local gardai. Parks will monitor the trees to see if further action is required.

Contact: *Brid Brosnan. A/Senior Executive Parks & Landscape Officer*
Email: parks@dublincity.ie

Q.17 Councillor Sophie Nicoullaud

To ask the Director of Services to urgently clear the clogged drains at the other entrance to Camac Park. Near to BOC gases/Flying Elephant warehouse. Flooding has happened again last week. (See photo attached)



Reply

The gullies have been cleaned as follows:

Entrance to Camac Park – 3 of 3 gullies cleaned and inspected on 05/11/2023.

Contact: Kevin Vallely, Senior Executive Engineer, Surface Water & Flood Incident Management Division

Email: kevin.vallely@dublincity.ie

There is a breakdown in the piped connection from the double gully at this location to the public sewer. This will be added to the Division's repair list and we will advise further when the works have been completed.

Contact: Aongus Bates, A/Senior Executive Engineer, Surface Water & Flood Management Operations Division

Email: aongus.bates@dublincity.ie

Q.18 Councillor Sophie Nicoullaud

To ask the Director of Services how many apartments DCC own in Cedarbrook? How many are owned by a housing body? How many apartments are occupied by HAP and homeless HAP tenants?

Reply

Details of Social Housing in Cedar Brook:

2 units AHB owned
2 units AHB leasing
DCC own 17 and have 3 TIS in the pipeline.
13 Homeless HAP
6 Mainstream HAP

Contact: Aisling Browne, A/Senior Executive Officer, Housing & Community Services

Email: aisling.browne@dublincity.ie

Q.19 Councillor Sophie Nicoullaud

To ask the Director of Services re **(details supplied)**

Reply

(Details supplied) can apply for accommodation through choice based letting (CBL) via the Dublin City Council website. To apply online she will need her housing reference number and her date of birth. New CBLs are advertised on Fridays and are opened for three weeks. Application forms are also available in the local area office

Contact: Alan Sherry, Local Area Manager, Ballyfermot Office

Email: alan.sherry@dublincity.ie

Q.20 Councillor Sophie Nicoullaud

To ask the Director of Services why herbicide is being used around trees on one green in Rothe Abbey considering DCC has banned the use of it. When will trees be replanted there after DCC had to cut some and one was illegally cut?

Reply

Parks do not use herbicide and have not used any in Rothe Abbey green spaces. Tree planting will happen early 2024.

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

Q.21 Councillor Sophie Nicoullaud

To ask the Director of Services to remove the trunk that has been there for years outside 96 Errigal Road. What could be replanted there?

Reply

A number of tree stumps will be removed in an area at the same time. Parks will investigate the location to establish if the pit could be lengthened, however there are two dish kerbs and a traffic sign which will limit possibilities.

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

Q.22 Councillor Vincent Jackson

To ask the Director of Services that Dublin City Council please look at **(details supplied)**

Reply

Dublin City Council can explore purchasing this property under the Tenant in Situ scheme. The Landlord can contact acquisitions@dublincity.ie for further information.

Contact: Laura Foran, A/Senior Staff Officer, Housing Acquisitions
Email: laura.foran@dublincity.ie – acquisitions@dublincity.ie

Q.23 Councillor Vincent Jackson

Can I ask that Dublin City Council do not attempt to levy a site charge on the proposed social housing development site at Sons of Devine Providence, Sarsfield Road, Dublin 10? The antiquated rules from the Department of Housing are the only areas delaying the provision of badly needed public housing on this fantastic site.

Reply

The following development will not be required to pay development contributions under the Development Contribution Scheme 2023 -2026.

Social & Affordable (Purchase & Cost Rental) housing units provided,

- in accordance with an agreement made under Part V of the Planning and Development Act (as amended)
- by a voluntary or co-operative housing body, which is recognised as such by the Council
- under the Council's Scheme of Priority for Affordable Dwelling Purchase Arrangements under Section 11 of the Affordable Housing Act 2021

- under Cost Rental Housing as determined under the Affordable Housing Act 2021 (Cost Rental Designation) Regulations 2021

Note: The above exemption does not apply to housing provided under a leasing arrangement.

Please note that a bond condition or contribution in lieu of public open space are not exempt under the scheme.

Contact: Greg Bryan Administrative Officer, Planning & Property Administration
Email: greg.bryan@dublincity.ie

Q.24 Councillor Vincent Jackson

To ask Dublin City Council please ensure (**details supplied**) is looked into.

Reply

Dublin City Council are at legal closing stage with this acquisition. We have requested the Solicitor acting on behalf of Dublin City Council to prioritise the file, and to seek a definitive closing date from the vendor.

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

Q.25 Councillor Vincent Jackson

Can Dublin City Council please give me an update on (**details supplied**)

Reply

The above applicant is on the Transfer Hap Housing List, with an application date of 19/04/2011, the applicant holds the following position on this list;

Area	Bedsizes	Position
J	2	6
K	2	19

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.

The applicant should be advised to regularly check the Dublin City Council website for any Choice Based Lettings that may become available in their area of choice.

Based on the applicant's position for Area J, it would be advised for the applicant to link in with the local Area Office.

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

Q.26 Councillor Vincent Jackson

That Dublin City Council please provide me with an onsite meeting to discuss the serious traffic parking situation on Kylemore Road outside St Michaels School, Kylemore College and St Seton's College Le Fanu Road Ballyfermot Dublin 10 the current situation is unsustainable.

Reply

The Parking Enforcement Inspector and the TAG Area Engineer are available to meet on site to discuss traffic and parking measures at this location.

Contact: Linda McDonald, Acting Parking Enforcement Officer

Email: linda.mcdonald@dublincity.ie

A site visit was undertaken to this area and noted the traffic challenges that are faced locally. At the moment the School Mobility team is working through a list of schools, as advised by the Department of Transport. Unfortunately we do not have the capacity to implement School Zones for schools outside of this list at the moment. As we clear through the waiting list we will be in a position to engage with schools including St Michael's School, Kylemore College and St Seton's College.

The team is also keen to manage expectations in terms of the impact that School Zones can make. While they can improve the situation at schools, they are only one of many solutions to the traffic challenges that school communities face. Ultimately there is a need to reduce the number of cars causing congestion at the school gate which creates the unsafe environment for children. Some softer measures to help reduce the number of students being driven to school, such as Park and Strides, walking busses and cycling busses, could also help to improve the situation. We encourage school communities to work with the parents and children in developing and trying out these solutions. For schools who are part of the Green Schools programme they can also provide support on these types of initiatives.

Contact: Deirdre Kelly, Acting Administrative Officer, City Centre Projects.

Email: deirdre.kelly@dublincity.ie

Q.27 Councillor Vincent Jackson

To ask the Director of Services to please look into why no tree maintenance ever seems to happen in the Ballyfermot Area? Trees are never planted as far as I can see just removals and I regret no crowning, topping ever happens why?

Reply

74 trees have been planted in Ballyfermot Area in the last 12 months in the following locations: California Hills, Kylemore Park, Clifden Drive OS, OS at Blackditch/Spiddal Road, Croftwood Gardens OS, Croftwood Park OS, Le Fanu Road OS near Railway bridge.

Pruning and maintenance works (removing suckers) has been carried out in the following locations: Ballyfermot Road, opposite Gala Cinema, outside People's Park, main shopping area, Drumfinn Ave, Kylemore Road from roundabout to junction with Landen, California Hills, Lough Conn and Rossmore Area.

Contact: Brid Brosnan, A/Senior Executive Parks and Landscape Officer

Email: parks@dublincity.ie

Q.28 Councillor Vincent Jackson

Can I ask the Director of Services to report on the efforts to address the historical foundations of Ballyfermot in the Lawns Park to include Information Plaques to record the history of the area? Approximately 20 years ago we were promised all sorts of works which never happened.

Reply

The area office will liaise with the Parks department in relation to this matter with a view to marking the historical landmarks of Le Fanu Park.

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

Parks are aware of the historical significance of Le Fanu Park to the Ballyfermot area and will seek to progress this in the context of 2024 parks funding.

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

Q.29 Councillor Vincent Jackson

Can I ask the Director of Services that Dublin City Council please give a breakdown on all the empty DCC owned housing units / addresses in the Ballyfermot / Cherry Orchard Area awaiting re-allocation and the time the same units are awaiting re-allocation.

Reply

The table below sets out the vacant housing units that the local area office has received the keys for in order to arrange reallocation:

Location	No. of Weeks Available	Comment
Barneville Park	3 weeks	Tenant selected – undergoing AGS vetting
Cherry Orchard Green	4 weeks	Tenant selected – undergoing AGS vetting
Cherry Orchard Avenue	4 weeks	Tenant selected – undergoing AGS vetting
Croftwood Grove	4 weeks	Tenant selected – undergoing AGS vetting

The monthly Director of Services report now includes details of all vacant units in the Ballyfermot/Drimnagh area

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

Q.30 Councillor Daithí Doolan

To ask the Director of Services to ensure there is a full and open programme of consultation with residents and community groups in Cherry Orchard to afford them direct input in to the LDA plans for the area and to please keep the Councillor updated on progress.

Reply

Phase 1 of the Cherry Orchard Point housing development consists of 547 cost rental and 161 social housing units with a further 400 homes and a commercial zone planned for future phases.

There is also a very strong emphasis on amenities and facilities including a proposed supermarket unit, commercial/retail units, internal and external community and cultural spaces and a childcare facility. Permission is also being sought for a landscaped public open space, including a plaza, multipurpose amenity lawn, play space, outdoor fitness trail, multipurpose games area and a playground.

The plans to develop new homes at Cherry Orchard Point are proposed to combine with other public projects planned locally by DCC and included in the Park West-Cherry Orchard Local Area Plan, which was voted on and approved by Dublin city councillors in October 2019.

These positive developments include the redevelopment of Cherry Orchard Park to include a sports hub. Initial public consultation has taken place on this project and DCC is due to conduct further discussions with the local community soon.

DCC's future plans also include the development of a site opposite St Ultan's School to provide much needed housing, including senior citizen accommodation, along with a small number of retail units to create a village hub for the area. Plans are also in place to deliver 172 new affordable homes in the local area with the aim of having the houses delivered in 2027.

As part of the consultation process the LDA has had 2 meetings with local elected representatives, presented to Dublin City Council's strategic policy committee and met with the Cherry Orchard Response Group & the Cherry Orchard Implementation Board. As part of the seeking of submissions from the general public a local drop in display was put in the Orchard centre and 57 submissions were received. It is planned to hold a public drop in event in Cherry Orchard prior to the submission of the planning application to an Bord Pleanála in early December.

Contact: Alan Sherry, Local Area Manager, Ballyfermot Office

Email: alan.sherry@dublincity.ie

Q.31 Councillor Daithí Doolan

To ask the Director of Services for a full housing report for Dublin South Central, including numbers on the different housing waiting lists, time on list etc.

Reply

Please find attached housing report as requested, Areas J, K and L are relevant to the South Central Area.

**Report sent directly to Councillor.*

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

Email: sandra.barry@dublincity.ie

Q.32 Councillor Daithí Doolan

To ask the Director of Services for a total cost of the clean up after Halloween, particularly the clean up after bonfires.

Reply

While the clean-up is still underway the estimated cost to the Parks Service of collecting waste material pre and post event will be in the order of €50,000. This does not include the time and effort of Parks staff to keep our parks and open spaces free of dumping and damage over Halloween.

Contact: Les Moore, Head of Parks, Biodiversity & Landscape Services

Email: leslie.moore@dublincity.ie

Q.33 Councillor Daithí Doolan

To ask the Director of Services for a detailed update on progress made with the proposed housing development with Sons of Divine Providence and can DCC please confirm when will the development group meet again?

Reply

Dublin City Council, the Sons of Divine Providence and DHLGH have been engaging to finalise a development agreement to move this project forward. The last meeting which took place in April 2023, highlighted a number of matters to be resolved which required significant input from a number of DCC technical Departments. Substantial progress has been made on matters regarding site access, the application of the appropriate funding mechanisms and the planning route to deliver this scheme. This development agreement will include a title exchange and draft terms are due to be exchanged shortly. It is expected that that this project can proceed to Stage 2 once this is complete. The Sarsfield Road Working Group will be reconvened at this point.

Contact: Aisling Browne, A/Senior Executive Officer, Housing & Community Services

Email: aisling.browne@dublincity.ie

Q.34 Councillor Daithí Doolan

To ask DCC for an update on the development of a multi-purpose sports field in Cherry Orchard Park and when will work commence?

Reply

There are existing playing fields in Cherry Orchard Park which are in good condition and a Multi Use Games Area (MUGA) which requires up-grading. In the emerging plans to redevelop the park the playing fields will be retained and the MUGA will be repaired. A report is being prepared and will be brought to the Area Committee shortly setting out the timeline for various works.

Contact: Brid Brosnan, A/Senior Executive Parks and Landscape Officer

Email: parks@dublincity.ie

Q.35 Councillor Daithí Doolan

To ask the Director of Services, has DCC any plans to carry out works to mitigate the threat of flooding in Drimnagh?

Reply

There have previously been a number of flooding issues in both Mourne Road and Mangerton Road. Both the surface water sewer and foul sewer have been restored to

their originally designed capacity by DCC Drainage. This was outlined to the Area Committee in October and December 2022.

In June 2023 there was a short and very intense rainfall event localised to the Crumlin/Drimnagh area. This was outlined to the Area Committee in a reply to an Emergency Motion shortly after the event.

On foot of this event DCC Drainage carried out inspections of both the foul and surface water sewer networks in the Crumlin/Drimnagh area to see if there are any defects or areas of sediment/deposition which may have impaired these systems functioning in accordance with their installed design(s). A similar exercise has been undertaken in respect of the Road Gullies.

Since the event DCC Drainage has been carrying out surveys of the main surface water sewers draining the flooded areas to search for defects, blockages or settled deposits which may have contributed to the event. To date no significant issues have been identified. The surface water drainage system appears to have been simply overpowered. Separately, DCC Drainage (on behalf of Irish Water) has commissioned similar surveys of the main foul/combined sewers serving these areas which also experienced out-of-sewer flooding during this event. Again, only minor issues have been identified to date. This survey programme, comprising c.12 km of sewer is still ongoing. The surface water survey is largely complete with no major defects found and we hope to commence the survey of the foul system soon.

DCC's Flood Defence Unit is looking at the possibility of installing an Integrated Wetland in Lansdowne Valley Park so as to improve water quality and improve flood prevention.

Contact *Colm Fitzpatrick, Executive Manager, Water & Wastewater Services*
Email: colm.fitzpatrick@dublincity.ie

Q.36 Councillor Daithí Doolan

To ask DCC for an update on the planned redevelopment and upgrade of the dressing rooms in Brickfield Park.

Reply

Provision has been made in the draft Parks Capital Programme 2024/2025/2026 for infrastructure improvements to Brickfields Park. The extent of the funding available will become clearer when the Councils Capital Programme is approved. The Parks Service has been liaising with Dynamic Drimnagh to brief them on the situation.

Contact: *Leslie Moore, Head of Parks, Biodiversity & Landscape Services*
Email: leslie.moore@dublincity.ie

Q.37 Councillor Daithí Doolan

To ask the Director of Services for an update on progress made on each empty DCC residential property in Ballyfermot/Drimnagh and can he confirm when each unit is expected to be ready for allocation?

Reply

A comprehensive report on empty housing units in the area now forms part of the monthly Director of Services report. Any specific queries can be directed to the Area Manager

Contact: Alan Sherry, Local Area Manager, Ballyfermot Office

Email: alan.sherry@dublincity.ie