



**MINUTES OF THE NORTH CENTRAL AREA COMMITTEE MEETING
HELD ON MONDAY 15 JANUARY 2024**

1 Minutes of the meeting held on 11th December, 2023.

Order: Agreed.

2 Questions to the Director of Services for the North Central Area

Order: Noted.

3 ENVIRONMENT & TRANSPORTATION MATTERS

a Minutes of the TAG meeting dated 19th December, 2023

Order: Noted.

b Gully report for noting

Order: Noted.

4 PLANNING & PROPERTY MATTERS

a Leases & licences - proposed assignment of lease in respect of Unit F2 Eklad Park, Malahide Park Industrial Estate, Dublin 17.

Order: Agreed. Recommend to City Council.

b Notification of Initiation under Part 8 Planning and Development Regulations 2001 for the proposed redevelopment of St. Anne's Court and associated external works situated at Raheny, Dublin 5, for noting.

Order: Noted.

c Naming & numbering - Proposal for a Large Scale Residential Development on a Site at the Former Leyden's Wholesalers And Distributors, 158a Richmond Road.

Order: Agreed. Proposed by Cllr. O'Muire and seconded by Cllr. T. Flanagan.

d Naming and numbering - Proposal for a New Development on Lands at Clongriffin, located to North, South and East of Marrisfield Avenue

Order: Agreed. Cllr. MacDonncha requested that the Irish translation be corrected.

5 **NORTH CENTRAL AREA MATTERS**

- a **Area Managers reports**
Order: Noted.
- b **Housing supply report for noting**
Order: Noted.
- c **Discretionary budget presentation for noting**
Order: Noted.

6 **CULTURE, RECREATION & ECONOMIC MATTERS**

- a **Sports & well-being report for noting**
Order: Noted.

7 **MOTIONS**

- a **Motion in the name of Cllr. John Lyons**

That this North Central Area Committee believes the Section 179a process is an attack on local democracy as it prevents members of the public and public representatives alike from engaging in the planning process, thus undermining civic engagement and participation in matters of importance to communities, further diminishes the role and responsibilities of councillors and opens up the potential for less than satisfactory, sensible and sustainable developments being built; therefore we call for the Cromcastle Court Regeneration project to proceed through the traditional Part 8 process and not through the Section 179a process, as currently proposed.

Reply

A new Section (179A) was added to the Planning and Development Act 2000 by way of amendment in December 2022. This set out a new temporary process for development of social and affordable housing on Council and State land by Local Authorities that provides for such development to be exempt from the standard Part 8 process.

Whilst Section 179a is in place, the previous Part 8 system for the development of local authority housing is suspended. A key requirement to qualify for the exemption is that the development must have lodged commencement notices and started works by December 2024. Currently the redevelopment of Cromcastle Court and the Old Coalyard site is at design development stage. Stage 2 project and funding approval has been received from the Department of Housing, Local Government and Heritage. Once design has been completed, the next step is to achieve planning permission. Ahead of initiating the planning process, along with the integrated design team, we will review the project programme in order to make a decision on how to proceed. If the programme meets the requirements, we will proceed using the Section 179a process as this allows for the project to progress rather than delay and pause the project if we have to wait for a Part 8.

Similar to all Housing Regeneration projects, consultation with the residents, local elected members and the community will form part of the planning process

Contact: Collette Egan, Administrative Officer
Tel: 087 4080766
Email: collette.egan@dublincity.ie

Dublin City Council is legally obliged to implement the exempted development procedures outlined in S.179A of the Planning and Development Act 2000 (as amended) for any proposal that meets the relevant criteria (e.g. Land is owned by the local authority, land is zoned for residential development, the proposal does not materially contravene the development plan, and the development will be commenced by 31 December 2023). The criteria are outlined in full in the Circular PL01 (copy attached). Therefore unless the Council intends postponing the delivery of all new housing construction until this section expires; which is untenable in the current crisis; there is no other legal route available.

Contact: Deirdre Scully, Dublin City Planning Officer
Tel: 222 3129
Email: deirdre.scully@dublincity.ie

Order: Motion defeated. A letter to be sent to the Minister for Housing expressing members dissatisfaction with the 179a process & their desire not to invoke the use of this procedure in the future.

b Motion in the name of Cllr. John Lyons

That this North Central Area Committee calls on City Council officials to engage with representatives of the residents of Collins Avenue and Crestfield to discuss issues relating to the proposed development of the former Bring Centre site on Collins Avenue.

Reply

The Collins Avenue (DCC Depot) site was approved for inclusion in the National Social Housing PPP Programme Bundle 4.

The PPP Project Team presented an update to the North Central Councillors members in July of this year. It was agreed with the elected members that public consultation would be commenced in September with the support of the Area Office.

A public information session took place on 26 September 2023 for local residents with representatives from the Project Team, Architects & Area Office in attendance. The Area Office identified the residents in the area to be invited and issued circa. 550 leaflets to the following streets and developments.

- Collins Avenue Extension
- Shanowen Avenue
- Milner's Square
- Crestfield Close
- Crestfield Road

- Crestfield Drive
- Crestfield Avenue
- Shanowen Business Centre

110 residents attended the three-hour public information session in Whitehall Scout Hall. There have been eight written requests to the PPP Project Team for information with regard to the site design, tenure mix, permeability, car parking, trees, boundary treatment and local infrastructure capacity. All individual queries have been responded to by the Project Team including one specific query that had 44 questions. All feedback and input from the local community is being considered by the Project Team, as the design development is progressed.

The Project Team are taking on board the feedback from the community and finalising the design in preparation for Pre Part 8 initiation in Q1 2024. The Project Team will illustrate the key design changes following community feedback and requirements from DCC Technical Departments, in accordance with the Dublin City Development Plan 2022 to 2028.

The Project Manager is satisfied that the level of stakeholder engagement to date for this development has been comprehensive. The Area Office will lead on facilitating a second public consultation by continuing to engage with the Residents Association.

Contact: Gareth Rowan, Senior Executive Officer
Tel: 222 6030
Email: ppphousing@dublincity.ie

Order: Agreed.

c Motion in the name of Cllr. Tom Brabazon

That this North Central Area Committee calls upon the Chief Executive and the Director of Services to do the following in respect of Naomh Barróg GAA club considering the largest bulk of its players and members live in the city council area as follows:-

1. Allocate additional pitches in St Anne's Park or such other local parks as may be available.
2. Support the club in its call for more local facilities in line with population growth and demand for its sports.
3. Ensure a fair and transparent allocation process of pitches and assist funding through whatever means available in upgrading and improving such pitches.
4. Look at full area planning for the area to ensure more facilities as the population grows.

Reply

1. As previously reported to this Area Committee local demand for pitches in St. Anne's Park has greatly increased in recent years to the point where the pitches are fully allocated annually. Additional pitches cannot be allocated to this club within St. Anne's Park. The

club has been advised that there is some capacity in Fr. Collins Park and Belcamp Park.

2. The Parks Service is fully committed to increasing and enhancing local sporting facilities where possible and appropriate through the Capital Programme, the planning process and Sports Capital funding.
3. Each year through the pitch allocations process the Parks Service endeavours to meet total local demand for pitches from available resources. However local demand has greatly increased in recent years without a commensurate increase in the number of pitches this resulting in all clubs being allocated somewhat less than is sought in high demand areas meaning that additional games must be played on existing pitches. The Parks Service has invested heavily in contracted pitch improvement works, equipment and staff training to improve the playability of existing pitches to ensure that such additional games can be accommodated without a degradation of the playing surface.
4. The Development Plan sets standards in this regard. Furthermore the Sports Section is currently carrying out a review of access to sporting facilities.

Contact: Fergus O'Carroll, Senior Executive Parks Superintendent
Tel: 222 6625
Email: parks@dublincity.ie

Order: Agreed.

d Motion in the name of Cllr. Alison Gilliland

In light of the retrieval of St. Luke's Youth Club in Kilmore the North Central Area Committee agrees that DCC support local users to find alternative accommodation and that immediate consideration be given to how this essential space be replaced. Additionally, the North Central Area Committee also emphasises that it be made clear how the proposed construction of a new pool, gym and all-weather training pitch adjacent to the existing Kilmore Recreation Centre physically/locationally fits within the space available along the tree grove green area currently occupied by the Pidgeon Club, St. Luke's Youth Club and the Kilmore community garden. Perhaps an initial outline drawing can be provided.

Reply

As outlined in the report presented to the Area Committee in 2023 the proposals being developed by Sports and Recreation at Kilmore are first and foremost relating to the provision of a quality leisure centre for the local community combining and improving on the existing facilities at Kilmore Recreation Centre and Coolock Pool. DCC have completed to date a high level feasibility study and the next stage is to engage an expert design team to develop design options for discussion and agreement with all stakeholders, both within DCC and among the community, to ensure the joined up communication required for not just this project but wider facilities being planned by DCC in the area. This process will begin in early 2024 once the procurement process for the design team has been completed.

While the feasibility study identified a possible layout for the Leisure Centre (which introduced two small all-weather training pitches) it should be noted however that this is all subject to the preliminary design process and the discussions as outlined above to see what is achievable. The site is certainly constrained in relation to other important uses and existing features as outlined and the design development will take all of these into account including the garden, trees, pigeon club, youth club etc.

Contact: Donncha O'Dúlaing, Senior Executive Officer
Tel: 222 3877
Email: Donncha.odulaing@dublincity.ie

The Local Area Office will be liaising with local groups over the coming weeks to discuss how we move forward after the St Luke's Building was retrieved from the lessee i.e. St Luke's Youth Club. The Area Office will also be liaising with the Parks Department and the Recreation Section to work together on the appropriate future development of this site.

Contact: Derek Farrell, Acting Local Area Manager
Artane/Whitehall LEA
Tel: 222 8546
Email: derek.farrell@dublincity.ie

Order: Agreed. Seconded by Cllr. Lyons.

e Motion in the name of Cllr. Catherine Stocker

That this North Central Area Committee agrees that funding and resources/staffing be given to the renewal of street signage in Marino to coincide with the celebration of the Marino centenary. Much of the signage could do with replacing or repainting.

Reply

Road Maintenance Services is currently preparing a street name-plate contract & will include street signage in Marino in this contract.

Contact: Ronan Connolly, Acting Senior Executive Engineer,
Road
Maintenance Services, North City.
Tel: 222 2297
Email: ronan.connolly@dublincity.ie

Order: Agreed.

f Motion in the name of Cllr. John Lyons

That this North Central Area Committee calls on the relevant Dublin City Council officials to organise a consultation day with the residents of Cromcastle Court flats regarding the council's regeneration plans.

Reply

Currently the redevelopment of Cromcastle Court & the Old Coalyard site

is at design development stage. Once the design has been completed the next step is to achieve planning permission.

Ahead of planning lodgement, we will undertake further consultation with the residents of Cromcastle Court and local elected members which will include an updated project newsletter and a residents meeting.

Contact: Collette Egan, Administrative Officer
Tel: 087 4080766
Email: collette.egan@dublincity.ie

Order: Agreed.

g **Motion in the name of Cllr. Naoise O'Muirí**

That this North Central Area Committee would support the permanent renaming of the junction of Annesley Bridge Road and Fairview Strand as "Edge's Corner."

Reply

If adopted the motion should be referred to the Commemorations & Naming Committee.

Edge's Hardware was established at 2 Fairview Corner in 1917, by Elias Edge, and was owned and operated by his grandson, Victor Edge, until 11 October 2023. The shop stood on a prominent location at the junction of Fairview Strand, Annesley Bridge Road, and Fairview.

The corner became known colloquially as 'Edge's Corner' as far back as the 1930s

The new owners have installed a sign saying 'Edge's Corner' on the facade. It should be noted that the Law Agent has advised that, regarding the renaming of streets:

The legislation governing the changing of place names changed in 2019. Section 48 of the Environmental Provisions Act 2011 inserted a new Part 18 into the Local Governments Act 2001 concerning "Place names". The previous provisions concerning place names were repealed and the relevant Section 189 in the Local Government Act was not commenced until 2019 by Statutory Instrument 24 of 2019.

There is a new procedure outlined in the legislation for changing place names now. It is similar to the old procedure but the issue is that the Minister has not yet made regulations for holding a secret ballot of qualified electors in the place where it is proposed to change the place name.

The legal view is that it is not possible to progress a proposal to change a place name where a secret ballot is required while these regulations are outstanding.

Contact: Brendan Teeling, Deputy City Librarian,
Commemorations & Naming Committee
Tel: 222 4800
Email: brendan.teeling@dublincity.ie

Order: Agreed. Seconded by Cllr. Cooney. Refer to the

Commemorations & Naming Committee

h **Motion in the name of Cllr. Deirdre Heney**

That this North Central Area Committee calls on the manager to specify, in relation to the Howth Road at its junction with Clontarf Road, when the left hand lane will be reinstated at the junction (as was the detailed in the original C2CC design) so that motorists can turn left into Clontarf and buses can also use it (as was the previous construct of the junction) prior to current works.

Reply

At present the left-hand-turn has been closed to enable the Contractor to carry out the upgrade works safely. Concerns were raised about the operability of the junction by Dublin Bus and as such trial movements and auto-tracking exercises have been commissioned to inform the design review.

The project team are currently working towards a solution for this matter in consultation with the NTA. As the matter is not yet resolved, the project team cannot confirm the configuration of the final junction design at this time.

Contact: John Heffernan, Assistant Resident Engineer
Tel: 087 092 8575
Email: john.heffernan@dublincity.ie

Order: Agreed. Seconded by Cllr. O'Muirí

8 **Emergency Motion - in the name of Cllr. Catherine Stocker**

Following on from the vandalism and joy riding which has damaged the Fairview park playing pitches, that this area committee requests a meeting with the area manager, local councillors, parks staff and relevant football clubs regarding initiatives to be undertaken to protect the pitches in Fairview Park and to discuss the needed upgrades to these playing spaces and facilities used by Marino AFC, Sheriff YC, and Belvedere. Furthermore, to ask what engagement there has been to date between DCC and Gardaí on this matter and if local Gardaí can be invited to the meeting to develop a cross organisational strategy to tackle this ongoing issue.

Order: Agreed.

Councillor Daryl Barron
Chairperson
Monday 15 January 2024

Attendance:

Members:

Daryl Barron (Chairperson)
Dearbháil Butler
Catherine Stocker
Deirdre Heney
Micheál MacDonncha
Larry O'Toole

Members:

Patricia Roe
Terence Flanagan
Jane Horgan Jones
Naoise Ó Muirí
Declan Flanagan

Members:

Donna Cooney
Racheal Batten
John Lyons
Damian O'Farrell
Alison Gilliland

Absent

Tom Brabazon

Officers

Bruce Philips, Mick Carroll,
Derek Farrell, Catherine Cahill,
Fiona Moore, Deirdre Murphy,
Niamh Reilly, Lynda Drysdale,
Bláthnaid Conlon, Julie Mason,
Eamon Duffy, Collette Egan,
Lisa Flanagan, Cat Rosca, Will
Mangan, Maire Nic Reamoinn,
Fergus O'Carroll, Jeremiah
Moore, Joanne O'Sullivan,
Chris Manzira, Donncha
O'Dúlaing, Trevor Higgins.