



**MINUTES OF THE NORTH CENTRAL AREA COMMITTEE MEETING
HELD ON MONDAY 16 SEPTEMBER 2024 VIA ZOOM**

- 1 **Minutes of the meeting held on 15th July, 2024.**
Order: Agreed.
- 2 **Questions to the Director of Services for the North Central Area**
Order: Noted.
- 3 **Environment and Transportation Matters**
 - a **Minutes of the TAG meeting held on 27th August, 2024.**
Order: Agreed.
 - b **Gully Report for noting only.**
Order: Noted.
- 4 **Planning and Property Matters**
 - a **Extinguishments - Proposal to initiate the procedure for the "EPROW" over a REDUCED amount of the landing/car park area adjacent to 89 Swords Road (the Viscount Pub on the junction of Iveragh Road & Swords Road, Whitehall, Dublin 9)**
Order: Agreed. Recommend to City Council.
 - b **Disposals - Lease of part of cellar and part of car park area adjacent No.89 Swords Road (Viscount Pub), Whitehall, Dublin 9**
Order: Agreed. Recommend to City Council.
 - c **Disposals - Proposed disposal of the Council's Fee Simple Interest in a site at 41 Newtown Avenue, Coolock Industrial Estate, Dublin 17 (deferred from July)**
Order: Agreed. Recommend to City Council.
 - d **Naming & numbering - Proposal for a redeveloped older persons residential complex Ref. 3118-24, located at: St Anne's Court, All Saints Park, Raheny, Dublin 5.**
Order: Agreed.

5 **Culture, Recreation and Economic Matters**

a **Local Economic & Community Plan (LECP)**

Order: Noted.

b **Sports & Wellbeing Officer's Report**

Order: Noted.

6 **North Central Area Matters**

a **Area Managers' Reports**

Order: Noted.

b **Housing supply report for noting**

Order: Noted.

7 **Motions**

a **(1) Motion in the name of Cllr. John Lyons**

The Parks Department and the Area Office are working on the Pre Part 8 consultations for this project with our internal Departments. A part 8 proposal is being worked on and will be brought to Area Committee over the coming months.

We would hope that the consultation phase of this Part 8 would begin in either December 24 or January 25. Once agreement is reached by full Council at the end of the Part 8 process circa end of Quarter 1/ Start of Quarter 2 2025, then it is our intention to go to tender for this project. The paperwork will be worked on in tandem with the Part 8 so that we can save time once Part 8 is agreed.

We have been working with the Sports section on a plan for management of this facility and this will continue over the coming months. We also intend to meet with the local clubs and councillors as part of the process.

Capital funding for this project has been secured and it is proposed that we will have a contractor on site in Quarter 3 or 4 of 2025.

Contact: Derek Farrell/Fergus O'Carroll

Tel: 0868150764

Email: derek.farrell@dublincity.ie/fergusocarroll@dublincity.ie

Order: Agreed.

b **(2) Motion in the name of Cllr. John Lyons**

There is a considerable provision for active recreation in Ellenfield Park including 6 grass pitches, an all-weather training area and 3 all-weather tennis courts which accounts for over 60% of the available space within the park. There is insufficient space remaining to accommodate such a facility.

Contact: Fergus O'Carroll, Senior Executive Parks Superintendent

Tel: 01 222 6625
Email: parks@dublincity.ie

Order: Agreed.

c (3) Motion in the name of Cllr. Tom Brabazon

Current Retail Prices

The information given to the Elected Members in October 2021 (Table 1) regarding indicative prices was on the **Price Range per Unit** type, was excluding VAT, assumed subvention of €100,000 per unit and applied the €30,000 reduction available through the Help to Buy (HTB) scheme.

Table 1

| OSCAR TRAYNOR ROAD AFFORDABLE PURCHASE HOMES 2021 PRICE RANGE PER UNIT EX VAT & INCL HELP TO BUY | |
|---|--------------------|
| SIZE | PRICE RANGE |
| 1 BED | 204,000 – 238,000 |
| 2 BED | 227,000 – 284,000 |
| 3 BED | 250,000 – 306,000 |

Table 2 below adjusts these ranges to include VAT and exclude the Help to Buy Scheme.

Table 2

| OSCAR TRAYNOR ROAD AFFORDABLE PURCHASE HOMES 2021 PRICE RANGE PER UNIT INCL VAT & EX HELP TO BUY | |
|---|--------------------|
| SIZE | PRICE RANGE |
| 1 BED | 265,590 – 304,180 |
| 2 BED | 291,695 – 356,390 |
| 3 BED | 317,800 – 381,360 |

On 30th July 2024, the first 16 affordable purchase homes were advertised for sale with the prices as per Table 3 below. A blanket €100,000 subsidy is being applied to all unit types. The sales prices outlined below in Table 3 fall within the price ranges presented to Council in Oct. 2021 as per Table 2 above.

Table 3

| OSCAR TRAYNOR ROAD AFFORDABLE PURCHASE HOMES 2024 PRICE PER UNIT INCL VAT & EX HELP TO BUY | |
|---|--------------------|
| SIZE | SALES PRICE |
| 1 BED | 254,358 |
| 2 BED | 325,769 |
| 3 BED | 360,931 |

Dublin City Council's Equity Share

Dublin City Council will provide a monetary contribution known as an 'Affordable Dwelling Contribution' that facilitates the purchase of homes by

an eligible applicant. This contribution is the difference between the combined total of the purchaser's deposit and maximum mortgage capacity (and savings where relevant) and the market value of the home on the date of offer.

The Equity Share is simply the Affordable Dwelling Contribution expressed as a percentage. It is the stake that Dublin City Council will take in the home that covers the reduced price.

The equity share can be bought out by the purchaser at a time of their choosing but there will be no requirement to do so. The total amount repayable in respect of the Affordable Dwelling Contribution to remove the City Council's equity share from the property will depend on the future open market value of the home and the timing of the repayment(s).

The redemption and realisation of the affordable dwelling equity is written into the Affordable Housing Act 2021 and the purchasers of homes at Oscar Traynor Woods will be subject to the same requirements as any other applicant buying a home under the Scheme.

Contact: Martin Donlon
Tel: 01 222 3943
Email: martin.donlon@dublincity.ie

Order: Agreed. Seconded by Cllr. Lyons, Batten & Moran. A letter to be sent to Minister Darragh O'Brien seeking a meeting with the members & copied to the Chief Executive of Dublin City Council.

d **(4) Motion in the name of Cllr. Tom Brabazon**

I am aware that the last resident's liaison group meeting was held in person in June and that Fold have communicated by email to the group since then, I am informed that a number of issues relating to site management have been raised and that these issues are being addressed on an ongoing basis.

The Housing Development team will contact the Fold Housing regarding the Councillors request.

Contact: Aisling Browne, Senior Executive Officer
Tel: 01 222 6530
Email: aisling.browne@dublincity.ie

Order: Agreed. Seconded by Cllr. MacDonncha. Aisling to revert to the members with an update.

e **(5) Motion in the name of Deputy Lord Mayor Councillor Donna Cooney**

Should this committee agree, the North Central Area Office will write to Ellen Keane on their behalf, congratulating her on her many achievements

in the Paralympics.

Contact: Fiona Moore, Staff Officer
Tel: 0874111350
Email: fiona.moore@dublincity.ie

Order: Agreed. The membership also extended congratulations to another local athlete, Orla Comerford & to all of our Paralympian's.

f **(6) Motion in the name of Deputy Lord Mayor Councillor Donna Cooney**

Parking Enforcement will request that DSPS patrol and enforce all vehicles that are illegally parked on pavements when requested.

Contact: Suzanne Lacey, Administrative Officer, Parking Enforcement
Tel: 01 222 7075
Email: suzanne.lacey@dublincity.ie

Order: Agreed.

g **(7) Motion in the name of Councillor Barry Heneghan**

That the North Central Area Committee urges the allocation of additional funding for the supply and installation of defibrillators across the entire North Central Area.

Reply

It is not the policy of Dublin City Council to install defibrillators. However, in instances where sports clubs or private business seek permission to install them on public property, Dublin City Council will authorise same, provided they are properly maintained and located with an adequate power supply to maintain a consistent charge.

Contact: Derek Farrell, Area Manager
Email: derek.farrell@dublincity.ie

Dublin Fire Brigade have positioned defibrillators (AEDs) outside all of its fire stations across the city and county and they are accessible to the public as required.

The AEDs are located outside each of the 14 fire stations in a heated secure box. Members of the public can access the defibrillators by calling 999/112 and stating their location. Simultaneously, medical help will be dispatched and guidance will be given over the phone.

Each of Dublin Fire Brigades' Ambulances and Fire Appliances also carry defibrillators and all firefighters are trained in their operation.

Contact: Karen Munds, Dublin Fire Brigade

Email: karen.munds@dublincity.ie

Order: Agreed.

h **(8) Motion in the name of Cllr. Barry Heneghan**

That the North Central Area Committee supports the installation of a head statue of Seán Dublin Bay Loftus on the Clontarf Seafront to honour his environmentalism and efforts to protect Dublin Bay, with part-supported funding to be provided by the Dublin Bay Watch Committee."

Reply

Under the council's policy on commemorations & naming, in order to be commemorated, a person must have died twenty years previously or have reached the centenary of their birth. As Seán Dublin Bay Loftus (1927-2010) does not meet this criterion, a statue in his honour cannot be considered until 2027 at the earliest.

Contact: Brendan Teeling, Deputy City Librarian
Tel: 2224800
Email: brendan.teeling@dublincity.ie

Order: Agreed. Refer back to the Naming & Commemorations Committee

i **(9) Motion in the name of Councillor Naoise O'Muirí**

That this North Central Area Committee calls for a report on the casual parking of camper vans overnight at the Dublin City Council car park on All Saint's Road and confirm if this is in line with DCC Parks policy.

Reply

The overnight parking of camper vans is precluded under Section 4.12 (b) of Parks and Open Space Byelaws 2002. The Parks Service has liaised with the Gardaí on this matter and recently erected signage to that effect. If this behaviour continues consideration will be given to the erection of overhead barriers at the entrances. This will only be considered as a last resort as such barriers can prevent access to visitors with roof boxes, bicycles or indeed wheelchairs affixed to the roofs of vehicles.

Contact: Fergus O'Carroll, Senior Executive Parks Superintendent
Tel: 01 222 6625
Email: parks@dublincity.ie

Order: Agreed.

Attendance:

Members

Daryl Barron
Tom Brabazon
Donna Cooney
Alison Field
Declan Flanagan
Barry Heneghan

Members

Deirdre Heney
Jesslyn Henry
John Lyons
Paddy Monahan
Edel Moran
Micheal MacDonncha

Members

Naoise O'Muiri
Aishling Silke
Supriya Singh
Racheal Batten

Absent:

Catherine Stocker

Officers

Derek Farrell, Mick Carroll, Fiona Moore, Will Mangan, Maire Nic Réamoinn, Catalin Rosca, Cathy Cassidy, Colm Mullins, Jeremiah Moore, Fergus O'Carroll, Niamh Reilly, Deirdre Murphy, Philip Power, Eamon Duffy, Aisling Browne, Sara Bermingham, Shauna McIntyre, Suzanne Lacey, John McDonald.