

Cabra Glasnevin Area Report

September 2020

Cabra Hills Development

Following a complaint from a resident regarding disturbance caused by late night working, Planning Enforcement conducted an inspection in mid-July.

In response the contractor's Site Manager detailed the following measures he has taken to address residents' concerns since January and following the inspection.

- I had complaints about dust from the site so I installed a top of the range sprinkler system that recycles water from our hand wash stations.
- I've a near full time road sweeper because I've had a couple of neighbours complain about the dust on the road, neighbours suffering from eczema etc.
- I send out a weekly look ahead to the neighbours via a letter drop every week, advising them of derogations – the website is also updated weekly for same.
- We informed all sub-contractors that the site has to be closed at 6pm – this is to ensure that activities running up to 7pm are kept to an absolute minimum – late concrete deliveries etc. This cost my site one half day each week in productivity and it's only being enforced so that the neighbours can benefit from it.
- I have employed a second gate man to ensure the road and foot path at my site entrance remains clear for the public
- I have Rentokil on site managing bait boxes etc. I haven't seen one single rat/mouse since I started here in January. I've two full time cleaners to ensure the compound remains spotless as to not encourage vermin.
- I've set up a protocol on site to ensure no generators are left running over night with the exception of the super silent generator at the compound for our security guard.
- I'm trying to get a better solution for parking however I'm struggling right now – with that said I'm receiving very few complaints once site guys are considerate when parking.
- Our late evening derogation has been reduced from 12pm to 10pm and our morning derogation to start at 6am has been removed completely.

In addition he outlined individual complaints from residents that he also addressed.

Grass Cutting

Following a number of complaints from residents in the Ashtown / Navan Rd area the contractor has been contacted regarding the quality of work.

Mobhi Road trees

As advised by Bernadette Reid, Acting District Parks Officer, trees have had to be removed from Mobhi Road as they had failed.

A replanting program will be prioritised at this location.

Bernadette would be very grateful if Councillors can inform any relevant resident associations of the situation outlined above.

Weeding Programme

Dublin City Council has appointed a contractor for the purpose of removing weeds from the road network. The contractor has commenced works in August in North West Area. The contractor's schedule of works is currently being agreed with the Public Domain Officers based in the respective Area Offices.

The contractor is using Foamspray which is a herbicide free and non-toxic product.

This work will be supplemented by a programme of manual weed removal, which will be carried out by the Waste Management Services' Division of Dublin City Council.

Fergus Synnott

Cabra-Glasnevin Administrative Officer

Housing Report

St Marys Place North/ Dorset Street Flats

The Department of Housing, Planning and Local Government has given Stage 1 approval to Dublin City Council for the regeneration of the Dorset Street Flat complex.

The regeneration proposal involves the full demolition of the existing complex in three phases and the construction of 158 quality new housing units:

Phase 1 Demolition of the existing St. Mary's Place block and the construction of 8 apartments and 11 houses

Phase 2 Demolition of the 2nd and 3rd blocks of St. Mary's Place and Dorset Street and the construction of 96 apartments

Phase 3 Demolition of the final existing block and crèche building and the construction of the remainder of the apartment units (43). DCC will provide a replacement crèche premises.

Dublin City Council have already appointed the Integrated Design Team namely, Scott Tallon Walker and Levitt Bernstein Architects who will work under the supervision and oversight of Brendan Sullivan, Deputy City Architect in DCC. The new development will have a total of 158 apartments consisting of 57 one beds, 77 two beds, and 24 three beds.

Image of proposed new development:



The Design Team will now work on the finalisation of the Masterplan for the new development and preparation of a Part 8 planning submission. We will arrange for a detailed presentation on the project to the Central Area Committee in the near future and we will also initiate a consultation process with the existing residents of the complex and the adjacent neighbourhood.

The complex is now part of the remit of the Cabra/Glasnevin Area Office. A lot of the groundwork has been done in recent months to engage with residents in relation to the project and the PEO is actively trying to secure housing to detain the remaining residents in St Mary's Place in line with Phase 1.

O'Devaney Gardens

Carey Construction are progressing work at pace on the first tranche of housing, 56 units to the northeast of the site. Due to unforeseen delays as a result of Covid-19 restrictions, it is now hoped that these will be completed by Quarter 1 2021. The preferred bidder, BARTRA, has now been appointed as the Economic Operator (Developer) for the project. Bartra has to apply for planning permission for the project within six months of the date of signing the Development Agreement (6/12/2019). This has now been delayed as a result of Covid – 19. This will be a direct application to An Bord Pleanála under the Strategic Housing Development programme. Under normal circumstances, a planning application should take up to 12 to 16 weeks for a decision, however this can vary considerably, depending on the quantity and nature of extra information required by the Planning Authority, objections and other potential challenges to the application. In any case, the Preferred Bidder has one month after the granting of permission to mobilise on site and a further 4 years to finish out the project.

A specialised crew from Dublin City Council undertook extensive works to clean up around the entire O'Devaney Area over a period of two weekends in August. All rubbish was removed from the site, all weeds were sprayed and removed and overgrowing bushes causing an obstruction were cut back from the public pathway. Extensive grass cutting and strimming was also carried out in Montpelier Gardens and Drive as well as the boundary areas to the rear of the North Circular Road.



Saint Finbar's Court

Dublin City Council has received Departmental Stage 2 Approval for the re-development of the St Finbar's Court Complex in Cabra. This proposal consists of 46 new housing units for older persons. The estimated cost for this project is €14.3 million. The now demolished complex originally had 29 bed-sit units. The Part 8 proposal for this development is before this area committee meeting for approval.



There are ongoing issues with fly tipping on site at St Finbar's Court, Public Domain have arranged for a flyer to be distributed to the houses in the vicinity of this fly tipping and Housing Maintenance have removed all the rubbish. This is being monitored on an ongoing basis for prompt removal of any rubbish on this site.

Bannow Road

Dublin City Council has received Stage 1 Approval for the redevelopment of the Bannow Road site in Cabra from the Department of Housing, Planning & Local Government.

Brian Kavanagh

Area Housing Manager

Community Development

Community Groups have been very active over the summer months.

Fortunately, Cabra / Glasnevin has over 50 voluntary residents groups working with the City Council.

Prospect Avenue Residents look after the new wild flower gardens in Prospect Square.

De Courcey Square Allotments look resplendent.

Dublin 7 Community Alliance

Dublin 7 Community Alliance was established over the last 3 months and has held a meeting recently.

The Association represents all residents groups in the Blessington Street and Berkeley Road areas.

These residents groups have been very active in planting flowers and arranging regular clean-ups.

Some photographs below of the lovely streets and front gardens.





Committee Members of Annamoe Summer Project, Cabra, enjoying the fun.



Phibsborough Luas Station. Local Residents maintain very high standards, despite major pedestrian traffic.



Glasnevin Village Residents carry out regular clean-ups.



St. Eithne Ring, Cabra.

Residents plant a Weeping Blue Cedar Tree.

€500 was collected to purchase the tree.

The City Council is working with Bohemians, for the upcoming 130th celebrations, with the Decoration of Phibsborough and production of Historic Booklet.

A general Meeting of Residents to form Blessington Basin Residents Association has taken place.



The City Council working with Kempton Residents.