



MINUTES OF THE NORTH CENTRAL AREA COMMITTEE MEETING

HELD ON MONDAY 13 DECEMBER 2021

- 1 **Minutes of the North Central Area Committee Meeting held on 15th November, 2021.** 11 - 50

Order: Agreed. Minutes & replies to the questions to the Area Manager for 15th November, 2021, attached.

- 2 **Questions to the Area Manager 13th December, 2021.**

Order: Noted.

- 3 **Area Matters**

- a **Community Grants Reports 2021**

Order: Noted. Refer to City Council.

- b **Naming & numbering proposal for 1-9 Clonshaugh Place, Clonshaugh Road, Clonshaugh, Dublin 17**

Order: Agreed. Recommend to City Council

- c **With reference to the proposed grant of a lease in respect of Retail Unit 1A, New Priory, Hole in the Wall Road, Dublin 13**

Order: Agreed. Recommend to City Council. Ollie Hickey stated that the proposed grant of lease for the 2nd unit will be on the agenda for January, with the two remaining units to follow closely either in January, but no later than February, 2022. Lord Mayor Alison Gilliland questioned how the rent compares to market rents for similar units in the area. Ollie Hickey stated that the Valuer's Report reflected that it is a fair market rent, but he will verify this with the Chief Valuer's Office and relay the information to the membership in due course.

- d **Sports & Wellbeing Partnership Report - for noting**

Order: Noted. Councillor Heney once again reiterated her thanks to the manager and partnership team on their programmes for enabling women in sport. She welcomed the need for equality in sport & congratulated all concerned on their efforts. This was echoed by Cllr. Patricia Roe (chairperson) and agreed by Cllr MacDonncha. Councillor Cooney stated

she welcomed the extra grant for the Dublin City Sports and wellbeing partnership of 69,000 euro.

e **Housing Supply Report**

Order: Noted. Councillor MacDonncha queried whether or not the Oscar Traynor Forum would remain in its current format. Housing Manager Connell McGlynn confirmed that whilst the forum may evolve over time, it is the intention of the council to retain the forum in its current format for now.

Lord Mayor Alison Gilliland questioned when the Bunnratty Road Phase 3 allocations process will start. She also enquired as to when the presentation of housing projects promised by David Dinnigan would come to the NCAC. Connell McGlynn confirmed he envisaged allocations happening towards the end of January. He also stated that there are no definitive dates for the housing presentations as of yet but he anticipates that they will take place in the spring.

Councillor O'Muirí asked for an update on the Respond (101) units proposed for Grace Park Road as this proposal has been outstanding for a number of years. Councillor Heney advised the members she had received a response on this matter which states; *"Respond have support from Dublin City Council and the Department on this project. At this point the project's costing is being fully assessed. Tender is due to be advertised in January. The note in the supply report refers to the application on rent support and the percentage under CALF Funding"*.

Councillor Cooney stated that she had read an article on the European Housing Report on "Cost Rental" and how it had already proved to be a very effective model in the pilot conducted in three other European cities and could we examine this further. She is also keen to see more of the "rapid" build housing in the North Central Area. Manager Derek Farrell to discuss same with Councillor Cooney.

Councillor Terence Flanagan once again queried the source of the Housing Report. He wants to see more of a north central housing office imprint on this that highlights changes on projects pertinent to north central, so that any change can readily be seen on a monthly basis. Manager Farrell stated that this is the most up-to-date information to his knowledge, that it is produced monthly for the City Council meeting. He will verify this.

Lord Mayor Gilliland acknowledged that the housing supply report is updated centrally monthly, however, she requested that a separate document be produced, reflecting "North Central Area projects only", so that councillors could just focus on developments/projects pertinent to their area. Councillor Roe also requested this. Manager Farrell reiterated that all the information is there in the report, but that this request will be conveyed to the Housing Department for their consideration.

Councillor Batten queried if the projected figures for the 2022 Housing Supply could be structured in such a way as to reflect (in so far as is possible) approximately how many people these new housing streams would remove from the housing list. Housing manager Connell McGlynn will produce a report on approximately how many 1, 2 & 3 bedrooomed units there are and what impact they will have on reducing the housing list

and circulate it to the members in due course.

Councillor Roe requested an update on the timeframe given at the November NCAC for the Part 8 & submissions for the Social Housing Bundle 3 Project (SHB3)- Site at Collins Avenue, Whitehall– is it still on track for January. This request will be referred to James Nolan for response to the members.

f **Chivers**

Order: Rejected. The members collectively rejected the report following much discussion. Councillor's MacDonncha/Lyons & O'Toole conveyed their dissatisfaction with the report, in particular with the response from the Law Agent. However, both the Lord Mayor & Councillor Heney advised caution in this regard stating that they respected the Law Agent's legal opinion & it is important for the members to direct their ire at the rightful recipient, Platinum Land. The general consensus is that it isn't acceptable that members continue to regret a decision made, when what informed that decision, was untrue. It was a decision that members nervously took in good faith, because they collectively recognised the urgent need for housing in the area. All councillors are eager for this situation not to reoccur & looked for any possible recourse open to members to copper fasten better decisions for the future.

It was acknowledged that National legislation needs to be amended to ensure that this never happens again. Manager Karl Mitchell stated that this issue would be most appropriately addressed at the Planning SPC, for both the members and the executive, to inform National Legislation going forward. Accordingly, Councillor Roe proposed that a motion be sent from the North Central Area Committee to the Planning SPC to table a discussion on the matter. This was agreed by the members.

Councillor Lyons requested that Paul Clegg recirculate the McCutcheon Hailey Report 61/2018 on the Proposed Variation of the Old Chivers Factory on Coolock Drive in the name of Nathan Smith, to the members.

Councillor Cooney asked once again if the derelict sites levies could be back dated as a disincentive for developers to do this in the future.

Paul Clegg stated that it is not possible to back date the derelict sites levies as this is a legislative process & must be adhered to.

Manager Farrell confirmed that two letters were sent to Platinum Lands and no response was received. Councillor Heney requested that Area Management endeavour to make phone contact with Platinum Lands.

Councillor Cooney looked for clarity on the situation regarding the potential of Dublin City Council renting any developments on the site. Manager Farrell stated that there is no agreement for leasing outside of the Part 5 process.

g **SHD0024/21 - "Parkside 5b", Parkside, Dublin 13 - Presentation**

Order: Noted. The Planning Department gave a presentation on this SHD to the members. Their comments will be forwarded to the Chief

Executives Department for inclusion in the Chief Executives report to An Board Pleanala.

4 **Roads & Traffic Matters**

a **Minutes of the TAG Meeting dated 23rd November, 2021.**

Order: Noted. Councillor Cooney requested an update on the Neighbourhood Schemes in the North Central Area. This will be referred to Will Mangan for response to the members. Eoin Corrigan to revert back to Councillor Cooney in relation to who is responsible for furthering the Safe School Zones scheme.

Councillor Roe queried about the progression of the work being done on updating the TAG listing. Eoin Corrigan stated this is an ongoing process that has to take place in tandem with current work requests.

Councillor Heney queried when smaller traffic calming schemes will be implemented for instance on St. Brigid's Road, where there is a huge issue with speeding. She stated that there is an exceptionally dangerous bend on Clanree Road and could she have an update on the installation of a ramp at this location. The issue here is not speeding, it is the dangerous nature of the "blind" bend. Eoin Corrigan to revert directly to Councillor Heney.

The TAG team will be undertaking a speed survey in the North Central Area in December which will inform our capital works programme for next year. TAG will revert to the members in January with the list.

Councillor O'Toole raised the issue of "mini" roundabouts which currently are not an impediment to slowing down. Can this be addressed?
Councillor Roe queried the wisdom of carrying out a speed survey in December due to reduced traffic volumes at certain locations at that time of year. Eoin Corrigan stated that this is taken into account.

5 **Motions**

a **Motion in the name of Lord Mayor Alison Gilliland**

That this North Central Area Committee recognises the significant development plans in the area of the Northern Fringe/Belmayne/Clongriffin areas as well as significant developments in the bordering Fingal [Co.Co.](#) Belcamp/St Donagh's/The Coast/Baldoyle and the need for appropriate co-ordination of the social infrastructure, particularly transport links, and permeability between the two local authorities. The North Central Area Committee requests that the previous joint local authority representatives' forum be resurrected and meetings of the forum scheduled in the early New Year to ensure local public representatives and key stakeholder engagement in development going forward.

Reply:

The North Fringe Forum was chaired by an independent chairperson Declan Cahill and Vanessa Carey, (now in Fingal County Council) was the representative for Dublin City Council. Each Local Authority presented their various development/building plans and there

was an opportunity to discuss emerging issues and ask questions. It was open to Councillors, TDs and other local stakeholders.

The North Fringe Forum evolved into the Clongriffin/Belmayne Safer Forum. This forum (prior to Covid) was generally facilitated five times a year and Deirdre Murphy replaced Vanessa Carey as the Dublin City Council representative.

Moving forward into 2022 the local area office will recommence the Safer Forum meetings including the Belmayne/Clongriffin one via zoom.

The Local Area Manager will engage with Fingal County Council in the New Year with a view to setting up an initial session where both Dublin City Council and Fingal County Council can explore key areas of mutual interest and establish where there might be opportunities to collaborate on projects where we share joint objectives.

Contact: Bernie Roe, Local Area Manager for Clontarf – Donaghmede LEA
Phone: 222 8846
Email: bernie.roe@dublincity.ie

Order: Agreed. Lord Mayor Gilliland referenced Item 3g(SHD Parkside) in support of her above motion highlighting the need for an inter-authority forum to examine social infrastructure & traffic. Councillor Brabazon stated that there is local concern regarding the “cul-de-sacing” of the old Hole in Wall Road which he wants brought to the attention of the joint Inter-Authority forum urgently. Councillor Roe referenced her request to meet with Fingal in relation to Santry & the Development Plan and it didn't happen and she wants that looked at as well.

At this juncture the Chair requested an extension of time. This was seconded by Councillor Cooney.

b Motion in the name of Councillor Deirdre Heney

That the Manager please provide an update on plans for Fairview Park including

- (a) the proposed tearooms,
- (b) the playground (to include how playground equipment is cleaned, maintained/repaired/replaced, cleansing of the playground space in general and how often same occurs,
- (c) the skate park and general upgrading of same and
- (d) timeline for replacement of broken railings
- (e) make full statement on the matter

Reply:

The part 8 for the tea rooms has lapsed due to unavoidable delays and will now have to be reinitiated.

The playground is currently being upgraded and is expected to open in the coming weeks. The playground is visually inspected daily and cleaned as necessary. Annual independent inspections identify wear and tear and necessary repairs which are scheduled.

The skate park is inspected visually daily and necessary cleaning carried out and a safety inspection is carried out annually and any necessary repairs are scheduled in a timely manner. There are no current proposals to upgrade the skate park.

The replacement rail has been ordered and will be replaced as soon as the contractor's schedule allows. This is expected before the end of the year.

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

Order: Noted. Councillor's Heney & Cooney expressed their collective dissatisfaction with lapsing of the Part 8 for the Tearooms, querying what were the unavoidable delays that led to this lapse and when can this be reinitiated & will it be delivered in time for the opening of the Clontarf Cycleway. Regarding the skate park, Councillor Heney formally proposed agreement to upgrade the skate park and wants to receive a fuller report on the above motion in its entirety. Councillor O'Muirí requested that the appropriate official from either Planning or Development attend the January meeting. Manager Mitchell stated that Area Management will follow up on this with both Parks & Planning for a fuller explanation for the agenda for the January meeting. He also proposed a fuller discussion to take place in relation to a skate park in a one off meeting in January to agree as a collective where a skate park would be best placed.

c Motion in the name of Councillor Deirdre Heney

That should this Area Committee agree, that it calls on the members and management to progress, with the assistance of the Smart Dublin Office, the introduction of the "Civic Dollars Scheme" whereby for every 30 minutes a constituent spends in one of five parks in our area (up to a limit of 5 dollars a day) will be able to earn civic dollars to be redeemed in the North Central Area, parks to include St. Anne's Park, Fairview Park, Rockfield Park, Maypark and Fr. Collins Park,

Reply:

The current pilot of Civic Dollars is funded through the Smart D8 district programme and its project partners. The pilot will run for 5 months and currently involves 6 parks, 10 local community groups and a number of local and wider business offering rewards as part of the pilot. This is an evolving pilot, which we hope to initially scale to a wider area of Dublin 8.

Dublin City Council representatives from the Parks Department, South Central Area Office and Smart Cities team are the facilitators of this pilot on behalf of the Smart D8 district. The learnings from this pilot will help Dublin City Council to establish and evaluate the benefits of this programme and any potential to continue the programme at a wider scale throughout other areas across Dublin City and inform any future public procurement opportunities.

At this time, the current focus of the pilot is for the Dublin 8 district,

however we will be happy to share the findings of this pilot and engage with other areas, once the review and evaluation of the pilot is complete.

Contact: Nicola Graham, Smart City Operations Manager
Phone: 222 6297
Email: nicola.graham@dublincity.ie

Order: Agreed. Lord Mayor Alison Gilliland has requested that the Smart City manager flag North Central's interest. Councillor Heney requested that all three area managers keep this item on their radar.

d **Motion in the name of Councillor Naoise O'Muirí**

That this Area Committee agree to request that Dublin City Council runs a waste separation pilot (dry recyclables, compostable waste, general waste) for the public litter bins in the busy area of St. Anne's Park i.e. Red Stables/Market/Avenue area.

Reply:

The Parks Service does not currently have the capacity to run such a segregated waste trial in St, Anne's Park as there is no waste management contract in place to take dry recyclables.

There are proposals for 2022 to investigate with a view to procuring a suitable digester for compostable waste from the Café, market, farm and green waste generated in the park.

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

Order: Agreed. Councillor O'Muirí requested that this be sent to Waste Management to liaise with and advise the Parks Department to progress this motion.

e **Motion in the name of Councillor Donna Cooney**

That this Area Committee agrees that Safe routes to school though Marino be created, with physical measures to address the speeding in a 30km safe zone are addressed so children can use active travel safely unaccompanied from age 7 or 8, as should be the norm, there have been a few near accidents and accidents and parents are understandably nervous.

Reply:

Under our School Mobility Programme we are prioritising schools who were successful in either the School Zone or Safe Routes to School application processes. In the Marino area, St Joseph's CBS Primary, Marino Park Avenue, Fairview Dublin 3 are on our list to receive a School Zone and St Joseph's Secondary School, Merville Avenue are on our Safe Routes to School Round 1 list. These

schools share a site and will be assessed together. Our Schools Outreach Officer visited the site in June and engaged with the Principal. Intervention designs will be drawn up in the New Year once engineering resources have been assigned to the School Mobility Programme.

Contact: **Antonia Martin, Communication & Promotion Officer, Covid Mobility Team.**

Email: antonia.martin@dublincity.ie

Order: Agreed. Councillor Cooney requested that the other schools in this area for example Griffith Avenue, be encompassed in this report.

f Motion in the name of Councillor Donna Cooney

That this Area Committee agree to write to Irish Rail to put in adequate safe bicycle parking at Clontarf dart station including cargo bicycles.

Reply:

For discussion at Area Committee meeting.

Contact: **Bernie Roe, Local Area Manager for Clontarf – Donaghmede LEA**

Phone: **222 8846**

Email: bernie.roe@dublincity.ie

Order: Agreed. The manager will facilitate this letter being sent to Irish Rail.

g Motion in the name of Councillor Donna Cooney

That this Area Committee agreed that we have an update on place-making for Vernon Avenue Village, concept drawings have been prepared by residents for a public plaza”

Reply:

Proposals for public realm improvements are always welcome especially where there has been local engagement and input. All such proposals need to be put through a rigorous feasibility process taking account of legislative requirements, minimum widths set out in law, the accessibility and loading requirements of an area, underground services, access for emergency services, the Roads Construction Manual and compliance with numerous policy and guideline documents. Also to be factored in is the availability of financial provision and human resources.

In relation to the Vernon Avenue proposal, the Director of Services met with the businesses in the autumn of 2020 to discuss the area being utilised as a Public Plaza. It was made clear to Dublin City Council at this time that the businesses did not support this proposed initiative. The Area Manager is willing to engage with residents/businesses to establish if there is merit in further pursuing the project.

Contact: **Bernie Roe, Local Area Manager for Clontarf –**

Donaghmede LEA
Phone: 222 8846
Email: bernie.roe@dublincity.ie

Order: Agreed. The manager committed to engage with residents, businesses and Clontarf Ward Councillors at an onsite meeting in the New Year.

h **Motion in the name of Councillor Daryl Barron**

That I call on this North Central Area Committee to ensure that future planned developments within the area of Clongriffin, Belmayne and Balgriffin are met with stronger infrastructure links of roads and decent traffic management plans to deal with the explosion of population in these respective areas. There is a significant amount of large scale developments being built without social amenities locally, with both the local schools and crèche having very long waiting lists. I call for this area committee to demand that Dublin City Council look at future capital infrastructure projects to alleviate the situation and strengthen our infrastructure locally in Clongriffin and Belmayne and Balgriffin.

Reply:

It is acknowledged that the Clongriffin/Belmayne and Balgriffin area is a major growth area, providing much needed housing for the City. For that reason the Council prepared a local area plan (LAP) for these lands in 2012, which set out a vision and a development strategy to guide development, with housing integrated with social, education, transport and amenity infrastructure. This LAP was extended to the end of 2023, and the Council continues to implement this approved plan. The Council has been active in seeking funding to complete key elements of infrastructure including being awarded funding through the LIHAF (Local Infrastructure Housing Activation Fund) to complete key roads; and has worked successfully with the Dept of Education and Skills to see significant new school investment delivered in recent years.

DCC will continue to work with all key agencies and stakeholders to ensure that investment continues in the area and seek funding where available; to seek full implementation of the Local Area Plan.

Contact: Deirdre Scully. Deputy City Planner
Tel: 222 3129
Email: deirdre.scully@dublincity.ie

Transportation Planning Division works proactively at pre-planning stage to develop robust mobility strategies for proposed developments and to ensure that each development makes the best use of existing and planned public transport and active travel infrastructure. Each planning application is required to demonstrate the proposed development can be supported by existing and planned infrastructure, is accessible to public transport and existing amenities and services. Each planning application is also accompanied by a Traffic and Transport Assessment. Where large scale developments are proposed that are not currently served by public transport infrastructure, the preparation of a Local Transport Plan for the lands is encouraged in collaboration with the NTA and TII.

Contact: Nicola Conlon, Senior Executive Planner,
Transportation Planning Division.
Phone: 222 6363.
Email: nicola.conlon@dublincity.ie

Order: Agreed. Manager Roe will commit to having a meeting with Councillors, the Planners and the decision makers within the council in the New Year in relation to the larger capital projects especially in the Northern Fringe and also to the reintroduction of the Inter-agency forum & community forums.

Councillor Patricia Roe
Chairperson
Monday 13 December 2021

Attendance:

Members:

Patricia Roe (Chairperson)
Dearbháil Butler
Terence Flanagan
Deirdre Heney
Micheál MacDonncha
Larry O'Toole

Members:

Daryl Barron
Racheal Batten
Jane Horgan-Jones
Naoise Ó Muirí
Declan Flanagan

Members:

Donna Cooney
Tom Brabazon
John Lyons
Damian O'Farrell
Alison Gilliland

Officers

Patrick P Smith
Les Moore
Derek Farrell
Karl Mitchell

Catherine Cahill
Sarah Brady
Fiona Moore
Bernie Roe

Fergus O'Carroll
Deirdre Murphy
Connell McGlynn

Absent:

Councillor Catherine Stocker