

DUBLIN CITY COUNCIL
SOUTH CENTRAL AREA COMMITTEE
14th December 2022

Q1 Councillor Michael Watters

To ask the Director of Services to engage with An Garda Síochána and to work together to stop illegal drug use in the park at Thomas Burgh House, Newmarket Square, Dublin 8.

Reply

Following a reported incident of illegal drug use in the park, Parks Service has made contact with the local Garda station to request additional patrols in this area.

Contact: Brid Brosnan, A/Snr Executive Parks Superintendent
Email: parcs@dublincity.ie

Q2 Councillor Michael Watters

To ask the Director of Services to arrange for illegal drug paraphernalia to be cleared from in and around the park and building at Thomas Burgh House, Newmarket Square, Dublin 8.

Reply

The drug paraphernalia found in the above location was removed by parks as soon as reported to them.

Contact: Brid Brosnan, A/Snr Executive Parks Super
Email: parcs@dublincity.ie

Q3 Councillor Vincent Jackson

To ask the Director of Services to plant some trees, flower bulbs and some wildflowers to deter anti-social behaviour on the small angle facing houses at the top of Spiddle Road Ballyfermot at the junction with Blackditch Road. Residents who have lived here all their life are saddened with the behaviour of a few who light fires, park vehicles and generally don't care about others rights at this pivotal location.

Reply

Parks have inspected the above location, one of the greens already has three trees growing on it. The other would be suitable for tree planting. Both would benefit from bulb planting which parks staff will organise.

Contact: Brid Brosnan, A/Snr Exec. Parks Super
Email: parcs@dublincity.ie

Q4 Councillor Vincent Jackson

To ask the Director of Services please look into the following (details supplied)

Reply

Dublin City Council are fully investigating this case at present and are in contact with An Garda Síochána regarding the case.

Contact: Pat Smith, Area Housing Manager, Ballyfermot/Drimnagh
Email: pat.smith@dublincity.ie

Q5 Councillor Vincent Jackson

To ask the Director of Services to ensure that as part of the estate management of new allocations in Springvale, Cornamona Court etc that new tenants be made aware not to interfere with the façade i.e., brickwork etc by painting same. All too often one can see damage to property which is not necessary and detracts from these developments.

Reply

All tenants will be advised that the brickwork cannot be painted or altered.

Contact: Pat Smith, Area Housing Manager, Ballyfermot/Drimnagh
Email: pat.smith@dublincity.ie

Q6 Councillor Vincent Jackson

To ask the Director of Services please give me a list of all our current vacant housing dwellings in the Ballyfermot / Cherry Orchard area and an indication when the said properties will be refurbished and returned to the social housing stock? Some have being empty for long periods which in a housing crisis doesn't look good.

Reply

The following is a summary of the vacant units in the Ballyfermot/Cherry Orchard area (13 in total).

Breakdown of Vacant Units:

Property Type	Location	No. of Bedrooms
House	BALLYFERMOT PARADE	3
House	CHERRY ORCHARD GREEN	3
House	CHERRY ORCHARD PARADE	3
Senior Citizens	CLADDAGH COURT	1
Senior Citizens	CLADDAGH COURT	2
House	CLOVERHILL DRIVE	3
House	CLOVERHILL ROAD	3
House	CREMONA ROAD	2
House	CROFTWOOD GARDENS	4
House	CROFTWOOD GARDENS	3
House	CROFTWOOD GARDENS	2
House	ORANMORE CLOSE	3
Senior Citizens	ROSSAVEAL COURT	1

It is anticipated that all of the above units will be ready for allocation within 2 to 10 weeks

Contact: Pat Smith, Housing Manager, Ballyfermot/Drimnagh area
Email: pat.smith@dublincity.ie

Q7 Councillor Vincent Jackson

To ask the Director of Services to please give me an update of the long-awaited re-development of the 14 to 17 Main Street site in Chapelizod Village part of which was formally occupied by Paul Kelly`s Shop. This site is vacant for many years and its current condition detracts from the streetscape of this beautiful village when the design is being done perhaps some commercial activity can be included on the ground floor.

Reply

The City Valuer is preparing a Sales Brief for the marketing of this site for a primarily residential development with mixed uses fronting the Main Street. The brief will be brought to the area councillors for review before placing the site on the market.

Contact: Helen McNamara, Senior Executive Officer
Email: helen.mcnamara@dublincity.ie

Q8 Councillor Vincent Jackson

To ask the Director of Services to please look at the following housing application (details supplied)

Reply

The above applicant is on Band 2 of the Housing List with an application date of 3/9/2014, and the applicant holds the following positions on the list:

Area	Bed size	Position
J	1	10
K	1	31

Dublin City Council allocates properties based on time on the list and currently there are applicants 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.

Contact: Sandra Barry, Allocations Officer, Housing Allocations & Transfers
Email: sandra.barry@dublincity.ie

Q9 Councillor Vincent Jackson

To ask the Director of Services to please look at the following housing application (details supplied)

Reply

The above applicant is on Band 2 of the Housing List with an application date of 09/06/2016, and the applicant holds the following positions on the list:

Area	Bed size	Position
J	1	176

Dublin City Council allocates properties based on time on the list and currently there are applicants 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.

Please see attached application form for Exceptional Medical Grounds Scheme. Sean should have this filled out and submit to Housing Allocations

Contact: Sandra Barry, Allocations Officer, Housing Allocations & Transfers
Email: sandra.barry@dublincity.ie

Q10 Councillor Vincent Jackson

To ask the Director of Services to look at doing some additional planting of wild flowers etc. on the two small open green spaces next the St Matthews Church, Ballyfermot Road / Blackditch Road. The upgrades I mention would cost very little but add so much to bio-diversity along this busy street.

Reply

Bulb planting has been carried out on these green spaces already, additional bulbs have been planted this year. Parks will continue enhancing the areas and will keep in mind when allocating budget for 2023.

Contact: Brid Brosnan, A/Snr Executive Parks Superintendent
Email: parks@dublincity.ie

Q11 Councillor Vincent Jackson

To ask the Director of Services to look at upgrading the Playground in Cherry Orchard next the Orchard Community Centre on Cherry Orchard Ave. This Play-ground, if upgraded and properly maintained has the potential to transform many children's experience of their childhood hence a safe secure playground will assist in these positive memories.

Reply

Parks, Biodiversity and Landscape Services have commenced an exercise to re-design the park at Cherry Orchard, which will include an upgrade and improvement of the playground.

Early feasibility studies included a one-day engagement event at the Cherry Orchard Community Centre to meet with St. Ultan's School children and residents of Cherry Orchard.

Detailed design will take place in 2023 with the goal of implementing in 2024. Further Community Consultation will take place as part of this process.

Contact: Suzanne O'Connell, Executive Landscape Architect
Email: Suzanne.oconnell@dublincity.ie

Q12 Councillor Vincent Jackson

To ask the Director of Services to please look at replacing the large number of kerbside trees which are missing / cut down. For years in the Ballyfermot / Drimnagh Area all too often when a tree is cut down residents have to look a stump for a number of years before they are removed. Can DCC look into how we can speed up re-planting in this community.

Reply

Following removal of a tree, the stump is left to degrade naturally for a number of years, typically 3 but it can take longer. This is to minimise the damage which may be caused to the footpath when the stump is removed. With the number of services being fed

through our footpaths increasing it is becoming more difficult to get trees back into the pits they once occupied. In many instances it makes more sense to plant trees in nearby green open spaces where they will have optimum conditions for growing.

Contact: Brid Brosnan, A/Snr Executive Parks Superintendent
Email: parks@dublincity.ie

Q13 Councillor Darragh Moriarty

To ask the Director of Services- In light of a recent coroner's conclusion in the UK that a two-year old child, Awaab Ishak, died from a respiratory condition caused by exposure to mould in his home, can the Director of Services confirm the homes in the South Central Area, DCC, AHBs and HAP, where serious damp and mould issues are present? Further, can the Director of Services confirm what percentage of the total homes, DCC, AHBs and HAP, are considered to have serious damp and mould issues?

Reply

AHB response – Dublin City Council has not been made aware of any AHB owned properties that are managing serious mould issues. DCC circulated an information request to the Irish Council of Social Housing seeking information on this matter, they have also advised they are not aware of any such cases. If the Member is aware of any particular properties managed by AHBs with such issues he can advise of us same and we will raise the matter with the relevant AHBs

Contact: Michelle Robinson, Senior Executive Officer
Email: michelle.robinson@dubincity.ie

It is very hard to quantify the figures being asked. However, in 2017 Housing Maintenance set up a Sub Condensation Group through the Housing SPC to tackle mould and condensation issues within our properties. Through four different avenues, we have implemented measures to reduce mould in our housing units.

1. As part of the Voids Programme, we have upgraded around 4,000 units in the past five years.
2. As part of the Energy Efficiency programme, we have wrapped 1,118 units since 2017. Prior to 2017 we installed bead cavity insulation on 8,057 units.
3. Since 2017 we have inspected almost 5,000 properties for mould issues and installed, Demand Control Ventilation (DCV) or Positive Input Ventilation (PIV) in over 3,000 units.
4. Finally we have painted almost 500 units with an anti mould paint as necessary.

This work accounts for almost 19,000 units of our stock of 26,500 housing units. We are continuously investigating mould issues as they arise and presently we are working on almost 200 units through the various methods outlined above.

Contact: Robert Buckle, Senior Engineer, Housing Maintenance
Email: robert.buckle@dublincity.ie

Q14 Councillor Darragh Moriarty

To ask the Director of Services to provide a list of active planning permissions for residential development which have been granted in the South Central Area but have yet to be commenced.

Reply

Due to the volume of records that need to be analysed from the APAS planning system, the Planning Department will require further time to provide the information requested.

Councillor Moriarty will be contacted directly with the information within the next fortnight.

Contact: *Fiona Murphy, Administrative Officer, Planning Decisions,
Planning & Property Development Dept.*

Email: Fiona.murphy@dublincity.ie

Q15 Councillor Darragh Moriarty

To ask the Director of Services to engage with the landowner at (details supplied) regarding the delivery and expansion of additional allotment space in the South West Inner City.

Reply

A planning application for an infill residential scheme of 3 no. two storey houses at this site is currently on appeal with An Bord Pleanála.

The provision of additional allotment space cannot be considered until the planning application is determined.

Contact: *Brian Lyons, Senior Staff Officer, South Central Area*

Email: brian.lyons@dublincity.ie

Q16 Councillor Darragh Moriarty

To ask the Director of Services for an update on DCC engagement with a property owner at details supplied regarding the purchase of this gated greenspace for it to be opened up for local community access. *(details supplied)*

Reply

Legal issues in relation to this site are ongoing.

Contact: *Gabrielle Malone, Senior Staff Officer, South Central*

Email: gabrielle.malone@dublincity.ie

Q17 Councillor Máire Devine

To ask the Director of Services that the tree stumps at Newmarket Street, D8 be removed as an urgent safety matter and a date set for tree replacement.

Reply

Parks have a contractor appointed to remove the stumps at this location. He is expected on site in the coming weeks.

Contact: *Brid Brosnan, A/Snr Executive Parks Superintendent*

Email: parks@dublincity.ie

Q18 Councillor Máire Devine

To ask the Director of Services that the bin outside SIPTU offices on SCR be reinstated.

Reply

Waste Management Services installed an A type litter bin at the above mentioned location on a temporary basis on the 1st December 2022 until the new stock of B type bins are delivered early in the new year.

Contact: Mick Boyle, Senior Staff Officer, Waste Management Services

Email: mick.boyle@dublincity.ie

Q19 Councillor Máire Devine

To ask the Director of Services the following - The Guinness site is due radical redevelopment and its opportune to ask that the manager engage with Diageo to discuss how best to improve and green the streetscape of Steevens Lane, Victory Quay and Watling St. The vacant site at Boston Pizza fronting the Liffey would be suitable as a pocket park.

Reply

There are no immediate public realm projects proposed in the vicinity of Diageo's landholding north of James Street and onto Victoria Quay. These lands are currently in industrial use (as Diageo's operational brewery) and are a designated SEVESO site which restricts public access.

The landholding does not form part of the 'Guinness Quarter' proposals currently being considered for the brewery lands south of Thomas Street. Changes to the perimeter walls or green spaces within the site (such as the site referred to above) are a matter for Diageo.

There are provisions in the new Dublin City Development Plan under SDRA 15 The Liberties & Newmarket to consider public realm improvements at the corner of the lands nearest Heuston and also to improve connectivity along Steeven's Lane, should opportunities arise.

- A current live application for Busconnects (Lucan to CC core corridor) proposes some changes around Heuston Station - Link: www.lucanscheme.ie
- Cycling, walking and public realm improvements along the quays as proposed in the Liffey Cycle Route Project which is currently under development. More detail on this scheme will likely emerge in 2023.
- The planned Grangegorman to Thomas Street cycle route will improve the pedestrian and cyclist experience of Mellows Bridge and Bridgefoot Street. Watling Street is likely to be retained as a vehicle link from the Quays to James Street under this proposal. The permanent scheme is to be developed in the next two years.

Contact: Stephen Coyne, South Central Area Office

Email: stephen.coyne@dublincity.ie

Q20 Councillor Máire Devine

To ask the Director of Services for a report that outlines the issues and provides recommendations on the heating system at The Timberyard apartments in Cork St.

Reply

According to our records, 22 of the 47 domestic boilers contained within the development of the Timberyard apartments in Cork Street have been replaced since

2009. All of our domestic boiler stock, which is excess of 20,000 domestic boilers, are serviced and maintained as best practice in accordance with I.S. 813.

Should any tenant experience any issue or have any concern with regards to their domestic gas boiler or central heating system, they can log a call directly with Housing Maintenance and it will be attended to and rectified in accordance with best industry standards.

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

Q21 Councillor Máire Devine

To ask the Director of Services that a “Children at Play” & a “Stop” sign along with associated road markings be provided at the junction of Our Lady’s Road/ Loreto Road at Maryland.

Reply

The Loreto Road/Our Lady’s Road junction is not a junction on a main arterial route. There is a ‘Children Crossing’ (W 142) sign already installed at the junction. The roads are maximum 5 metres wide with a 30kph speed limit. There is a 30kph Slow Zone sign at the junction of Cork Street/Marrowbone Lane.

The TAG Area Engineer contacted Road Maintenance with respect to improving the surface of the road. Once the surface has been improved, the Area Engineer will consider installing ‘Slow’ markings on Loreto Road.

TAMS Ref. No. 7030605

Contact: Máire Nic Réamoinn, Assistant Engineer, South Central Area.
Email: mairenicreamoinn@dublincity.ie

Q22 Councillor Máire Devine

To ask the Director of Services that the extended area fronting the Grotto in Maryland be improved with attractive paving, seating and planters.

Reply

There are currently 4 planters at this location and existing seating within the railed grotto area. Early Summer 2022 DCC arranged for the installation of ramps at this location to allow for wheelchair access. DCC provide bulbs and plants annually through the Community Planting Initiatives. To further enhance the area DCC had the bollards painted this year and supplied paint for the upkeep of the grotto.

Contact: Gabrielle Malone, Senior Staff Officer, South Central Area
Email: gabrielle.malone@dublincity.ie

Q23 Councillor Máire Devine

To ask the Director of Services that the resurfacing of the Cul De Sacs at Rialto Cottages include all of the 8 Avenues.

Reply

Over the last three years Road Maintenance has carried out resurfacing works to the carriageways in Rialto Cottages as the condition was poor. Each year all roads in the City are surveyed and assessed and back in 2020 Rialto cottages was selected to form part of our yearly resurfacing contract.

This process will continue and Rialto Cottages remaining cul-de sacs will be reviewed for possible inclusion in our 2023 Resurfacing contract, which is always dependent on available funding.

Contact: Carl Ryan, Operations & South Central Area Engineer.

Email: roadmaintenance@dublincity.ie

Q24 Councillor Sophie Nicoullaud

To ask the Director of Services to fit a universal / walk in shower at (details supplied). She is a cancer survivor and is finding it very hard with the bath.

Reply

Housing Maintenance Adaptations Section has not received any application under the relevant Scheme from this address. However, we will send an application form out to the tenant.

Please be aware that there is a large volume of applications received under this Adaptations Scheme, nevertheless we will seek to undertake any necessary works as soon as possible.

Contact: Clive Ahern, Senior Executive Officer, Housing Maintenance

Email: clive.ahern@dublincity.ie

Q25 Councillor Sophie Nicoullaud

To ask the Director of Services to inform the resident at (details supplied) of the best option for her to park in the area? There has been more clamping recently. She has been clamped herself.

Reply

Dublin City Council does not give recommendations on car parking facilities for private residents.

Contact: Gabrielle Malone, Senior Staff Officer, South Central

Email: gabrielle.malone@dublincity.ie

Q26 Councillor Sophie Nicoullaud

To ask the Director of Services for the defective storage heating at (details supplied) be replaced urgently. It has been defective for 10 years with only very low heat coming of it. The couple, a cancer survivor had to spend last Christmas with her elderly parents with their coats on because of the cold apartment. If the Director could let me know the date it will be replaced to avoid another Christmas in the cold.

Reply

Housing Maintenance and Electrical Services have been engaging with the tenant on this matter. And although the current heating system is functioning, we have decided to replace with a more up to date heating system, which will give the tenant more control of the system and improved efficiency.

Contact: Clive Ahern, Senior Executive Officer, Housing Maintenance.

Email: clive.ahern@dublincity.ie

Q27 Councillor Sophie Nicoullaud

To ask the Director of Services how many staff expressed an interest in participating in training in relation to trauma informed practice in the Ballyfermot/Drimnagh areas?

The area Housing Manager, 3 Project Estate Officers and 2 Liaison Officers have expressed an interest in participating in trauma informed training.

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

Q28 Councillor Sophie Nicoullaud

To ask the Director of Services to replace the actual speed bump on Tyrconnell Road for a full length speed bump for efficient speed limit reduction. There are 2 schools and a creche on that road with residential housing all along on both sides and shop clusters at many points on the road.

Reply

There are 4 No. speed cushions already installed on Tyrconnell Road. The Transport Advisory Group (TAG) has expended the speed ramp allocation for 2022. The Area Engineer will investigate Tyrconnell Road and monitor traffic speeds on this arterial 50kph road. TAG will consider traffic calming measures for 2023 subject to funding being available.

TAMS Ref. No. 7030688

Contact: Máire Nic Réamoinn, Assistant Engineer, South Central Area.
Email: mairenicreamoinn@dublincity.ie

Q29 Councillor Daithí Doolan

To ask The Director of Services to ensure Croftwood Park is regularly & thoroughly street cleaned and illegal rubbish removed as soon as possible?

Reply

Waste Management Services will ensure Croftwood Park is monitored and cleaned on a regular basis. We remove dumped rubbish from here on a regular basis.

Contact: Mick Boyle, Senior Staff Officer, Waste Management Services
Email: mick.boyle@dublincity.ie

Q30 Councillor Daithí Doolan

To ask The Director of Services please give me an update in how the maintenance programme for Lissadel Maisonettes is progressing and has there been any progress on the feasibility study?

Regeneration:

Our City Architects team have recently completed a feasibility study examining the redevelopment options for Lissadel Maisonettes. The feasibility is now being costed by our Quantity Surveyors division in order to commence the Stage 1 application for project approval and funding for submission to the Department of Housing, Local Government and Heritage.

Contact: Alice Simington, SEO Housing Regeneration
Email: alice.simington@dublincity.ie

Works have commenced on site for the fabric upgrade of units in Lissadel Maisonettes. Attics are scheduled to begin being insulated in the coming weeks. Windows are being replaced and upgraded in one block in Lissadel Maisonettes. External wall insulation for one block is then due to commence in 2023, subject to utilities (ESB Networks and Gas Networks) facilitating with moving their services in advance of same. All works start / completion dates will be subject to tenant co-operation and being able to gain access.

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

Q31 Councillor Daithí Doolan

To ask The Director of Services for a progress update on the proposed CPOs on Emmet Road that will assist the redevelopment of Richmond Park?

Reply

The CPO is at preliminary stage. Arrangements are underway for the preparation of a CPO map and Book of Reference & Rental i.e. ownership details.

Contact: Nial Dully, Administrative Officer, Derelict Sites.
Email: nial.dully@dublincity.ie

Q32 Councillor Daithí Doolan

To ask The Director of Services to progress this request, (details supplied).

Reply

The above applicant is on Band 2 of the Housing List with an application date of 22/3/2018, and the applicant holds the following positions on the list:

Area	Bed size	Position
J	1	17

Dublin City Council allocates properties based on time on the list and currently there are applicants 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.

Contact: Sandra Barry, Allocations Officer, Housing Allocations & Transfers
Email: sandra.barry@dublincity.ie

Q33 Councillor Daithí Doolan

To ask the Director of Services to please ensure that a surveyor carries out the relevant report of (details supplied).

Reply

The tenant's application for adaptation work is currently with the surveyor and although we receive a large number of applications under this scheme, we will endeavour to get the relevant work completed as soon as possible.

Contact: Clive Ahern, Senior Executive Officer, Housing Maintenance.

Email: clive.ahern@dublincity.ie

Q34 Councillor Daithí Doolan

To ask the Director of Services to please ensure maintenance works are carried out to allow the tenant move in before Christmas, (details supplied).

Reply

Housing Maintenance will not be in a position to carry out these works until the New Year.

Contact: Clive Ahern, Senior Executive Officer, Housing Maintenance

Email: clive.ahern@dublincity.ie