



MINUTES OF THE SOUTH EAST AREA COMMITTEE MEETING

HELD ON MONDAY 9 JANUARY 2023

- 1 Presentation on Clonskeagh to City Centre Interim Walking & Cycling Scheme.
Order: Noted.
- 2 Presentation on Trinity to Ballsbridge Interim Walking & Cycling Scheme.
Order: Noted.
- 3 Minutes of the South East Area Committee meeting held on 12 December 2022
Order: Agreed.

4 **South East Area Matters**

- i. Report of the Director of Services.
Order: Noted.
- ii. Report on Proposal to Name a Development at York Road as Thomas Clarke House.
Order: Deferred to February South East Area Committee meeting.
- iii. Nomination of a member to replace Cllr. Kevin Donoghue on the South Inner City Local Drugs and Alcohol Task Force.
Order: Cllr. James Geoghegan selected.

5 **Motions 9 January 2023**

Motion 1 from Councillor Dermot Lacey

Recognising its potential to be a real urban village at the heart of the city this Committee requests the Planning Department to commence a discussion leading to a proactive plan on the core Upper Baggot Street area.

Order: Report to Councillor.

Motion 2 from Councillor Pat Dunne

This area committee asks that the reply to motion 7 (see below) from the July 2021 area committee meeting be acted upon without delay.

“Motion 7 from Councillors Pat Dunne, Carolyn Moore and Tara Deacy

That this Area Committee recognises the opportunity to greatly improve the public domain entrance to Eamonn Ceannt Park at the Rutland Grove, as part of the Part 8 development of a new depot.

We commend Parks Management for their engagement with local residents and ask that the observations of those residents be fully considered as part of the development.

We also refer to Part 8 Ref 176/2007 for the pavilions which included the provision of 30 new car parking spaces and is still valid. These car parking spaces have still not been provided and this is causing ongoing issues for local residents with illegal and dangerous parking. We now ask that the provision of legal parking spaces be included as part of the depot development, that cycle parking is provided, that enforcement of illegal parking is increased, and that the public realm improvements at the entrance be also included.

We believe that this is a once in a lifetime opportunity to enhance this section of the park and will support any necessary increase in the funding allocated to this project to achieve these objectives.

Report:

Provision will be included in the 2022 draft estimates for the engagement of an engineering consultant to prepare plans for car parking at Rutland Grove. This will include a review of the plans that were submitted in the Part 8 Ref 176/2007.

Contact:

Leslie Moore, Head of Parks, Biodiversity and Landscape Services."

Order: Agreed.

Motion 3 from Councillor Pat Dunne

Given it will be the 125th anniversary of the birth of Herbert Simms in November 2023 can we arrange that a fitting tribute is designed and erected to celebrate his contribution to housing in Dublin. Can we look at an area like Crumlin, with very little public art statues or commemorations as it was an area completely designed and influenced by Simms architecture?

Order: Agreed.

Motion 4 from Councillor Pat Dunne

Given that provision has been made in the Capital Budget for the development of a new Crumlin / Drimnagh library on the former Ard Scoil Eanna site on the Crumlin Road, can we in advance of its development look at celebrating some of the renowned local writers (Brown, Behan etc.) in the naming of the new library or areas within it?

Order: Agreed.

Motion 5 from Councillor James Geoghegan

That the South East Area committee;

- agrees that Dublin City Council shall lead a Dublin Bay south east area taskforce which would comprise officials from the Office of Public Works, Irish Water, the NTA, Eirgrid and any other relevant state body who is currently, or will be, carrying out public infrastructure works on the Strand Road, the Strand or neighbouring areas over the next 5-10 years;
- agrees that community representatives would be members of this taskforce;
- agrees that local public representatives would be ex-officio members of the taskforce and entitled to attend relevant meetings;
- acknowledges that the Office of Public Works have already agreed to be members of this proposed taskforce;

- recognises the urgent need for a cross-agency approach to both the design and implementation of the flood relief works for Sandymount.

Order: Agreed.

Motion 6 from Councillor Mary Freehill

That we arrange an onsite meeting with residents of Kenilowrth Lane to discuss the issues listed 1 to 10 below:

1. Resurface the road
2. Review double yellow lines
3. Cut back overhanging trees and brambles
4. Add speed bumps
5. Improve street lighting on East end of lane
6. Add a mirror at the blind corner of South/East
7. Residents parking on Kenilworth Lane South
8. Paint yellow box at West end of the lane
9. Remove graffiti
10. Remove traffic cones
11. Install CCTV on Kenilworth South Lane
12. Regular weed clean-up
13. Abandoned/untaxed vehicles
14. Bins left out on the lane
15. Builders debris on the lane
16. Bin collectors spilling rubbish on the lane

Order: Report to Councillor.

6 Questions to the Chief Executive 9 January 2023

Order: Noted.

Councillor Dermot Lacey

Chairperson

Monday 9 January 2023

Attendance:

Members:

Dermot Lacey (Chairperson)

Claire Byrne

Deirdre Conroy

Kevin Donoghue

Mary Freehill

Carolyn Moore

Danny Byrne

Daniel Céitinn

Pat Dunne

James Geoghegan

Claire O'Connor

Hazel Chu

Tara Deacy

Mannix Flynn

Paddy McCartan

Officers:

Mark Ginnetty

John MacEvilly

Neil O'Donoghue

Gerard Claffey

Brian Hanney

Karl Mitchell

Éanna Mac Cana

Niall Kinsella

Leah Johnston

Fiona O'Brien

Gráinne O'Brien

Apologies:

Anne Feeney

Non-Members:

Philip Lee, AECOM.

Q.1 Councillor Paddy McCartan

To ask the manager to respond to the following issue from a constituent.

He writes:

"I am seeking your assistance in resolving a perennial problem – the inability of Dublin City Council to deal effectively with annual leaf fall in our area. As the number of street trees is increasing the situation is getting worse each year. A prime example is Temple Road where the combination of the uncollected leaves and rain becomes a sodden mulch on the footpath and roadside making them difficult and dangerous to traverse. At the time of writing (7th December) the next scheduled street cleaning is 7 weeks away (end of January).

This is an unacceptable level of service and makes a mockery of the purported frequency detailed on DCC website as follows:

Category	Area description	Sweeping Frequency
Category A	Main city centre streets, high footfall locations (Grafton Street or O'Connell Street).	Daily +
Category B	Other high footfall locations: Suburban villages, main bus route into city centre.	Daily
Category C	Medium footfall: Residential locations.	Weekly

Temple road is the main access route the Milltown LUAS stop for the large surrounding population which includes 1,000 plus students in Trinity Hall and 400 plus students attending Alexandra College. Using the criteria in table above would qualify Temple Road for daily road the sweeping based on the number of pedestrians using the route. The volume of leaves and the structure of the road make it impractical for residents to deal with the issue themselves.

This failure to deal with the problems also results in blocked drains and consequent flooding.

I appreciate that resources are tight and that this a seasonal problem but this can be resolved by either redeploying parks staff who may not be as busy at this time of year or staff from water and drainage section – this would be prevent call outs to clear blocked drains."

Reply:

Waste Management Services operate a leaf clearing programme citywide over the autumn and winter months. Priority is given to tree-lined streets, footpaths with heavy pedestrian usage and areas particularly prone to flooding. We will ensure that Temple Road is cleared of leaves before this programme ends. We also will monitor litter levels there and arrange extra cleaning there between scheduled cleanings if deemed to be necessary.

Q.2 Councillor Paddy McCartan

To ask the manager to respond to the issue raised in August 2022 by a constituent.

She writes:

"I live on Pembroke Road Ballsbridge, at the Lansdowne Hotel and Searsons end. Our problem is that this is the route taken by most people walking to the Aviva, and there's not enough litter bins along this route for people to dispose of all the take away fast food containers, cans, bottles, glasses etc., so they throw them into our gardens or place them among the hedges etc. I just heard they are resuming the American College football games

for the Aviva this Sept., 16,000 people expected. I can just imagine the amount of litter that's going to end up on our lawns and street."

Q.3 Councillor Mannix Flynn

Can the manager issue a full report regarding the noise pollutants emanating from Dicey's beer garden at Harcourt Street? The noise coming from this premises is having a serious and detrimental impact on the health and well-being of the residents within the area including those in O'Carroll Villa, Mercer House and York Street apartments as well as residents closer to the premises on Harcourt Street. This also include the residents at Grantham Street, Synge Street area.

Reply

The Air Quality Monitoring and Noise Control Unit is investigating complaints from residents in the area about music noise from Dicey's.

The complainants were forwarded details of a noise app this unit uses that allows complainants to submit recordings of the noise. The recordings are verified by time and location.

No nuisance was determined based on the submitted recordings.

Monitoring was carried out by officers of the unit on 02/06/2022 at night in the complainant's premises (O'Carroll Villas). The music was not audible and no nuisance was determined.

Further attempts were made to arrange monitoring at the complainant's premises which did not happen owing to the availability of officers and the complainant.

Monitoring is arranged to take place on week two in January 2023.

The unit received complaints from residents of O'Carroll Villas and Mercer Street. If the contact details of other complainants are provided they will be contacted and included as complainants.

Q.4 Councillor Mannix Flynn

Can the manager carry out a scoping exercise to identify an appropriate site within the South East Area that could work as a dedicated stand-alone skate board sports park?

Reply:

The South East Area Office in conjunction with Parks will arrange to carry out research into the needs of young people and the current skateboarding population in relation to creating urban spaces for activities that can meet the needs of a teenage cohort and possibly provide spaces for non-traditional sports? Councillors will be kept informed of progress on this.

Q.5 Councillor Mannix Flynn

Can the manager issue a full update with regards progress on the Chocolate Park?

Reply:

An update was provided to the November area committee meeting, noting the Council's current engagement with the Developer's legal representatives with a view to progress a resolution to the complex title and boundary issues at this location. It is not possible to provide a timeline for completion at this time however it is anticipated by early 2023 a clearer indication of the status of the title issues will be in place and the next planned actions can be advised to the members.

Q.6 Councillor Mannix Flynn

Can the manager issue a full report regarding the progress of the refurbishment of the

children's play area in Mercer House C Block.

Reply

A playground specialist company has been appointed to install the playground equipment here. It is expected that this will be installed in spring 2023.

Q.7 Councillor Mannix Flynn

Can the manager initiate a full assessment of the York Street apartments which were only recently built (in the last 10/12 years)? There would appear to be serious structural defects in this apartment block including major water leaks from the roof area, fire safety failures and doors which are disintegrating. This report also to include whether the tenants are allowed access to their amenity on the roof of these buildings?

Reply

A full survey was carried out on the apartment complex in 2018 and no structural issues were identified with the building. There were a number of issues with regards to fire stopping between apartments and work was carried out in 2018/2019 to address these issues.

In October 2021, there was a leak from a cylinder in the plant room located at the top of one of the blocks in the York Street apartment complex. The leak was caused by corrosion to a particular part used with the cylinder. All relevant parts have been replaced and a new maintenance contract is in place.

We are currently looking at upgrading the roof area, we have removed a number of broken slabs and while this area is being worked on, it is off limits for tenants.

Finally, a number of issues have occurred with the windows and we have obtained a specialist company to upgrade and maintain them. Bespoke parts have been ordered and although there is a long lead in time to get the parts, we are hopeful to have them within the first couple of months in 2023.

Q.8 Councillor Mannix Flynn

Can the manager issue a full report regarding the future of the Meeting House Square Market at Temple Bar? This report also to include progress report and start date for the works at Temple Bar Square.

Reply:

The market at Meeting House Square is operating well and is expected to continue into the future.

Road Design / Construction are not involved in plans for Meeting House Square, so we can't comment on that aspect of this question.

We are currently tendering for a main contractor for the Temple Bar Square project. Construction is due to start in March/April 2023.

Q.9 Councillor Mannix Flynn

Can the manager issue a full report with regards the progress and advancement of the idea by DCC for a municipal theatre at Smock Alley?

Reply:

Dublin City Council supports a proposal for a municipal theatre at Smock Alley. A plan to progress a proposal and business case for a municipal theatre will be developed in 2023. Updates on the proposal will be presented to Arts, Culture, Leisure & Recreation SPC on a regular basis.

Q.10 Councillor Mannix Flynn

Can the manager issue a full report with regards the massive infrastructure café (Tram Cafe) that has been constructed at Clonmel Street at Harcourt Street? This report to include what planning process took place? What license was handed out to these individuals? What disposal took place and for how many years? Why this matter was not brought before the SEA committee? What are the opening hours of this particular cafe? What public announcements have been made that this is a supposed public amenity by way of public lavatories?

Reply:

The Office of City Recovery, Dublin City Council initiated an Open Tender Process in April 2021, seeking proposals for the provision of retail units with integrated toilet facilities in Dublin City Council's administrative area, for a period of 3 years with the option to renew for a further 2 years. As is the standard procedure for public procurement of this type, the tender was advertised on e-tenders. It was obviously open to all persons to submit proposals.

Dublin City Council issued a press release at the time (April 2021) to promote and highlight the tender to businesses and to the public in the hope of generating interest amongst possible tenderers. The initiative also received significant coverage across a number of media outlets and on social media. The matter of the tender was also reported on at several meetings of City Council and in reports to the City Recovery Taskforce and to City Councillors.

As part of the tender process, a tender was received in relation to the installation of a coffee retail unit with integrated toilet facilities at the location at Clonmel Street, off Harcourt Street, Dublin 2. This tender was accepted in summer 2021, but there were unfortunate unexpected delays with the installation of the required utility services, including electrical and other connections. These were resolved in recent months and the café / toilet unit was installed several weeks ago and is operating well.

The café / public toilet arrangement is temporary and under the arrangement, the public toilet is to be available for public use during the hours of operation of the café. Management and cleaning of the public toilet is the responsibility of the café operator. The terms of the tender provide that the café / public toilet will be in place for 3 years with an option available to Dublin City Council to extend for a further 2 years. A permit to position the café / public toilet on the public road has been issued to the café operator by Dublin City Council. The Office of City Recovery will monitor the situation on an ongoing basis.

Q.11 Councillor Mannix Flynn

Can the manager issue a full report regarding the cost of the Winter Wonder Lights?

Reply

Managers Order 218/2022 approved the budget for Dublin Winter Lights 2022. We will not have final costs at the present time as the event is still ongoing however, we will have final costs in early 2023.

Q.12 Councillor Mannix Flynn

Can the manager ascertain from the Dublin BIDs company/We are Dublin Town - the over cost and expenditure of their Christmas lights within the city and a breakdown of the costs between the North side and South side of the city.

Reply

I have asked *DublinTown* to provide this information and will revert when I have a reply.

Q.13 Councillor Mannix Flynn

Can the manager contact all the public house premises that are simply dumping rubbish and empty barrels and bottles in Liberty Lane? This behaviour is absolutely deplorable with the footpaths entirely blocked with filth and dirt which has resulted in no pedestrians now

using this area. Can fines be issued to these individuals? See photographs attached. It is important to note that St. Kevin's Park is one of our finest amenity spaces for the local community but this kind of behaviour by local publicans and others seriously undermines that amenity and the public space.



Report

The Litter Wardens have inspected Liberty Lane over the past three weeks and spoke with the pub responsible for the barrels, bins etc. The Jar Pub are getting work done at the rear of the premises and as a result can't store the bins where they are usually stored. They have requested time to get this work completed and will return the bins to the curtilage of the premises once the work is done. The pub have been told to make sure the area is kept free of litter or fines will be issued. A litter warden will be inspecting the lane daily and will issue fines where appropriate.

Q.14 Councillor Pat Dunne

Can a new second vehicle entrance / exit be created at the car park of the Leisure Centre on Windmill Road? Currently there is only one single lane entrance / exit and there is serious traffic chaos when the football pitches, swimming pool and boxing club are all in use. A new second entrance / exit would allow for a traffic flow with one entrance and one exit point this would greatly ease the current traffic congestion at this location.

Reply:

The creation of an additional vehicular access will require planning permission. It is therefore a matter for the operator of the facility and/or the relevant department in DCC to bring an application forward. Transportation Planning Division can provide pre-application advice in this regard.

Sports and Recreation Section will look into this matter and a reply will be issued to the Councillor in due course.

Q.15 Councillor Claire Byrne

To ask the Area Manager can he please come up with an improvement plan for Bedford Lane?

Reply:

The Area Office will examine Bedford Lane to see what improvements could be made? Just to note that the Overhead Artistic Installation as created by Jane Groves that was installed in 2019 was taken down for repairs before Christmas with a view to re-installation in spring 2023. We will also ensure that the laneway is kept clean and any graffiti is removed.

Q.16 Councillor Deirdre Conroy

To ask the Local Area Manager to bring these details to the Parks Department and receive a response to Crumlin Residents.

Information from Crumlin Residents Association [Crumlin Clean-up]

There were also a few areas where they felt improvement could be made and we have added these below:

- We noted a lack of seating in Crumlin. We see that you carried out a survey of the area and that two benches were added. Truthfully much more are needed. Revisit this project and see where seats / picnic tables could be added to assist those less mobile and indeed those who would like to sit for a while and take in their surroundings. A seat at the grotto in the church garden is badly needed to allow those who visit to sit and rest while praying.
- We noted a number of tree stumps – some almost 1.8m in height. Are these to be carved into some historic item / memento of Crumlin? If not, they should be removed and replaced with new trees.
- We suggest that you examine other residential roads and add trees to these too. Trees are known to have a positive impact on mental health and wellbeing. By planting and caring for trees, you help reduce pollution, improve your surroundings, improve the appearance of your community and increase the value of your property.
- You have a great number of planters along the streets and roads – we always recommend that plants be put into the ground rather than in planters.
- We note that you will undertake a Biodiversity Study of the area in the next year. Ask your expert to give 10 actions for you to undertake which will improve the biodiversity in Crumlin – ones that are manageable by a community group.
- There are any small areas which could become Pocket Parks. Prioritise these and add them to your 3 Year Plan for execution – some grass, trees, a flowerbed and perhaps a seat.
- We looked for a water refill station around the centre of the village but didn't see one. As the area has a large foot fall this should be provided.
- Weed growth was noticed in quite a few areas, including residential, which detracted from these areas.
- We read that there are only a few active residents' associations in Crumlin which is disappointing, and we strongly encourage you to advance this.
- We disagree with the idea of leaving grass margins on residential roads uncut for biodiversity. Narrow grass margins need to be cut or the area gets an unkempt look which encourages litter. In large green spaces leaving swaths of uncut grass is totally acceptable to enhance biodiversity.

Although many of these are not litter based, perhaps they could give inspiration for some improvements for next year.

Reply:

Planters are only installed at the request of Community or Environmental Groups in the area. The Community Team is happy to support the planting or upgrade of small fallow patches of ground by local groups, once suitable permissions are sought from residents adjacent to any location identified, and funds are available.

The Area Manager has spoken to both Crumlin Clean up, Parks and other relevant sections and the matters identified will be progressed pending the appropriate funding being available etc.

Q.17 Councillor Pat Dunne

Can our Parks Section look at the pathway in Lismore / Durrow Green? A vehicle looks to have driven over the path damaging the grass area alongside the park. Could remedial works be done on this green space?

Reply:

Parks will arrange for work to be carried out on the above green space early in the New Year.

Q.18 Councillor Pat Dunne

Can our Parks Section arrange for the entrance points on Kells / Leighlin and Durrow / Lismore greens to be dishd to allow people with mobility issues and wheelchairs to access the green space to use as a shortcut?

Reply:

The entrance points at Kells Road / Leighlin Road have been dishd.

Road Maintenance Services will arrange to dish the entrance points at Durrow Road / Lismore Road also.

Q.19 Councillor Pat Dunne

Could lighting be added to Willie Pearse Park laneway at the Star? This laneway is attracting anti-social behaviour and is dangerous to use once it gets dark.

Reply:

A site visit will be undertaken to check what is involved in providing lighting along this lane with a view to installing lighting later in the year subject to available finances.

Q.20 Councillor Pat Dunne

In relation to the proposed capital work improvements to the public realm outside of the Garda Station in Crumlin, could a meeting be set up between the OPW, DCC and local groups to ensure that this opportunity might include some of the other recent successful initiatives and projects in the area such as seating, water bottle refill station, library box boxes and opportunities for biodiversity. The area outside the Garda station seems like an obvious place where these facilities could thrive with the potential threat for anti-social activity.

Reply:

The Area Manager is not aware of any proposed capital works at the Garda Station in Crumlin. A letter received from the OPW on the 9th December and forwarded to the Councillors stated they were not in favour of removing the wall and that the improvement works were completed in 2019.

The Area Manager is happy to request a meeting with the relevant OPW representative but any decision regarding the placing of seating / water filling station or biodiversity measures is a matter for the OPW.

Q.21 Councillor Pat Dunne

Can the kerb at Bangor Circle opposite 92 Clonmacnoise Road be repaired? Vans are parking on the grass verge and damaging it. The capping on the green wall is also broken and would it be possible for this to be repaired. The wall and kerb has been broken since 2017, so it would be great to see it repaired promptly.

Reply:

Road Maintenance Services will repair the kerb at this location.

The wall in question will be inspected by Parks Staff and any repairs found necessary will be scheduled for inclusion in the programme of works for the Area.

Q.22 Councillor Pat Dunne

To ask the manager to convene a meeting with traffic department to tackle road safety issues in Crumlin due to parking on corners.

There are a small number of roads in Crumlin where visibility is poor when exiting due to cars parked on pathways on corners. Attempts to intervene with planters, double yellow lines have been rejected by the traffic department. There are plenty of examples in Crumlin, Kimmage where bollards have been used successfully by the traffic department to eradicate this problem. Some examples are the junction of Clareville / Larkfield Gardens, Crumlin Village / Windmill Road, Windmill Road / Park, Captains / Windmill Road. They have also been extensively used in areas such as Terenure, Rathgar and Harold's Cross.

Reply:

Should the South East Area Manager convene a meeting with the Traffic Department on this issue, the Transport Advisory Group (TAG) will have a representative attend to address TAG related issues. It would be of benefit if the exact locations for discussion be forwarded to neil.odonoghue@dublincity.ie prior to the meeting.