## **COMHAIRLE CONTAE ÁTHA CLIATH THEAS****SOUTH DUBLIN COUNTY COUNCIL**

Minutes of South Dublin County Council Clondalkin Area Committee Meeting dealing with Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management, Water & Drainage, Public Realm, Environment, Housing, Community, Transportation and Planning, held on 16th May, 2018.

**COUNCILLORS PRESENT**

 Councillor B. Bonner

 Councillor K. Egan

 Councillor J. Graham

 Councillor E. Higgins

 Councillor M. Johansson

 Councillor F. Timmons

An apology for inability to attend was received from Cathaoirleach Councillor M. Ward.

In the absence of Cathaoirleach Councillor M. Ward, the Members present unanimously voted that Councillor B. Bonner chair the meeting.

**OFFICIALS PRESENT**

Senior Executive Officer Ms. M. Maguire, Mr. H. Hogan

Senior Engineer Mr. W. Purcell

Senior Parks Superintendent Ms. S. Furlong

Senior Executive Engineer Mr. J. Bockaire, Ms. H. Fallon

Senior Executive Planner Mr. J. Frehill

Senior Executive Librarian Ms. M. Bentley

Heritage Officer Ms. R. Dwyer

Executive Engineer Mr. M. Johnson

Executive Planner Ms. T. McGibbon

Communications Manager Mr. N. Noonan

Administrative Officer Ms. C. O’Reilly, Ms. S. Sinclair

Senior Staff Officer Mr. C. Gorman

Staff Officer Ms. P. O’Reilly

A/Staff Officer Ms. C. Barr

Assistant Staff Officer Ms. I. Kenny

**C/237/18 – (H1) Item ID: 58155 - Confirmation & Re-affirmation of Minutes of Meeting of 18th April, 2018**

The Minutes of the March meeting of the Clondalkin Area Committee dealing with Planning, Transportation, Libraries & Arts, Economic Development, Performance & Change Management, Corporate Support, Public Realm, Environment, Water & Drainage, Community and Housing held on 18th April, 018 which had been circulated, were submitted and **APPROVED.**

It was proposed by Councillor B. Bonner, seconded by Councillor F. Timmons and **RESOLVED:**

“That the recommendations contained in the Minutes of 18th April, 2018 be **ADOPTED** and **APPROVED:**

[Minutes of 18th April, 2018](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59902)

## **C/238/18 – QUESTIONS**

It was proposed by Councillor B. Bonner, seconded by Councillor F. Timmons and **RESOLVED:**

“That pursuant to Standing Order No. 13, Questions 1 to 13 be **ADOPTED** and **APPROVED.”**

## **Economic Development**

### **C/239/18 – (Q1) Item ID: 58243 – Protocol for Place Naming & Place Finding**

Proposed by Councillor M. Ward

"To ask the Chief Executive to provide an updated report on the overall planned strategy for place-naming and place-finding, this protocol is developed to oversee the approval and standardisation of features such as commemorative plagues and heritage information signage?"

**REPLY:**

The Economic Enterprise and Tourism Development Directorate are currently working with Fáilte Ireland and the other Dublin Authorities on a tourist orientation project, including signage. It is expected that the consultants will complete their report shortly and this will provide guidance on the implementation of the Village Signage Programme throughout the County.

A Policy on Infrastructure Naming, Memorials and Plaques was adopted by the Council last year and sets out the policy and process with regard to requests for commemorative plaques and memorials. Requests can be sent to the Mayor’s office in the first instance.

### **C/240/18 - (H2) Item ID: 58123 – New works**

(No Business)

### **C/241/18 – (C1) Item ID: 58124 – Correspondence**

(No Business)

## **Libraries & Arts**

### **C/242/18 – (Q2) Item ID: 57783 – North Clondalkin Library**

Proposed by Councillor F. Timmons

"To ask the Chief Executive to issue a report on the update for the North Clondalkin Library including timeframes and cost and where funding is coming from? Also to include details of mobile Library services for North Clondalkin?  Also what consultation will take place with residents prior to tender?"

**REPLY:**

"North Clondalkin Library project is currently out to tender, via e-tenders to the seven short-listed contractors, with a closing date of 18th May 2018. We anticipate a start date on site of mid-August 2018. The construction period has been set at 18 months for the purpose of the tender, but we would hope that given the quality of the short-listed contractors this timeframe may be shortened. Funding for the project is coming from SDCC's Capital Programme 2018-2020 as well as grant-aid from the Department of Rural & Community Development. Details of the mobile library stops for the Clondalkin area are outlined in headed item (4) for this ACM. Consultation will take place with local residents in the near future to confirm that issues previously raised at meetings have been addressed in the tender. Details will also be outlined of arrangements proposed while construction of the library project is underway."

### **C/243/18 – (Q3) Item ID: 58240 – County Library Development Plan**

Proposed by Councillor F. Timmons

"To ask the Chief Executive has Rathcoole or Newcastle been included in the County Library Development plan? and when a Library will happen to serve this hugely growing area? (taking note of previously agreed motions below).

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| 54508 | Councillor F. Timmons | Clondalkin Area Committee | [Clondalkin Area Committee Meeting 20th September 2017](http://membersnet.sdublincoco.ie/Meetings/Agenda/1589) | Motions | 26/06/2017 |
| "Further to my previous agreed motions that this committee calls on SDCC to investigate a Library Digital Hub in Rathcoole Village to serve the areas of Rathcoole /Saggart /Newcastle and bring back a costing for same in advance of the annual budget meeting to meet the huge demand in these areas and to outline a plan into how this issue will be progressed moving forward’’ |

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| 46828 | Councillor F. Timmons | Clondalkin Area Committee | [Clondalkin Area Committee Meeting 18th November 2015](http://membersnet.sdublincoco.ie/Meetings/Agenda/1360) | Motions | 03/11/2015 |
| **Cathaoirleach's Business**"That this area committee supports and calls for a permanent Library at Rathcoole village serving the Rathcoole, Saggart, Newcastle and surrounding areas and asks for a report on how this could be progressed." |

**REPLY:**

"The capital programme 2018-2020 provides for the provision of libraries at North Clondalkin and Castletymon in Tallaght. North Clondalkin Library is currently out to tender and Castletymon will be out to tender by June 2018. Construction will commence on both projects later this year. The provision of additional libraries requires a major commitment in resources both in terms of capital investment and staff and also day-to-day running costs. An alternative form of library service provision in the County has also been implemented at Palmerstown Library Digital Hub and it is under review. The draft Library Development Plan 2018-2022 was discussed at the Arts, Culture, Gaeilge, Heritage & Libraries SPC on 2nd May and it is listed for consideration at the Council meeting on 14th May. An action included in the Draft Library Development Plan is 'to explore...regional service points..in fast-growing areas of population".

### **C/244/18 – (H3) Item ID: 58127 – New Works**

(No Business)

### **C/245/18 – (H4) Item ID: 58125 – Library News & Events**

The following report was presented by Ms. M. Bentley, Senior Executive Librarian:

News & Events

[HI 4](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59930)

### Following a contribution from Councillor B. Bonner, Ms. M. Bentley, Senior Executive Librarian responded to queries raised, and the report was **NOTED.**

### **C/246/18 – (H5) Item ID: 58126 – Application for Arts Grants**

(No Business)

### **C/247/18 – (C2) Item ID: 58128 - Correspondence**

(No Business)

## **Corporate Support**

### **C/248/18 – (H6) Item ID: 58129 – New Works**

(No Business)

### **C/249/18 – (H7) Item ID: 58264 – Have Your Say Update**

The following report was presented by Mr. N. Noonan:

[Have Your Say Approved Shortlist](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59937)
[Have Your Say Criteria](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59936)

The deadline for submissions for €300k Have Your Say - Clondalkin passed on April 9th with the Council receiving 230 entries, an increase of 70 on the 2017 version of Have Your Say. A series of meetings were then carried out, first between Senior Management and then with the Steering Group, in which they considered all of the submissions by members of the public. These were assessed and then presented as a recommended shortlist for approval at the full Council meeting on Monday, May 14th.

Voting was scheduled to open following acceptance of the shortlisted projects by the Council’s elected members and is scheduled to close just before midnight on Sunday May 27th. Voting is being carried out online through the Have Your Say website (<https://haveyoursay.southdublin.ie/>) and in venues on specific dates and times throughout the Clondalkin Electoral Area.

Those are:

Clondalkin Civic Offices – Monday, 21/05 – 9.00am to 5.00pm

Clondalkin Library – Monday, 21/05 – 4.00pm to 7.00pm

Rathcoole Community Centre – Monday, 21/05 – 4.00pm to 7.00pm

Newcastle Community Centre – Monday, 21/05 – 4.00pm to 7.00pm

Neilstown Community Centre – Monday, 21/05 – 4.00pm to 7.00pm

Council staff members will be present during the alloted voting periods and all ballot boxes will be locked throughout, only opened once they have been returned to County Hall on Tuesday, May 22nd. Current communications are based around promoting the opportunity to vote and encorporates local press (Clondalkin Echo, Clondalkin News and Rathcoole & Saggart News), The Buzz community newsletter, promotion in county bulildings, advertising on bus shelters and social media, including paid advertising specifically targeting the Clondalkin Electoral Area.

A further meeting of the Participatory Budgeting Steering Group is set for Wednesday, May 30th, to review the results of the vote. This will be followed by the results night on Wednesday, June 6th in the Round Tower, Clondalkin. Invites for this event will be issued to elected members, community groups, special guests and individuals who submitted ideas. Both a photographer and videographer will be on hand to capture the event and press have been notified in advance.

Though the quality was very high, it was necessary to exclude submissions based on the agreed criteria. Common reasons for exclusion included; the project idea already being considered or developed under another programme (Playspace Programme, Corkagh Park or Camac Studies, for example), the cost of the proposal exceeding €300,000, where the proposal included ongoing costs beyond the annual budget provision, if the proposed site was not in public ownership, or if there was no public land available to accommodate the proposal, and if the proposal was outside of the remit of South Dublin County Council. Proposals for Rathcoole Park were unfortnately excluded due to works scheduled by Irish Water within the park during 2018 and 2019, meaning any proposal would fall outside of the timescale for this initiative.

[Submissions that did not pass the assessment criteria](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59938)

Following contributions from Councillors F. Timmons, E. Higgins and B. Bonner, Mr. N. Noonan, Communications Manager responded to queries raised, and the report was **NOTED.**

### **C/250/18 – (C3) Item ID: 58130 - Correspondence**

(No Business)

### **C/251/18 – (M1) Item ID: 58007 – Mental Health**

It was proposed by Councillor F. Timmons and seconded by Councillor B. Bonner:

"That this committee supports and commends See Change who are Ireland’s organisation dedicated to ending mental health stigma. We want to send out a clear message that it is ok not to be ok!

We ask South Dublin County Council to actively promote mental health on Twitter and Facebook i.e. share helplines and promote positive mental health within South Dublin County Council?

We also send our deepest sympathy and solidarity to the many families affected by Suicide in our area.

We also commit to writing to the Minister for Health to ask that additional resources are immediately given to the Clondalkin area to support our community in dealing with this issue and also to support the families and friends left devastated by the loss."

The following report by the Chief Executive which had been circulated, was **READ:**

“Planning for South Dublin County Council's 2018 Annual Health and Well-Being Week is already underway with the Communications Unit playing in key role in its promotion. As in previous years, an extensive programme of events will be developed in partnership with a host of organisations and agencies, both local and national, and will be delivered at venues throughout the County. These will be heavily promoted on social media, including Facebook, Twitter and Instagram, as well as through other means.

Health and wellbeing, incorporating mental health, is one of the major challenges faced by all who live, work or visit our County and healthy minds and bodies are essential to enjoying complete physical, mental and social wellbeing. As such, the Council continuously promotes well-being events to our citizens, most recently through the Bealtaine Festival, free yoga sessions at the Round Tower, through 55+ Daily Activity, Community Planting Day and various library events. These are designed to promote a healthy lifestyle, both physically and mentally, and encourage our citizens to take part and develop relationships within their communities.

South Dublin County Council have also helped promote national campaigns, such as the HSE's #littlethings campaign, on social media and will continue to do so in the future.

If the motion is passed, a letter will be issued to the Minister for Health for their attention and, when a reply is received, the Committee will be notified accordingly.”

Following contributions from Councillors F. Timmons, K. Egan and B. Bonner, Mr. N. Noonan, Communications Manager responded to queries raised, and the report was **NOTED.**

### **C/252/18 – (M2) Item ID: 58008 – Michael O’Reilly (Dance Teacher)**

It was proposed by Councillor F. Timmons and seconded by Councillor B. Bonner:

"That this Committee commends and congratulates dance teacher Michael O'Reilly and the MORE Irish Dance School who recently took part in the World Irish dancing championships held in City West, 90% of the dancers in MORE Irish Dance School are from Clondalkin. We want them to know we are extremely proud of all their work and their commitment and dedication to Irish Dance.

The world champions are:

Under 9 - Sarah Palmer Kindillon

Under 15 Caitlin Reardon

2nd place Under 11 Alannah Brady Browne & Under 19 Lysann Rücker from Germany (travels over for class)

4th place under 16 Eve Curtis & under 9 Ceili team got 4th place (Under 9 team was Sarah Palmer Kindillon (dance captain) Katie O’Rourke (dance captain) Rebecca Reardon, Lexie Brady Browne, Leah Brogan Mc Namara, Sophie Mooney, Chloe Tighe & Kyla Holmes)

5th place under 18 Leanne Bond

7th place under 15 Katya Saultz

11th Under 14 Aoife Duggan

We commit to writing to Michael and the MORE Irish Dance Group, we also ask that this motion is passed onto the Mayor."

The following report by the Chief Executive which had been circulated, was **READ:**

“If the Motion is approved, the request for a Mayor's Letter of Congratulations will be progressed in accordance with the Protocols for the Awarding of Civic Honours.”

[Protocol for the Awarding of Civic Honours](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59823)

Following contributions from Councillors F. Timmons and B. Bonner, Mr. N. Noonan, Communications Manager responded to queries raised, and the Motion was **APPROVED.**

## **Performance & Change Management**

### **C/253/18 – (H8) Item ID: 58131 – New Works**

(No Business)

### **C/254/18 – (C4) Item ID: 58132 - Correspondence**

(No Business)

## **Water & Drainage**

### **C/255/18 – (H9) Item ID: 58133 – New Works**

(No Business)

### **C/256/18 – (C5) Item ID: 58134 - Correspondence**

(No Business)

## **Public Realm**

### **C/257/18 – (Q4) Item ID: 58254 – Removal of Tree Stumps**

Proposed by Councillor B. Bonner

"To ask the Chief Executive to explain why it appears to have taken much longer to remove tree stumps in Oakwood Grove, where the trees were cut well over a year ago, than it did in Floraville where the stumps appeared to be removed almost immediately  and replacement trees planted.  What are the plans to remove the tree stumps from two phases of tree cutting in Oakwood and what  tree replacement planting plans are there in place?"

**REPLY:**

When a street tree is felled by the Council, it is not always possible to remove the stump immediately.  Under these circumstances a short tree stump is left as a temporary measure. The stump is usually left at around 1m high so that it does not constitute a trip hazard in the intervening period. Tree stump removal is normally undertaken during the winter months between November and February when staff who are engaged in grass cutting operations over the growing season are reassigned to this task. It may also be done once there are a sufficient number within a location for their removal to be economical, subject to staffing commitments to other Public Realm seasonal operations of the time.

In regard to Oakwood Grove, some priority works were carried out on trees at this location some months back and the Council’s tree crew are currently near completion of the remainder of a planned programme of tree pruning and removal works on all trees within the estate that are considered to require works at this time. On completion of these works, the estate is being listed on the tree stump removals programme for completion of all tree stump removals as soon as practically possible when the programme resumes in the autumn.

Oakwood Grove will be surveyed to identify suitable locations for new or replacement tree planting and any currently suitable sites will be listed for planting as part of the winter 2018/spring 2019 tree planting programme. However, where a tree and stump has been recently removed, sufficient time needs to elapse to allow breakdown of residual underground root material to provide the root space for establishment of a new tree and the process from removal to replanting may take up to 3-5 years.  In accordance with the Council’s Tree Management Policy 2015-2020 ‘Living With Trees’, the aim is that every tree felled should be replaced to ensure that over the years, the County retains its tree stock for future generations, although it is not always practical or prudent to replace a tree with the same species that was previously planted or in the same location due to the presence of underground services or other limiting factors.

### **C/258/18 – (Q5) Item ID: 58244 – Corkagh Park Fisheries**

Proposed by Councillor M. Ward

"To ask the Chief Executive to provide an update on the plans for the future development of the Corkagh Park fishing lakes including an updated report of the tender process specific to the Fishery operation and to outlinie how individuals/groups can bid to tender the operation of the Fishery?"

**REPLY:**

A management concession for the facility was tendered in November 2013.  However that process proved unsuccessful as no submissions were received and BK Golf Management Ltd, who are in contract with South Dublin County Council for the management of Camac Valley Caravan Park,  has been managing the facility since April 2013, on an ad hoc / voluntary basis at the requirement of South Dublin County Council.

In late 2015/early 2016 following consideration of various discussions on potential options for operation of the facility, (including with Elected Members and potentially interested parties), the Council considered the reissuing of a tender opportunity for the management and operation of the Fishery with a particular focus on community linkages and previous experience in managing community based fishing facilities or other similar facilities on a not for profit basis.

Notwithstanding the above, in the intervening period, having regard to the Council's ambition to develop the offerings at Corkagh Park (as a whole) in order to attract national and international visitors to the area, and to support the growth and development of tourism in the area, the Council commissioned an options and feasibility report for the further development of the tourism potential of Corkagh Park.  The findings and costings for the deliverables of the recommended elements of the report referred to above included for further study on the potential development of lakes.

This study is currently being commissioned and the findings will determine the future of the (existing fishing) water facility now operating on an ad hoc basis.

If there are any commercial opportunities to be derived, these will be published for a formal competitive process.

### **C/259/18 – (Q6) Item ID: 58255 – Proposed Signage on River Camac**

Proposed by Councillor B. Bonner

"To ask the Chief Executive for a detailed update on the proposed signage on the Camac River in Clondalkin?"

**REPLY:**

The tender for information signage for the Camac River in Clondalkin is currently underway. A number of tenders were returned and clarification was requested and received in relation to the tender returns. The tenders are currently being assessed and it is envisaged that, subject to a successful process, an appointment will follow shortly. Unfortunately due to tender procedures we cannot expand further at present. The members will be informed of the outcome of the tender process.

### **C/260/18 – (Q7) Item ID: 58245 – Collinstown Park**

Proposed by Councillor M. Ward

"To ask the Chief Executive if he could designate staff from the relevant departments to take a walk through Collinstown Park with members of the Community to highlight some of the local concerns with the Park and to work on a plan of action to tackle the same?"

**REPLY:**

"Councillor Ward will be contatced by the Senior Executive Parks Superintendent or the Executive Parks Superintendent (Corkagh Depot) with a view to an onsite meeting in Collinstown Park to ascertain the problems and issues and how best to address them.”

### **C/261/18 – (H10) Item ID: 58135 – New Works**

(No Business)

### **C/262/18 – (C6) Item ID: 58136 - Correspondence**

(No Business)

### **C/263/18 – (M3) Item ID: 58248 – Clondalkin Celtic**

The following item was submitted by Councillors B. Bonner, E. Higgins, F. Timmons, K. Egan, M. Johansson, M. Ward and T. Gilligan:

It was proposed by Councillor F. Timmons and seconded by Councillor K. Egan:

**Cathaoirleach's Business**

"That this area committee fully supports Clondalkin Celtic in their proposal to use St. Cuthbert's Park as their base to develop their club to reach its full potential, furthermore as a starting point we ask that this Council provide a playing pitch in St. Cuthbert's Park and to work with Clondalkin Celtic."

The following report by the Chief Executive which had been circulated, was **READ:**

“The residential area of St. Cuthbert’s Park is prone to repetitive incidences of illegal dumping/littering and anti-social behaviour which is of grave concern and upset to the majority of civic minded residents who live in the area. The area currently requires significant, ongoing input from South Dublin County Council’s Public Realm section, yet despite these persistent clean-up and operational activities the problem persists. As a result St. Cuthbert’s playing pitches have been out of operation for some time. A section of the Park is also subject to a social housing build project which has completed the tender process for contractors and it is anticipated that this scheme pending final budget approval will commence on site in June 2018 with a 12 month build programme**.**

The Council met with Clondalkin Celtic on the 26th February 2018 to discuss the Club’s playing pitch requirements. The Club was advised at this meeting of the Council’s willingness to work with the Club with a view to them returning to St. Cuthbert's Park as soon as is practically possible while being cognisant of the restrictions which may apply as a result of the social housing build project and the ongoing issues outlined above.

South Dublin County Council has committed to the installation of a high specification CCTV system for the area of the park concerned. It is expected to take delivery of the system and have commissioning complete by early June. These camera will be monitored 24 hours a day remotely by local Gardaí to identify persons involved in illegal activities including dumping and burning of household waste.

In the interim, Clondalkin Celtic will be assigned the pitch, without the benefit of the permanent goalposts (until CCTV is commissioned) and arrangements have been made for an onsite meeting with club representatives and public realm operations staff to determine the extent of works immediately required to the pitch before it is playable.”

Following contributions from Councillors F. Timmons, K. Egan and B. Bonner, Ms. M. Maguire, Senior Executive officer responded to queries raised, and the report was **NOTED.**

### **C/264/18 – (M4) Item ID: 58005 – Corkagh Park Fisheries**

Proposed by Councillor T. Gilligan

"That the Chief Executive gives an update on Corkagh Park Fisheries. Is any funding being allocated to this?

In the absence of Councillor T. Gilligan, the Motion **FELL.**

### **C/265/18 – (M5) Item ID: 58027 – Corkagh Fisheries**

It was proposed by Councillor F. Timmons and seconded by Councillor K. Egan:

"That the Chief Executive issue a full update report on Corkagh Fisheries for discussion at the area meeting by elected members to include future plans and envisaged timelines."

The following report by the Chief Executive which had been circulated, was **READ:**

“A management concession for the facility was tendered in November 2013.  However that process proved unsuccessful as no submissions were received and BK Golf Management Ltd, who are in contract with South Dublin County Council for the management of Camac Valley Caravan Park, has been managing the facility since April 2013 on an ad hoc / voluntary basis at the requirement of South Dublin County Council.

In late 2015/early 2016 following consideration of various discussions on potential options for operation of the facility, (including with Elected Members and potentially interested parties), the Council considered the reissuing of a tender opportunity for the management and operation of the Fishery with a particular focus on community linkages and previous experience in managing community based fishing facilities or other similar facilities on a not for profit basis.

Notwithstanding the above, in the intervening period, having regard to the Council's ambition to develop the offerings at Corkagh Park (as a whole) in order to attract national and international visitors to the area, and to support the growth and development of tourism in the area, the Council commissioned an options and feasibility report for the further development of the tourism potential of Corkagh Park.  The findings and costings for the deliverables of the recommended elements of the report referred to above included for further study on the potential development of lakes.

This study is currently being commissioned and a tender process is currently underway in that regard. The findings will determine the future of the (existing fishing) water facility now operating on an ad hoc basis.

If there are any commercial opportunities to be derived, these will be published for a formal competitive process.”

Following contributions from Councillors F. Timmons and B. Bonner, Ms. S. Furlong, Senior Parks Superintendent responded to queries raised, and the report was **NOTED.**

## **Environment**

### **C/266/18 – (Q8) Item ID: 58238 – Recycling Bottle & Can Banks**

Proposed by Councillor F. Timmons

"That the Chief Executive gives a update report on previously agreed motion below and outlines when we might see them becoming a reality?"

 ''That this Committee calls on SDCC to present a report on Recycling bottle and can banks in Clondalkin and to look at placing them at Woodford shops, Bawnogue Shopping Centre and Neilstown Shopping Centre. This motion also calls for a media campaign for residents to recycle.''

**REPLY:**

South Dublin County Council has been investigating some sites for possible location of Recycling bottle and can banks in the following areas in Clondalkin:

1. Neilstown Shopping Centre,
2. Rowlagh Shopping Centre,
3. Woodford Shopping Centre,
4. Lidl Car park, Nangor Road.

It should be noted that Bawnogue shopping centre is not included in the above list as a bring site is already in place in Bawnogue at the Community and Enterprise Centre.

Progress made in pursuing these sites are described below:

Letters were written to the management companies of these sites asking them if they can allow us to use their sites as potential location of our bring banks. If they were in agreement we asked for their permission to pursue the matter further through public consultation of the residents who might be within 50 m of the proposed site. These letters were followed up by meetings with some of the management companies. In the case of Neilstown S/C, Rowlagh S/C, Lidl car park the management companies refused to give us permission to use their sites for bring bank. The reasons given were due to lack of space and also illegal dumping associated with bring banks despite the fact that we gave them commitment that stringent cleaning measures will be put in place. Hence these sites have been ruled out.

In the case of Woodford shopping centre the proposed site is within an overflow car park belonging to the Church of Presentation. We had a meeting with the Parish Priest who initially gave us his permision to proceed with the public consultation with residents within 50 m radius of the proposed bring bank location. We proceeded with the public consultation by distributing letters to the shops in the shopping centre and residents within 50 m radius of proposed location on 20th February 2018. On subsequent follow up with the Parish Priest on the 9th May 2018, he informed us that our request has been rejected. Hence Woodford shopping centre has been ruled out.

Efforts have continued to further identify potential sites in North Clondalkin.

The following sites have been identified as potential locations:

1. Lay-by along Liscarne Close opposite the Church of Immaculate Heart of Mary. The lay-by is a series of parking space provided along the boundary wall of the church on Liscarne Close. It is an ideal place for location of bring banks because no site development cost is involved. Our Traffic department has examined the site with regards to traffic issues and they have confirmed that there are no issues. We have further progressed this site to a public consultation stage by dropping letters to the residents and the Parish Priest within 50 m radius of the site on 12th March 2018. We have received no replies yet.  We will continue to pursue this matter.
2. Open space along St Mark’s Avenue/Rowlagh Park. This is an open field along St Mark’s Avenue/Rowlagh.  Public Consultation letters were distributed to residents within 50 m radius of our proposed location. No replies have been received although we received a phone call from a resident stating his objection. He was advised to put his objection in writing but he has not done so yet.
3. A lay-by along Neilstown Road, adjacent Harelawn Green Estate: We are examining traffic issues with the road department.

   In summary we have investigated the following sites:

1. Neilstown Shopping Centre,
2. Rowlagh Shopping Centre,
3. Woodford Shopping Centre,
4. Lidl Car park, Nangor Road
5. Parking spaces along Liscarne Road along the boundary of the Church of the Immaculate Heart of Mary
6. Open Space along St Mark's Avenue and Rowlagh Park
7. A lay-by along Neilstown Road, adjacent Harelawn Green Estate
8. Neilstown Road Bring Bank located 50m from Cappaghmore house at the Junction of Neilstown Road and Lucan Newlands road leading to Ronanstown Garda Station adjacent to the sport field

Neilstown Avenue Shopping Centre, Rowlagh Shopping Centre, Lidl Car Park along Nangor Road and Woodford shopping centre are ruled out as the management companies have refused permission to locate bring banks in these areas.

A lay-by along Neilstown Road adjacent Harelawn Green Estate will be examined with respect to traffic considerations.

Neilstown Road Bring Bank located 50m from Cappaghmore House at the Junction of Neilstown Road and Lucan Newlands Road leading to Ronanstown Garda Station adjacent to the sport field will be examined with respect to traffic consideration.

We plan to finalise these sites at the end of June 2018.

### **C/267/18 – (H11) Item ID: 58137 – New Works**

(No Business)

### **C/268/18 – (C7) Item ID: 58138 - Correspondence**

(No Business)

### **C/269/18 – (M6) Item ID: 57919 – History Litter fines**

Proposed by Councillor T. Gilligan

"That this committee requests a detailed report on the history of litter fines issued to businesses in Clondalkin Village."

In the absence of Councillor T. Gilligan, the motion **FELL.**

### **C/270/18 – (M7) Item ID: 58200 – Glass Recycling**

The following motion was submitted by Councillor M. Johansson:

"That the Area Committee agree that, in the interest of promoting the recycling of glass, South Dublin County Council should investigate the possibility of a bottle bank in North Clondalkin and bring a detailed report to the next ACM outlining possible locations of such.”

Councillor M. Johansson advised of the following proposed amendment to the motion:

It was proposed by Councillor M. Johansson and seconded by Councillor F. Timmons:

"That the Area Committee agree that, in the interest of promoting the recycling of glass, South Dublin County Council should investigate the possibility of a bottle bank in North Clondalkin and bring a detailed report to the next ACM outlining possible locations of such and write to the Minister to consider the introduction of a National Recycling Deposit Scheme.”

The following report by the Chief Executive which had been circulated, was **READ:**

“South Dublin County Council has been investigating some sites for possible location of Recycling bottle and can banks in the following areas in North Clondalkin:

1. Neilstown Shopping Centre,
2. Rowlagh Shopping Centre,
3. Woodford Shopping Centre,
4. Lidl Car park, Nangor Road.
5. Parking spaces along Liscarne Road along the boundary of the Church of the Immaculate Heart of Mary
6. A lay-by along Neilstown Road, adjacent Harelawn Green Estate
7. Open Space along St Mark's Avenue and Rowlagh Park
8. Neilstown Road Bring Bank located 50m from Cappaghmore house at the Junction of Neilstown Road and Lucan Newlands road leading to Ronanstown Garda Station adjacent to the sport field

Progress made in pursuing these sites is described below:

With regards to Neilstown Shopping Centre, Rowlagh shopping centre and Lidl Carpark, Nangor Road, letters were written to the management companies for these sites asking them if they can allow us to use their sites as potential location of our bring banks. If they were in agreement we asked for their permission to pursue the matter further through public consultation of the residents who might be within 50 m of the proposed site. These letters were followed up by meetings with some of the management companies. In the case of Neilstown S/C, Rowlagh S/C and Lidl car park the management companies refused to give us permission to use their sites for bring bank. The reasons given were due to lack of space and also illegal dumping associated with bring banks despite the fact that we gave them commitment that stringent cleaning measures will be put in place. Hence these sites have now been ruled out.

In the case of Woodford shopping centre the proposed site is within an overflow car park belonging to the Church of Presentation. We had a meeting with the Parish Priest who initially gave us his permision to proceed with the public consultation with residents within 50m radius of the proposed bring bank location. We proceeded with the public consultation by distributing letters to the shops in the shopping centre and residents within 50m radius of proposed location on 20th February 2018. On subsequent follow up with the Parish Priest on the 9th May 2018, he informed us that our request has been rejected. Hence Woodford shopping centre has been ruled out.

**Lay-by along Liscarne Close opposite the Church of Immaculate Heart of Mary** The lay-by is a series of parking space provided along the boundary wall of the church on Liscarne Close. It is an ideal place for location of bring banks because no site development cost is involved. Our Traffic Department has examined the site with regards to traffic issues and they have confirmed that there are no issues. We have further progressed this site to a public consultation stage by dropping letters to the residents and the Parish Priest within 50 m radius of the site on 12th March 2018. We have received no replies yet.  It is hoped that this matter can be brought to a conclusion by the end of June and that a decision can be made on the course of action to be taken at that time.

**Open space along St Mark’s Avenue/Rowlagh Park**: This is an open field along St Mark’s Avenue/Rowlagh. Public Consultation letters were distributed to residents within 50 m radius of our proposed location. No replies have been received although we received a phone call from a resident stating his objection. He was advised to put his objection in writing but he has not done so yet. This site is still at public consultation stage.  It is hoped that this matter can be brought to a conclusion by the end of June and that a decision can be made on the course of action to be taken at that time.

**A lay-by along Neilstown Road, adjacent Harelawn Green Estate:** This site is being examined with respect to traffic consideration.

**Neilstown Road Bring Bank located 50m from Cappaghmore house at the Junction of Neilstown Road and Lucan Newlands road leading to Ronanstown Garda Station adjacent to the sport field** :This site is being examined with respect to traffic conditions.

Both proposed sites at Neilstown will be considered further once the traffic related issues have been examined.”

Following contributions from Councillors M. Johansson, F. Timmons and B. Bonner, Mr. J. Bockaire, Senior Executive Engineer responded to queries raised.

The motion, as amended was **NOTED.**

### **C/271/18 – (M8) Item ID: 58259 – North Clondalkin Litter Blackspots**

It was proposed by Councillor B. Bonner and seconded by Councillor F. Timmons:

"That this Area Committee is concerned that residents in North Clondalkin feel that it takes much longer for dumped material to be removed from Collinstown Park and other North Clondalkin litter blackspots than it does in some other parts of the electoral area.  Could an explanation be given of how littered areas and areas where there has been dumping are prioritised and listed for cleanup and could an outline be given of the steps involved in organisisng such clean ups."

The following report by the Chief Executive which had been circulated, was **READ:**

“It is refuted that North Clondalkin receives a lesser service than some other parts of the Clondalkin electoral area.

However, regrettably, most of the area suffers from repetitive instances of littering and illegal dumping requiring constant attention and many areas, including the open spaces are especially prevalent to dumping by individuals believed to be in residence close by.

Efforts are continuously being made to deal with the problem on a cyclical basis but the extent of the problem far outreaches available resources, and time which ideally could be available for cutting grass, spray weeds, plant flowers etc. to improve the aesthetic appearance of the areas is often spent on paper picking and / or removing dumped material.

With specific reference to Collinstown Park, litter picking takes place there on a weekly basis in tandem with pitch grass cutting.  Instances of dumping are investigated followed by the removal of the dumped material.”

Following contributions from Councillors B. Bonner, F. Timmons and M. Johansson, Ms. M. Maguire, Senior Executive Officer responded to queries raised, and the report was **NOTED.**

## **Housing**

### **C/272/18 – (Q9) Item ID: 58260 – Tenants who rent from Private Landlords**

Proposed by Councillor B. Bonner

"To ask the Chief Executive what steps have been taken to improve the condition of the apartment at (name and address supplied) and to outline what responsibility the Council has to tenants who rent from private landlords via one of the Council's rent support schemes?"

**REPLY:**

This property has been inspected by the Environment Health Officers on a number of occasions and an improvement letter issued in March 2018. The landlord has until mid-May to complete improvement works as set out by the EHO report.  A landlord must ensure that the property complies with Housing (Standards for Rented Housing) Regulations 2017.  Therefore, to assess compliance with the legislation, South Dublin County Council can inspect the property.  If a landlord is in breach, an improvement letter is issued.  Failure to comply with the improvement letter, legal steps will be commenced.

### **C/273/18 – (Q10) Item ID: 58037 – Social Housing Builds**

Proposed by Councillor F. Timmons

"That the Chief Executive gives a report on the current Social Housing builds? How many will be built in 2018 and 2019 and how many further Part 8's are planned?  Also to clarify how many social houses have been built in 2014, 2015, 2016, 2017 and 2018?"

**REPLY:**

There were no houses built directly by SDCC in 2014 and 2015 and 2017. A total of 12 houses were built in 2016; 10 units in Tallaght and 2 in Lucan.

On the current housing build programme there are currently 9 projects on site with an additional 1 project to commence in June 2018. The first schemes due for completion in 2018 will commence handover in May 2018 with 17 units in Mayfield, Clondalkin and partial handover of 47 units at Sheehy Skeffington Meadows, Tallaght. A total of 284 units are to be completed by the end of December 2018.

On the next tranche of the build programme a total of 563 units are proposed to be delivered from 2020-2021. These schemes are currently being designed and will be progressing through the Part 8 process over the next 12 months. The first Part 8 for Homeville, Firhouse was published on the 26th of Apirl 2018 commencing the 8 week public consultation process.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Delivery Method** | **Delivered 2017** | **Due for Delivery 2018** | **2019** | **2020** | **2021** | **Totals** |
| **Capital Programme** |  |  |  |  |  |  |
| **LA Construction**  | **0** | 284 | 117 | 89 | 357 | 847 |

**C/274/18 – (Q11) Item ID: 58247 – Vacant Houses on Station Road**

Proposed by Councillor M. Ward

"To ask the Chief Executive for an update report on the six vacant houses on Station Road indicating if possible when they will be used for much needed housing?"

**REPLY:**

I wish to confirm that these properties are being investigated under the Vacant Homes Strategy. It has been our understanding that an Approved Housing Body were pursuing to purchase but Developer did not progress.

### **C/275/18 – (Q12) Item ID: 58239 – Need for 1 & 2 Bed Accommodation**

Proposed by Councillor F. Timmons

"That the Chief Executive gives a report on how the need for one and two bed accommodation within the Clondalkin area is being addressed?  How many one bed and two bed have been built since 2014 and are planned to be built up to the next local elections, also how many are on one and two bed list for the Clondalkin area?"

**REPLY:**

There were no houses built directly by SDCC in 2014 and 2015 and 2017. A total of 12 houses were built in 2016; 10 units in Tallaght and 2 in Lucan. There are no one and two bedroom units currently being built in the current Council build schemes. However the Council is addressing the one and two bedroom housing need through Part V and single acquisitions targeted under the Capital Assistance Scheme with Approved Housing Bodies and acquisitions with the Housing Agency. On two private developments there are Part V agreements in place to deliver 7 x 1 bedroom units and 7 x 2 bedroom units in quarter 2 2018. Acquisitions under CAS and Housing Agency are ongoing within the supply programme to meet these needs countywide.

Numbers of applicants on the Council's social housing waiting list at 8th May 2018 as requested is:-

|  |
| --- |
| Nos. on social housing waiting list for the North of the Naas Road housing area |
| *1 Bedroom need* | *1,608* |
| *2 Bedroom need* | *1,834* |

### **C/276/18 – (H12) Item ID: 58139 – New Works**

(No Business)

### **C/277/18 – (C8) Item ID: 58140 - Correspondence**

(No Business)

## **Community**

### **C/278/18 – (H13) Item ID: 58141 – New Works**

(No Business)

### **C/279/18 – (H14) Item ID: 58156 – Monthly Deputation Meeting**

(No Business)

### **C/280/18 – (C9) Item ID: 58142 - Correspondence**

(No Business)

## **Transportation**

### **C/281/18 – (Q13) Item ID: 58252 – Request for Zebra Crossing near entrance to Equine Centre**

Proposed by Councillor M. Ward

"To ask the Chief Executive to provide a report on the criteria to have a zebra crossing installed and to investigate if a zebra crossing could be placed on the Fonthill Road near the entrance to the Equine Centre?"

**REPLY:**

The criteria for the provision of signal controlled crossings (including zebra crossings) is contained in the document "Warrants for Pedestrain Crossing Facilities".  A copy of this document is attached. This document has been previously circulated and adopted.

The Fonthill Road due to its width and the number of lanes is not suitable for a zebra crossing.

[Warrants for Pedestrian Facilities](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59814)

### **C/282/18 – (H15) Item ID: 58144 – New Works**

(No Business)

### **C/283/18 – (H16) Item ID: 58143 – Declaration of Roads to be Public Roads**

(No Business)

### **C/284/18 – (H17) Item ID: 58157 - Monastery Road Walking Scheme Phase 4 Section 38 Road Traffic Act 1994**

The following report was presented by Ms. H. Fallon, Senior Executive Engineer:

### **Monastery Road Walking Scheme Phase 4 Section 38**

**Road Traffic Act 1994**

[2. Monastery Road - Sect 38](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60004)
[3.. Map - Proposed works](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60001)
[4 Junction 8 Monastery Road](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60000)

Following contributions from Councillors B. Bonner, F. Timmons and K. Egan, Ms. H. Fallon, Senior Executive Engineer and Mr. Mbakure Johnson, Executive Engineer and Mr. W. Purcell, Senior Engineer, responded to queries raised, and the report was **NOTED.**

### **C/285/18 – (C10) Item ID: 58145 - Correspondence**

(No Business)

### **C/286/18 – (M9) Item ID: 57820 – Sale of Cars at Yellow Meadows**

Proposed by Councillor T. Gilligan

"That the Chief Executive addresses the issue of cars being sold at Yellow Meadows Drive and Lawn."

In the absence of Councillor T. Gilligan, the motion **FELL.**

### **C/287/18 – (M10) Item ID: 58241 – Safety Measures on the Black Path**

It was proposed by Councillor F. Timmons and seconded by Councillor M. Johansson:

"To ask the Chief Executive to issue a report into how safety can be addressed on the Footpath known as the Black Path that runs from Old Nangor Road to New

Nangor Road at the side of the Irish School to address resident's concerns following muggings and other anti-social behaviour here to issue a report for discussion by Members."

The following report by the Chief Executive which had been circulated, was **READ:**

“A night inspection of the public lighting at this location was carried out on the evening of Wednesday 2nd May 2018.

There are six lighting columns located along this path at the appropriate spacing. All six columns were fully operational.”

Following contributions from Councillors F. Timmons and B. Bonner, Mr. W. Purcell, Senior Engineer responded to queries raised, and the report was **NOTED.**

### **C/288/18 – (M11) Item ID: 58256 – Dublin Bus Forum**

It was proposed by Councillor B. Bonner and seconded by Councillor F. Timmons:

"That this area Committee calls on Dublin Bus to re-establish the Dublin Bus Forum Local meetings so that issues such as the following might be discussed  with Dublin Bus by local representatives in a meaningful and worthwhile way.

-The need for better bus links between Liffey Valley, Tallaght Hospital and all areas of Clondalkin.

- The lack of a bus service on the Wheatfield / Prison Road to serve Palmerstown Woods and the newly built housing developments as well as the two prisons.

- The need for city bound buses to properly serve the Luas Station at the Red Cow, by having a bus stop in the area with Dublin buses travelling through the area in the same way that other buses do.

- Anti Social behaviour on buses and its effects on the travelling public."

The following report by the Chief Executive which had been circulated, was **READ:**

“If the motion is approved, a letter will be issued to Dublin Bus for their attention, and when a reply is received, the Committee will be notified accordingly.”

Following contributions from Councillors B. Bonner and F. Timmons, Mr. W. Purcell, Senior Engineer and Ms. M. Maguire, Senior Executive Officer responded to queries raised, and the report was **NOTED.**

### **C/289/18 – (M12) Item ID: 57920 – Traffic at Station Road from Ninth Lock Road**

Proposed by Councillor T. Gilligan

"That the Chief Executive addresses traffic going right onto Station Road from Ninth Lock Road at Esso Station. Perhaps remove 5 foot off the footpath, which is very wide. Trucks turning right hold up all the traffic on the Ninth Lock Road."

In the absence of Councillor T. Gilligan, the motion **FELL.**

## **Planning**

### **C/290/18 – (H18) Item ID: 58146 – New Works**

(No Business)

### **C/291/18 – (C11) Item ID: 58147 - Correspondence**

[Cor. 1](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=59887)

The correspondence was **NOTED.**

### **C/292/18 – (M13) Item ID: 58257 – Protected Structures List**

It was proposed by Councillor B. Bonner and seconded by Councillor F. Timmons:

"That this Area Committee is concerned at the condition of some of the buildings in Clondalkin that are included in the protected Structures list and asks for a report on the following structures and on the plans for their continued protection.

Fairview Oilmills

Omer Lock House

Deansrath House

Deansrath Castle

St Cuthbert's Church,  Kilmahuddrick"

The following report by the Chief Executive which had been circulated, was **READ:**

“Fairview Oil Mills – This structure is located in Corkagh Park Demesne and currently does not form part of the overall feasibility strategy for the parklands currently being undertaken by Public Realm. The site is secure and currently there are no plans for the structure, however the Councils Architectural Conservation Officer will look into the possibility of adding it to the list of council owned structures to be assessed during 2019 with a view to ascertaining the overall condition, this will depend on resources and budget.

Omer Lock House – Omer lock House is owned by Waterways Ireland and works to secure the property were carried out during 2012 by the owners. Further development of this site is included for in the Clonburris SDZ depending on the owners input.

Deansrath House – Deansrath House is currently in use as a Council Depot. The structure is in use and there are no concerns over the condition of the building.

Deansrath Castle – There is only a small proportion of the ruinous castle left and it is currently protected by a metal fence as it is located within public open space. Given the lack of substantial built fabric there are no plans for this site other than to keep it preserved in-situ as is.

St. Cuthbert’s Church - The site is also located within parklands and will form part of an overall plan for the area once this can be facilitated by the Public Realm Section.

All the above Protected Structures are afforded protection under Part IV of the Planning and Development Act 2000 (as amended). As some of the structures are located within public parkland any such plans for these structures will be dependent on resources from both public realm and the Councils Architectural Conservation Officer as part of an overall strategy or work programme.”

Following contributions from Councillors B. Bonner and F. Timmons, Mr. J. Frehill, Senior Executive Planner responded to queries raised, and the report was **NOTED.**

### **C/293/18 – (M14) Item ID: 58258 – Lexington Site on Monastery Road**

It was proposed by Councillor B. Bonner and seconded by Councillor F. Timmons:

"That this area committee calls for effective enforcement of the planning conditions which were attached to the development at the Lexington Site on Monastery Road (SD17A/007) and asks for details of the archaeological survey, bat survey and bio diversity survey which were to be provided to the local authority at least four weeks before the commencement of any works on the site."

The following report by the Chief Executive which had been circulated, was **READ:**

**“Development at Lexington House, Monastery Road, Dublin 22.**

This report sets out in detail the Councils enforcement of conditions required as part of An Bord Pleanála’s grant of permission, order PL 06S.248776, for the development of a nursing home etc., located at Lexington House, Monastery Road, Dublin 22.

There are three separate conditions relevant, namely Condition 12, Condition 13 and Condition 14.

**Condition 12.**

* ***notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.***

While an express condition, relating to development, limits what may occur on site prior to written notification being received by the Authority, it is accepted practice that site clearance may begin concurrently with any waiting period.

In the absence of evidence to the contrary, the Council regards actual development work as beginning with the arrival of the Japanese Knotweed Company on or about 24th April 2018 as specified in a complainant’s correspondence received on the 27th April 2018.

In February 2018, the developer provided written evidence to the Council of their intention to begin development when it invited representatives of the Council to a meeting intended to facilitate same.

* ***employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and***

The site was inspected by the Council on 2nd May 2018 and, in the absence of a suitably qualified archaeologist to monitor site works, requested that all work should stop until the condition was resolved. The developer had been carrying out the removal of an invasive species, namely Japanese knotweed.

An archaeologist attended on site on the 4th May 2018. The archaeologist conducted a review of all works carried out as part of the knotweed removal plan. This involved a review of the existing excavations as well as the various spoil heaps. The spoil heaps were sieved mechanically and by hand under the archaeologist’s supervision. No archaeology was found.

* ***provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.***

The archaeologist will be on site to supervise any future development. Should artefacts of archaeological significance be discovered, they will liaise with the Council prior to their removal.

***In Default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.***

While the Planning Department is not wholly satisfied with the relative timing of the implementation of sections a and b above, it is its opinion that no substantial default of agreement occurred. The fact that the archaeologist could monitor thorough sieving of all spoil, in addition to receiving unfettered access to the excavations, allows for certainty regarding a lack of artefact presence despite the review occurring after the invasive species management plan had occurred. This is reflected in the archaeologist’s report.

**Condition 13.**

* ***Prior to the commencement of any development works on the site, the developer shall undertake a bat survey by a competent qualified person or consultancy to ascertain the presence of any bat activity on the site in relation to roosting and foraging and an assessment of any potential impact on the species arising from the proposed development. The nature and methodology of the survey shall be agreed with the planning authority prior to the commencement of the survey. No building, feature or vegetation shall be altered or removed prior to this survey and assessment.***

The developer engaged a competent qualified person with whom the Council has arranged a methodology for conducting a bat survey. As part of that process, it was agreed that carrying out the survey at that time was unlikely to return an accurate indication of bat activity as a consequence of the late cold spring delaying the emergence of bats from hibernation. The Council and the developer’s consultant agreed to postpone the survey until a more accurate result could be expected as weather conditions improve. The Planning Department considered this as the appropriate response to the condition which simply stated that a survey needed to occur, prior to development beginning, without regard to the most suitable time.

While waiting for a better opportunity to conduct the bat survey, the developer was permitted to begin treatment of the invasive species. However, it was agreed that no development would occur within the building until it as first assessed by the bat expert for its potential to contain nesting bats. It is the opinion of the Councils planning officer, following an inspection on the 02nd May 2018, that this prohibition was respected in its entirety.

* ***Full details of the survey and assessment shall be submitted to the planning authority in advance of any development works on the site.***

The survey is scheduled to occur next week after which the Council expects to receive assessment documentation from the developer’s consultant.

* ***Should the presence of bats be established on the site, no development shall occur until the necessary permission / derogation has been obtained from the appropriate statutory body.***

The presence, or not thereof, of bats on the site will determine the Councils response. The developer’s consultant is aware of the legislative obligations that such a finding would impose on any potential works.

**Condition 14.**

 ***Prior to the commencement of development on the site, the developer shall submit for the written agreement of the planning authority, a detailed invasive species management plan.***

A detailed invasive species management plan was submitted to the Planning Department and its programme of works deemed appropriate and acceptable to discharge this condition. Japanese knotweed is an extremely aggressive invasive species, the removal of which is a priority for the South Dublin County Council. In that regard, the mitigation plan was both appropriate and thorough. The Council received copies of this plan prior to its representatives meeting with the developer in February.”

Following contributions from Councillor B. Bonner, Ms. R. Dwyer, Heritage Officer responded to queries raised, and the report was **NOTED.**

The meeting concluded at 5.05pm

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 **Cathaoirleach**