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

**Rathfarnham/Templeogue - Terenure Area Committee Meeting**

Minutes of South Dublin County Council Rathfarnham/Templeogue - Terenure Area Committee Meeting dealing with Performance & Change Management, Corporate Support, Environment, Water & Drainage, Public Realm, Community, Housing Planning, Transportation, Libraries & Arts and Economic Development, held on Tuesday 12th June 2018

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| **Present** |
| **Councillors** |
| P. Donovan |
| F.N. Duffy |
| P. Foley |
| S. Holland |
| P. Kearns |
| D. Looney |
| R. McMahon |
| C. McMahon |
| E. Murphy |
| D. O’Donovan |
| R. Russell |

Councillor Pamela Kearns presided at the start of the meeting as requested until the arrival of the Cathaoirleach Councillor Dermot Looney who presided for the remainder of the meeting.

**OFFICIALS PRESENT**

Senior Planner B. Keaney

## Senior Engineer T. O’Grady, W. Purcell

Senior Executive Engineer C. Lambert, H. Fallon

Executive Engineer [M. Johnson](http://intranet/Council/Home/StaffDetails/835?d=0&sd=0&w=0&s=0&g=0&st=name&q=MB&l=0&fa=False&defib=False&stafter=0001-01-01&so=nameasc&ps=0&p=1)

Senior Parks Superintendent S. Furlong

Senior Executive Parks Superintendent M. Keenan

Senior Executive Officer S. Deegan, M. Maguire

County Librarian B. Fennell

## Administrative Officer S. Kelly

Clerical Officer B. Keenan

**RTT/245/18 H1 Item ID: 58385- Confirmation and re-affirmation of Minutes of Meeting of Tuesday 8th May 2018**

Minutes of South Dublin County Council Rathfarnham/Templeogue - Terenure Area Committee, dealing with Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management, Water & Drainage, Public Realm, Environment, Housing, Community, Transportation and Planning held on Tuesday 8th May 2018, which had been circulated, were submitted and **APPROVED** as a true record and signed.

It was proposed by Councillor P. Donovan and seconded by Councillor P. Foley and RESOLVED: “That the recommendations contained in the Minutes of the Tuesday 8th May 2018 be **ADOPTED** and **APPROVED.**

[H1 - Minutes](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60168)

**RTT/246/18 - Questions**

It was proposed by Councillor P. Donovan and Seconded by Councillor P. Foley and **RESOLVED:**

“That pursuant to Standing Order No.13, Question 1 - 17 be **ADOPTED** and **APPROVED.”**

## **Performance & Change Management**

**RTT/247/18 - H2 Item ID: 58386 - New Works** (No Business)

**RTT/248/18 - C1 Item ID: 58387 - Correspondence** (No Business)

## **Corporate Support**

**RTT/249/18 - H3 Item ID: 58388 - New Works** (No Business)

**RTT/250/18 - C2 Item ID: 58389 - Correspondence**

Correspondence

[C2 - NTA reply re transport issues](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60174)

Correspondence was **NOTED**

## **Environment**

**RTT/251/18 - H4 Item ID: 58390 - New Works** (No Business)

**RTT/252/18 - C3 Item ID: 58391 - Correspondence** (No Business)

### **RTT/253/18 - M1 Item ID: 58196 - Daletree Place**

Proposed by Councillor D. O'Donovan and seconded by Councillor P. Foley

"That the Chief Executive advise how many times the Dog Warden has called to Daletree Place over the past 36 months and how many animals were removed by him or fines issued."

**The following report by the Chief Executive was READ:-**

"The Dog Warden carries out regular patrols in the Daletree area - two to three times per week.  Any stray dogs seized are brought to the Council's Dog Pound.

At present we do not breakdown the number of dogs seized by area.  The list hereunder relates to the numbers of dogs removed countywide.

2015 - 538 dogs entered the pound

2016 - 448 dogs entered the pound

2017 - 453 dogs entered the pound

2018 - 176 dogs entered the pound

However it can be confirmed that there were 6 stray dogs removed from the Daletree area between 1st January 2016 to date.

There were 39 dog fines issued in the period from January 1st, 2016 - 31st May, 2018 in the Daletree area 5 of which were issued on residents of Daletree Place."

Following contributions from Councillors D. O’Donovan, P. Foley, P. Kearns and R. McMahon, Ms. M. Maguire, Senior Executive Officer responded to the queries raised and the report was **NOTED**

## **Water & Drainage**

### **RTT/254/18 - Q1 Item ID: 58639 - Poddle FAS**

Proposed by Councillor D. Looney

"To ask the Chief Executive for an update on the River Poddle Flood Alleviation Scheme and associated works, and to make a statement on the matter?"

**REPLY:**

"Nicholas O'Dwyer Ltd were appointed as consultants for this scheme and were formally appointed PSDP on 28th March 2018. Nicholas O'Dwyer Ltd are currently working on the preliminary design which includes detailed hydraulic modelling of the river and its catchment. It is planned that the preferred scheme and Environmental Impact Statement will go to public consultation in early Q1 2019.

A Part X planning application will be submitted to An Board Pleanala following the public consultation process. A construction date will be dependent on the decision from the board and the timing of this decision. We would hope to go to construction in 2019.

A press release has been issued on the Poddle Flood Alleviation scheme and is currently on the SDCC web site: [**http://www.sdublincoco.ie/Media/Item/39102**](http://www.sdublincoco.ie/Media/Item/39102)

**RTT/255/18 - H5 Item ID: 58392 - New Works** (No Business)

**RTT/256/18 - C4 Item ID: 58393 - Correspondence** (No Business)

## **Public Realm**

### **RTT/257/18 - Q2 Item ID: 58632 - Litter bin service**

Proposed by Councillor S. Holland

"To ask the Chief Executive for the litter bin emptying schedule and whether this is strictly adhered to? Mondays and Tuesdays see bins around Rathfarnham full to bursting with litter around the edges."

[20180529\_151620](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60131)  
[20180529\_151846](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60130)

**REPLY:**

"The litter bin service provided by the Council's Public Realm Section requires the operatives to visit and inspect every litter bin each day and to service those which are in need of it.  Where a bin does not require servicing it will be inspected the following day and serviced if required.  Those litter bins in town and village centre locations and other high footfall areas are serviced on a daily basis from Monday to Friday and also on Sundays.  Litter bins in less busy locations are serviced less frequently, typically three times per week and not at weekends.  The service is closely monitored on an ongoing basis and issues are addressed as they arise.  There is no specific information available in relation to problems with the service in the Rathfarnham area in the early part of the week, however the matter will be investigated and inspections in the area will increase in this regard.  The photographs provided show what appears to be domestic refuse left in bags beside litter bins.  This is an offence under the Litter Pollution Act and this matter will be referred to the litter warden for the area for examination and investigation."

### **RTT/258/18 - Q3 Item ID: 58638 - Hillsbrook Grove - trees**

Proposed by Councillor D. Looney

"To ask the Chief Executive to prioritise the pruning of tees on Hillsbrook Grove following many years of representations from residents and public representatives, and to make a statement on the matter?"

**REPLY:**

"Hillsbrook estate which includes Hillsbrook Grove is listed on the Council's 2017-2019 Tree Maintenance Programme for maintenance during 2018.

In advance of works being carried out, a full survey of all trees in Hillsbrook estate will be carried out to determine the extent of the requirement for tree maintenance.  Arising from the survey, any works considered necessary will be undertaken as part of the 2018 programme of work.

As the majority of the street trees in Hillsbrook estate are located in close proximity to overhead electricity wires, it is envisaged that any required works will be undertaken by an arborist suitably qualified in the skills of utility arboriculture and approved by the ESB to undertake tree maintenance on trees in conflict with electricity wires.  A contract is currently in place to enable these works to be completed during 2018."

### **RTT/259/18 - Q4 Item ID: 58637 - Request for clean ups**

Proposed by Councillor D. Looney

"To ask the Chief Executive for an update on the clean up of the following public spaces;

Greenhills Park;

Keadeen Walkway;

Green space to the rear of St Mel’s Avenue.

To ask the Chief Executive if he agrees that all three areas are in need of some ‘TLC’ from the Council, and to ask if they will continue to be maintained and monitored following these clean ups?"

**REPLY:**

"The areas in question namely Greenhills Park, the Keadeen Walkway and the green space to the rear of St Mel's Avenue are all patrolled regularly by the Council's Litter Warden and the areas are cleaned as required following the warden's patrols and their requests for attention.  In addition to this parks and green spaces are also cleaned in conjunction with the fortnightly grass cutting programme.  The areas listed will be inspected and scheduled for clean up in the coming weeks and will continue to receive attention as requested."

### **RTT/260/18 - Q5 Item ID: 58557 - Fairways - trees**

Proposed by Councillor E. Murphy

"To ask the Council to please confirm if Fairways, Rathfarnham is listed for consideration in the Tree Programme?"

**REPLY:**

"Fairways Estate is listed on the Council's 2017-2019 Tree Maintenance Programme for maintenance during 2018.

In advance of works being carried out, a full survey of all trees in Fairways estate will be carried out to determine the extent of the requirement for tree maintenance.  Arising from the survey, any works considered necessary will be undertaken as part of the 2018 programme of work.

As the majority of the street trees in Fairways Estate are located in close proximity to overhead electricity wires, it is envisaged that any required works will be undertaken by an arborist suitably qualified in the skills of utility arboriculture and approved by the ESB to undertake tree maintenance on trees in conflict with electricity wires.  A contract is currently in place to enable these works to be completed during 2018."

### **RTT/261/18 - Q6 Item ID: 58568 - Whitechurch namestone**

Proposed by Councillor E. Murphy

"A motion at the Area Committee was passed in 2017 in relation to changing the incorrect Gaeilge on the entrance stone to Whitechurch Estate - can the Council please give an update on the progress of the works in relation to this?"

**REPLY:**

"The correction to the Whitechurch Estate namestone will be arranged as requested here and previously in June 2017."

### **RTT/262/18 - Q7 Item ID: 58233 - Litter bin Coolamber**

Proposed by Councillor Rob Russell

"To ask the Chief Executive when he hopes to have the new bin installed at Coolamber Park leading to St. Colmcilles School?"

**REPLY:**

"The litter bin required at Coolamber Estate, at the start of the path leading to St Colmcille's school, will be installed before the end of June."

### **RTT/263/18 - Q8 Item ID: 58433 - Ballycragh Park**

Proposed by Councillor Rob Russell

"To ask the Chief Executive for a report of what works have taken place in Ballycragh Park following on from the March Deputations meeting with Ferncourt Residents Association?"

**REPLY:**

The commitments given to the Ferncourt residents were as follows -

1. Look at edging the paths in Ballycragh Park later this year by scraping with a mini-digger.
2. Continue to monitor the rodent problem to ensure it doesn’t get any worse.
3. Will propose replacement of gates and fencing around playground but it will have to be done as part of next year’s budget.
4. Will examine an issue reported about the surfacing in the playground.
5. Entrance & exit of the park to be looked at, site meeting to be held with the group.

The current status of these items is as follows -

1. Edging of paths in the park will be carried out later in the summer months, when pressure from grass cutting eases.
2. The response to the reported rodent problem is ongoing, the Council's pest control specialist continues to bait the area as necessary and to monitor the situation and report back on a regular basis.
3. The proposal to replace the fence around the playspace will be costed and included in the draft improvement works programme for 2019 which will be presented to the area committees in December 2018/January 2019.
4. The item reported regarding problems with safety surfacing has been resolved.
5. The proposed site meeting has taken place.  An order has been placed for modification of the entrance barrier to be carried out.

**RTT/264/18 - H6 Item ID: 58394 - New Works** (No Business)

**RTT/265/18 - C5 Item ID: 58395 - Correspondence** (No Business)

### **RTT/266/18 - M2 Item ID: 57711 - Grass cutting in verges etc.**

Proposed by Councillor S. Holland and seconded by Councillor D. Looney

"That the Chief Executive build on the great work of last year when planning this year’s grass cutting schedule and to ask that verges and around trees/rocks are cut at the same time as the grass."

**The following report by the Chief Executive was READ:-**

"As reported to the June meeting of the County Council grass cutting has been greatly hampered by weather conditions which pertained through the course of the winter and early spring. In normal conditions the Council’s grass cutting programme commences in mid-March and has reached full pace by mid-April with a two weekly cutting schedule established by that date. Following on from the weather conditions experienced in winter and spring the grass cutting programme could not commence until mid-April, a month behind schedule, and the programme continues to be behind schedule. Efforts are continuing to establish the two weekly roster and to make up the time lost in March and April. Ordinarily by June 1st grass areas would be getting cut for the fourth time however the programme is now only moving into the third cycle on the schedule. In addition to the impact of the long and wet winter, conditions during the months of May and June to date with high soil moisture levels coupled with rising soil temperature levels have been such to encourage strong grass growth over the past month or more.

The impact of this has been that all available resources have been assigned to grass cutting in an effort to establish the regular cutting schedule. In addition 10 seasonal staff have been recruited, trained and assigned to grass cutting and the associated litter picking and cleaning work on grass areas. The weed spraying programme has also commenced in May focusing on weeds and grass around lighting columns, sign poles and trees and this will continue over the coming weeks however this programme is also behind schedule.  It is hoped that the fortnightly cutting roster in parks, estates open spaces and main roads will be established before the end of June."

Report was **NOTED**

### **RTT/267/18 - M3 Item ID: 58197 - Marian Road play space**

Proposed by Councillor D. O'Donovan and seconded by Councillor R. McMahon

"That the Chief Executive remove the Marian Road play space from the current Play Space Programme considering the outcome of consultation with both the Residents Association and the public meeting."

**The following report by the Chief Executive was READ:-**

"Marian Rd is included in the Councils 5 Year Play Space Programme (2014- 2018) as presented to Councillors in February 2014.

**The objectives for the programme are as follows:**

* Delivery of play settings for children; that provide opportunities for play in ways that develop their imaginations.
* Delivery of the play spaces in the immediate vicinity of where children live.
* The play spaces will increase the attractiveness of the local area in which they reside.
* The delivery of robust play areas that are less susceptible to vandalism.

Marian Rd was initially listed on the 2015 programme but due to delays on other sites the project was delayed. On September 16th 2015 South Dublin County Council held an information meeting with the local residents association in the Ballyroan Community Centre. Examples of the work done elsewhere around the county were presented and the presentation was well received. This consultation however was considered to be a preliminary contact only.

A community consultation meeting was held on the 19th of September 2017 regarding a playspace at Marian Road. This meeting was very well attended. The council presented information on the playspace programme and attendees had the opportunity to ask questions and make comments. A wide range of opinion was expressed at the meeting. Following these initial consultations in Marian Road and following submissions by the residents association, also attending at the meeting, it is clear that opinion is divided. Further progression of the playspace proposal at this location is not considered to be constructive at this time and the council intends to progress with other projects remaining on the list."

Following contributions from Councillors D O’Donovan and D. Looney, Ms. S. Furlong, Senior Parks Superintendent responded to the queries raised and the report was **NOTED**

### **RTT/268/18 - M4 Item ID: 58261 - Tree stumps**

Proposed by Councillor P. Foley and seconded by Councillor D. Looney

"That the Chief Executive advise if the tree stumps in the Greenhills areas of St. Patrick’s Rd, St Conleth's Rd, St Joseph's Rd, St Gerard's Rd, St James' Rd, St Malachy’s Rd, St. Brendan’s Crescent and St. Anthony’s Crescent could be removed and if the same area could be considered for the Tree Planting Programme."

**The following report by the Chief Executive was READ:-**

"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 tree stumps in the Greenhills areas of St. Patrick’s Rd, St Conleth's Rd, St Joseph's Rd, St Gerard's Rd, St James' Rd, St Malachy’s Rd, St. Brendan’s Crescent and St. Anthony’s Crescent, these locations are 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.

These locations will also 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.  While 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, the Council endeavours to plant replacement trees in the nearest available and most suitable location to where a tree has been removed."

Report was **NOTED**

### **RTT/269/18 - M5 Item ID: 58477 - Path around green space at Willbrook Fonthill Estates**

Proposed by Councillor D. O'Donovan and seconded by Councillor P. Foley

"That the Chief Executive organise for a perimeter path to be put in place around the green space which connects the Willbrook Estate with the Fonthill Estate in Rathfarnham.  This is a fantastic facility for local residents and it would be hugely beneficial to enhance the usage by creating a path, particularly for elderly residents."

**The following report by the Chief Executive was READ:-**

"This proposal will be examined and costed and can be considered for inclusion in the 2019 public realm improvement works programme which will be presented to the area committees in December 2018/January 2019 and which will then be presented to the meeting of the Council in March 2019 for approval."

### Following contributions from Councillors D. Looney, P. Foley and P. Kearns the report was **NOTED**

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### **RTT/270/18 - M6 Item ID: 58262** **- Cleaning of laneways**

Proposed by Councillor P. Foley and seconded by Councillor D. Looney

"That the Chief Executive arrange a full-scale clearing and cleaning of the laneways in the Greenhills areas of St. Patrick’s Rd, St Conleth's Rd, St Joseph's Rd, St Gerard's Rd and St James' Rd, St Malachy’s Rd, St. Brendan’s Crescent and St. Anthony’s Crescent."

**The following report by the Chief Executive was READ:-**

"The laneways in question are inspected regularly by the Council's Litter Wardens in response to incidents of illegal dumping in the area and the Council's Public Realm staff carry out clean up works in these areas as required.  The Public Realm Section will carry out a thorough clean up of these laneways as requested in the coming weeks."

## **Community**

### **RTT/271/18 - H7 Item ID: 58634 – Deputation**

[H7 - Oldcourt Field Action Group](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60282)

Report was **NOTED**

**RTT/272/18 - H8 Item ID: 58396 - New Works** (No Business)

**RTT/273/18 - C6 Item ID: 58397 - Correspondence** (No Business)

## **Housing**

### **RTT/274/18 - Q9 Item ID: 58635 - Homes allocated in Rathfarnham LEA**

Proposed by Councillor S. Holland

"To ask the Chief Executive how many homes have been allocated in Rathfarnham LEA year to date?"

**REPLY:**

"The Council has allocated eighteen homes in the Rathfarnham LEA to date for 2018.  Eight of these were allocations to transfer applicants."

### **RTT/275/18 - Q10 Item ID: 58636 - Housing Supply Update**

Proposed by Councillor D. Looney

"To ask the Chief Executive for an update on all social housing builds, purchases and Part V agreements in the area under the remit of this Committee, and to make a statement on the matter?"

**REPLY:**

**Construction Programme Update**

The next tranche of social housing build projects has commenced with 2 Part 8's published in April and May with an indicative number of 26 units in total. There are a further 7 proposed schemes as presented at Area Committee Meetings which are currently under review with proposed plans being developed for Part 8 publication from Q2 2018 to Q2 2019. There will be approximately 280 units over these 9 schemes being brought through the Part 8 planning process up to May 2019.

Within this electoral area the proposed development at Homeville commenced the Part 8 consultation stage on the 26th of April. Following the consultation process it is planned to bring this report to Council in September for consideration of the proposed development under the Part 8 of the Planning and Development Act 2000 (as amended)

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| --- | --- | --- | --- |
| Electoral Area | Site Location | Indicative No’s | Status |
| Rathfarnham/Templeogue/Terenure | Homeville | 16 | At Part 8 Consultation Stage |

**Part V Update**

Part V negotiations are ongoing with developers on private developments in the Rathfarnham/Templeogue/Terenure areas. In 2018 a total of 15 units have been delivered to date through Part V requirement on private developments.

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Q1 2018 Delivery Details** | |  |  |  |  |  |  |  |  |  |  |
| 1 Part V unit closed in January 2018 at Tolmac, Rathfarnham Lodge and purchased by SDCC | | | | | |  |  |  |  |  |  |
| **Q2 2018 Delivery Details** | |  |  |  |  |  |  |  |  |  |  |
| 11 Part V units closed in Broadcrest, Scholarstown Road, Stocking Lane in May 2018 and were purchased directly by Circle Voluntary Housing Association. | | | | | | | | | | | |
| 3 Part V units closed in Wilkins Way, and were purchased by Circle Voluntary Housing Association | | | | | | |  |  |  |  |  |
| Area | **Delivered 2017** | **Delivered Q1 2018** | **Delivered Q2 2018** | **To be delivered Q2 2018** | **Q3 2018** | **Q4 2018** | **2019** | **2020** | **2021** | **Totals** |  |
| Rathfarnham | 6 | 1 | 11 | 3 | 0 | 3 | 18 | 17 | 3 | **62** |  |
| Templeogue/Terenure | 0 | 0 | 3 | 0 | 0 | 6 | 0 | 0 | 2 | **11** |  |
| Grand Total | 6 | 1 | 14 | 3 | 0 | 9 | 18 | 17 | 5 | **73** |  |

**Acquisitions Update:**

7 apartment units in Rathfarnham closed in April 2018 purchased by Tuath Housing and the Housing Agency.

### **RTT/276/18 - Q11 Item ID: 58195 - Entrance Exit Knocklyon Site**

Proposed by Councillor D. O'Donovan

"To ask the Chief Executive where would the preferred entrance/exit to the proposed Part 8 Social Housing Scheme on Ballycullen Pitches, as proposed at the February Area Committee Meeting?"

**REPLY:**

"No plans have as yet been designed for the proposed Part 8 for social housing at Knocklyon. This scheme is currently with the Office of Government Procurement to appoint a design team and it will be quarter 4 2018 before proposed designs will be prepared. It is however proposed to have the access off St Colmcilles Way. This will not be finalised until the design is drafted and a site feasibility completed."

**RTT/277/18 - H9 Item ID: 58398 - New Works** (No Business)

**RTT/278/18 - C7 Item ID: 58399 - Correspondence** (No Business)

## **Planning**

### **RTT/279/18 - Q12 Item ID: 58641 - McHugh’s**

Proposed by Councillor D. Looney

"To ask the Chief Executive for a report on the derelict former McHugh’s sure in Greenhills; to ask for a report on the current granted permission at this site; to ask if there has been any contact with the developer with a view to commencing building work as per the granted permission; to ask if there has been any contact with the developer regarding the derelict and overgrown nature of the site; and to ask if any levies have been collected or will be collected under Derelict or Vacant Sites legislation?"

**REPLY:**

Permission was granted with conditions in July 2016 under SD16A/0060 for:

Mixed use development comprising the following elements; (1) Demolition of the existing public house (1037.5sq.m) take-away (34.6sq.m), betting office (47sq.m) and associated accommodation and the retention of the existing public house basement (84.4sq.m); (2) Construction of an anchor retail unit area of 565sq.m incorporating ancillary off-licence and 5 retail units (ranging from 101sq.m to 192sq.m); Doctors surgery (137.6sq.m) consisting of 2 consultation rooms and associated accommodation; Re-location of existing public house (250sq.m), betting office (153sq.m) and take-away; (3) The residential element comprises of 26 units in total consisting of 5 one bed apartments, 18 two bed apartments, 2 three bed apartments and 1 three bed duplex all above the retail element at first and second and part third floor levels; (4) Ancillary building mounted and pylon signage, both illuminated and non-illuminated. (5) Other accommodation includes ESB substation, residential storage, bin stores, plant rooms and meeting space. Vehicular and pedestrian access to the retail/residential elements is via existing access point on St. James' Road (northward) and Limekiln Green (eastward) with proposed additional vehicular and pedestrian access (southward) via Limekiln Green. The development also includes the retention of 38 existing car parking spaces and the provision of 33 proposed additional surface car parking spaces within the site and the provision of 27 on street car parking spaces on St. James' Road and Limekiln Green. Permission is also sought for new boundary treatments, hard and soft landscaping, revisions to roads and all associated and site developments works.

To date the permission has not been implemented.

The site is not presently on the Vacant Sites Register but is under consideration for inclusion.

The site is not presently on the Derelict Sites Register.

**RTT/280/18 - H10 Item ID: 58400 - New Works** (No Business)

**RTT/281/18 - C8 Item ID: 58401 – Correspondence** (No Business)

### **RTT/282/18 - M7 Item ID: 58483 - Cruagh Lane and Cruagh Road**

Proposed by Councillor F.N. Duffy and seconded by Councillor E. Murphy

"Cllr Francis Noel Duffy courteously calls on the Chief Executive to investigate establishing a right of way under 9.4.0 of the development plan along the existing river side walk in Massey’s wood, between the entrance off Cruagh Lane and Cruagh Road. The route of this proposed right of way is illustrated with red dots on the attached map.

**9.4.0 Public Rights of Way and Permissive Access Routes**

**The Planning and Development Act, 2000 (as amended) requires each County Development Plan to include an objective for the preservation of public rights of way that give access to places of natural beauty or utility and for such rights of way to be listed in an appendix and identified on Development Plan maps. The identification of a public right of way requires verification and the burden of proof rests with the Local Authority. The Council will endeavour to identity and list public rights of way as they come to the attention of the Planning Authority.** The creation of Permissive Access Routes to high amenity, recreational and scenic lands in partnership with landowners, adjoining local authorities, public bodies and other state agencies is considered to be an achievable mechanism to secure access to places of natural beauty or utility. Permissive Access Routes such as the Dublin Mountains Way and the Western Greenway in County Mayo are successful examples that have yielded significant tourism, recreation and amenity benefits

***HERITAGE, CONSERVATION AND LANDSCAPES (HCL)***

***Policy 16 Public Rights of Way and Permissive Access Routes***

***It is the policy of the Council to continue to promote and improve access to high amenity, scenic, and recreational lands throughout the County and within adjoining counties, including places of natural beauty or utility, for the purposes of outdoor recreation, while avoiding environmental damage, landscape damage and impacts to Natura 2000 sites.***

***HCL16 Objective 1:*** *To promote the preservation of public rights of way that give access to mountain, lakeshore, riverbank or other places of natural beauty or recreational utility such as parklands, geological and geo-morphical features of heritage value and to identify and map such public rights of way as they come to the attention of the Council.*

***HCL16 Objective 2:*** *To promote and facilitate the creation of Permissive Access Routes and heritage trails that will provide access to high amenity, scenic and recreational lands including rural areas, forests, woodlands, waterways, upland/mountain areas, the Grand Canal, the Dodder Valley, the Liffey Valley and between historic villages (utilising modern technology), in partnership with adjoining local authorities, private landowners, semi-state and other public bodies such as Coillte and the Forest Service. Permissive Access Routes should not compromise environmentally sensitive sites.*

***HCL16 Objective 3:*** *To promote and facilitate the continued development of the Dublin Mountains Way and the Wicklow Way in association with the Dublin Mountains Partnership, particularly Permissive Access Routes that provide access to regional and local networks of walking, running, hiking and mountain bike trails and other recreational facilities. The routing of new trails and rerouting of existing trails on public roads is encouraged.*

***HCL16 Objective 4:*** *To promote and improve access, in partnership with the relevant landowners, to all the historic sites in the County and seek to maximise their tourism potential in partnership with the relevant landowners.*

***HCL16 Objective 5:*** *To bring mountain amenities closer to residential communities by promoting the establishment of a network of formal footpaths, on-road paths and cycleways that facilitate casual walkers and cyclists*

***Action*** *To investigate relevant areas of the County including Dublin-Wicklow Border, Kilakee, Lucan Village Cemetery and Brittas for the purpose of creating possible public rights of way"*

**The following report by the Chief Executive was READ:-**

Coillte own and maintain existing publicly accessible waymarked walking routes along the extent of the suggested public right of way (see attached map). This approach is consistent with HCL16 Objective 2 of the *South Dublin County Council Development Plan 2016 – 2022* (the Development Plan) which seeks to promote and facilitate the creation of permissive access routes through partnership with land owners.

The wording of the motion seeking the establishment of a right of way has significant legal implications in terms of compensation, maintenance and burden of proof. As a result, seeking the establishment of a public right of way along an existing permissive access route risks the withdrawal of the landowner’s cooperation. This would put at risk the maintenance of existing routes and their future extension as well as undermining the creation of a strategic network of walking routes such as the Dublin Mountain Way.

It is noted that HCL16 Objective 1 of the Development Plan seeks to promote the preservation of public rights of way and to identify and map such as they come to the attention of the Council. It is not policy to seek to establish existing public rights of way on permissive access routes which are already waymarked, maintained and publicly accessible.

Furthermore, as stated under Section 9.4.0 of the Development Plan, the identification of a public right of way requires verification with the burden of proof resting with the local authority. Section 14 of the Planning and Development Act 2000 (as amended) requires that, where a planning authority proposes to include for the first time, a provision in a development plan relating to the preservation of a specific public right of way, it shall serve notice on any owner and occupier affected. Such parties have a right of appeal to the Circuit Court.

Within this context of the above, a search of the Property Registration Authority reveals that no public right of way has been recorded along the route refer to by the subject motion. Therefore, the existence of a public right of way along the suggested route has been investigated and cannot be verified.

[M7 - Publicly Accessible Paths](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60288)  
[Motion image](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60112)

Following contributions from Councillors P. Foley, D. Looney and F. Duffy, Mr. B. Keaney, Senior Planner responded to the queries raised and agreed that this Committee would write to Cóilte asking them to upgrade these pathways and improve Wayfinding signs. This was **AGREED** and the report was **NOTED**

## **Transportation**

### **RTT/283/18 - Q13 Item ID: 58301** **- Edmondstown Road**

Proposed by Councillor F.N. Duffy

"To ask the Chief Executive for a comprehensive update on the progress of the stabilisation works proposed to Edmondstown road (R116), south of the Merry Ploughboy?"

**REPLY:**

"In relation to the ongoing closure of Edmondstown Road for safety reasons, the Council have continued to progress discussions with the representatives of the landowner, at this stage the County Council’s Engineers have agreed the design provided of the works needed to repair the slope. Lab testing of core samples of material was required to inform the design and this took time to complete.

The Council understand the urgency of the works commencing and being completed in order that the road can reopen and have sought a date of commencement of works. We have been informed that Contractors have been on site to examine the site and to tender a price for the works.

At this point the Council are not satisfied that there is compliance with the Planning Enforcement and no commencement date has been provided to the Council, the Councils Law Agent is therefore proceeding with court action.

There is no date currently for the reopening of the road."

### **RTT/284/18 - Q14 Item ID: 58199 - Ballycullen Area**

Proposed by Councillor B. Lawlor

"To ask the Chief Executive, as the Ballycullen area develops with new houses what plans and measures are in place to reduce the increasing congestion of traffic in the morning and evening times?"

**REPLY:**

"The plans that are in place are those in approved Planning Permissions and the County Development Plan. The latter is subject to considerable forward planning, finance and appropriate approval. In addition SDCC await the results of the NTA's Bus Connects study and roll out."

### **RTT/285/18 - Q15 Item ID: 58640** **- Dodder Wellington Lane progress**

Proposed by Councillor D. Looney

"To ask the Chief Executive for an update on the Wellington-Whitehall cycle scheme and the Dodder Greenway, and to make a statement on the matter?"

**REPLY:**

"The procurement of a consultant for the Wellington-Whitehall cycle scheme is progressing and it is expected that it will be advertised in June 2018 with the consultant commencing in August 2018, with a Part 8 being advertised in Oct/Nov 2018. The procurement of a consultant for the Dodder Greenway cycle scheme is progressing and it is expected that it will also be advertised in June 2018, with the consultant commencing the detailed design and tender documents in August 2018. As ERDF funding has already been secured, we are hopeful that elements of the scheme will commence construction in 2019."

### **RTT/286/18 - H11 Item ID: 58643 - Templeogue Village Part 8 Report**

Ms. C. Lambert, Senior Executive Engineer presented the following report:-

**Templeogue Village Part 8 Report**

[H11 (1) - Templeogue Village Part 8 Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60273)  
[H11 (2) - Final Part 8 Drawing 21 March 2018](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60280)  
[H11 (3) - Tidy Towns Submission for Part 8 - Upgrade Plan](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60279)

Following contributions from Councillors P. Kearns, R. McMahon, P. Foley, D. Looney and P. Donovan, Ms. C. Lambert, Senior Executive Engineer responded to the queries raised and it was **AGREED** to bring the report to Full Council

### **RTT/287/18 - H12 Item ID: 58872 - Amendments Grange Rd Part 8**

Ms. H. Fallon, Senior Executive Engineer presented the following report:-

**Amendments to Part 8 Grange Road**

Proposed amendments to existing Grange Rd Part 8

The NTA have agreed a funding allocation of €700k for Grange Road for 2018. During the project control and agreement phase, they stated that they were not satisfied with the design of the scheme from Dispensary Lane to Stonepark Abbey. The main reason was the lack of a continuous cycle lane the length of the scheme. As a result it has been agreed to submit the following changes for an amendment of the existing Part 8, in order to receive funding for the whole scheme.

1. Continuation of the cycle tracks through the full length of the scheme. This will require advisory cycle lanes through the narrowest section of the scheme. This is to provide cycle tracks for vulnerable road users to local schools continuously through the scheme.
2. Removal of three small areas of parking one to the south of Beaufort Downs the other north of Convent Rd N and the other opposite Convent Road S. This is to ensure that the maximum amount of footpath is provided for vulnerable road users, that drivers of the parked cars will not affect cyclists when opening doors and that visibility is provided for drivers exiting side roads.
3. A pedestrian crossing is provided at Stonepark Abbey. It was noted during a site visit with the NTA that this is the busiest crossing area, there is a traffic warden at this location.
4. Various traffic management proposals including extending traffic platforms and changes to the colour of the road surfacing. This is to further reduce road speeds.

[H12a - Existing Part 8](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60328)  
[H12b - Proposed Part 8 drawing](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60334)  
[H12c - Photo Convent Lane](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60337)  
[H12d - Photo Tara Hill](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60336)  
[H12e - Proposed advert](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60335)

Following contributions from Councillor P. Donovan, Ms. H. Fallon, Senior Executive Engineer responded to the queries raised and the report was **NOTED**

**RTT/288/18 - H13 Item ID: 58402 - Proposed Declaration of Roads to be Public Roads** (No Business)

**RTT/289/18 - H14 Item ID: 58403 - New Works** (No Business)

**RTT/290/18 - C9 Item ID: 58404 - Correspondence** (No Business)

### **RTT/291/18 - M8 Item ID: 58556 - Whitechurch Green**

Proposed by Councillor E. Murphy and seconded by Councillor P. Foley

"That this Area Committee requests that a pathway be developed at the bottom of the green at the entrance to Whitechurch Estate which would link with the pathway at Grangebrook and continue to Whitechurch. At present there is no pathway to service the bus stop at the bottom of the green which poses significant safety issues for bus users."

**The following report by the Chief Executive was READ:-**

"A pedestrian path is provided on the north side of Whitechurch Green and the west side of Whitechurch Way. These paths provide pedestrian access to the Whitechurch Estate including access to the bus stop. It is not proposed to construct an additional path on the edge of the green open space."

Report was **NOTED**

### **RTT/292/18 - M9 Item ID: 58588** **- Ballycullen Old Court area**

Proposed by Councillor P. Foley and seconded by Councillor D. O’Donovan

"Could the Chief Executive outline the transport and infrastructure improvements being considered for the Ballycullen/Old Court area. A site has been acquired for a secondary school on Ballycullen Road and there is insufficient infrastructure in place to cater for existing levels of pedestrians, cyclists and traffic in this area – with residents reporting extremely long delays in this area (report already supplied to CE).

A planning application for a secondary school at this site should not be considered until proposals for improvements are put forward.  If this motion is passed, it should be forwarded to the Council’s Planning and Roads section and to the Department of Education for consideration."

**The following report by the Chief Executive was READ:-**

"The County Development Plan and the Planning Permission are the extent of road improvements for this area. In parallel NTA are hoping to complete the Bus Connects project in the coming months and it is envisaged that there will be improvements in the bus network introduced. Cycling facilities have and will continue to improve. Local initiatives including traffic light sequence adjustment and minor road works will be carried out where an identified benefit will result."

Following contributions from Councillors S. Holland, D. O’Donovan, P. Donovan, p. Kearns, R. Russell, D. Looney and P. Foley, Mr. W. Purcell, Senior Engineer responded to the queries raised and the report was **NOTED**

### **RTT/293/18 - M10 Item ID: 58566 - Edmondstown Road**

Proposed by Councillors C. McMahon, D. O'Donovan, E. Murphy, F.N. Duffy, P. Donovan, S. Holland and seconded by Councillor D. O’Donovan

"That this Area Committee demands that South Dublin County Council initiate the identified repair works on the section of the Edmondstown Road that has been closed since November 2017. The residents, business owners and wider community have been significantly impacted by the closure of the road and the timescales which were outlined have passed with no works commenced."

**The following report by the Chief Executive was READ:-**

"In relation to the ongoing closure of Edmondstown Road for safety reasons, the Council have continued to progress discussions with the representatives of the landowner, at this stage the County Council’s Engineers have agreed the design provided of the works needed to repair the slope. Lab testing of core samples of material was required to inform the design and this took time to complete.

The Council understand the urgency of the works commencing and being completed in order that the road can reopen and have sought a date of commencement of works. We have been informed that Contractors have been on site to examine the site and to tender a price for the works.

At this point the Council are not satisfied that there is compliance with the Planning Enforcement and no commencement date has been provided to the Council, the Councils Law Agent is therefore proceeding with court action.

There is no date currently for the reopening of the road."

Following contributions from Councillors E. Murphy, S. Holland, D. O’Donovan, P. Donovan, C. McMahon, F. Duffy, P. Kearns and D. Looney, Mr. T. O’Grady, Senior Engineer responded to the queries raised and the report was **NOTED**

## **Libraries & Arts**

### **RTT/294/18 - H15 Item ID: 58405 - Library News and Events**

Report presented by Ms. B. Meenaghan, Senior Executive Librarian

[H15 - Library News & Events](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=60201)

Following contribution from Councillor D. O’Donovan the report was **NOTED**

**RTT/295/18 - H16 Item ID: 58406 – Application for Art Grants** (No Business)

**RTT/296/18 - H17 Item ID: 58407 - New Works** (No Business)

**RTT/297/18 - C10 Item ID: 58408 - Correspondence** (No Business)

## **Economic Development**

### **RTT/298/18 - Q16 Item ID: 58242** **- Disposal Olb Ballycullen Road**

Proposed by Councillor S. Holland

"Could the Chief Executive furnish this Area Committee with the particulars of the site disposal at Old Ballycullen Road, including zoning information and reason for disposal rather than development?"

**REPLY:**

"The context of the site disposal at Old Ballycullen Road/Castlefield was a strategic decision taken by the Council with the approval of the elected members at a special meeting of the Organisation, Procedure and Finance Committee on 27th June 2014 to assist in the provision of homes in the County as a response to Housing delivery in the County.  Consideration was given to development of the site in line with the methodologies for housing delivery.  At a further special meeting of the Organisation, Procedure and Finance Committee on 23rd October 2014 a marketing brief was prepared in accordance with the agreed resolution of the elected members. The land was zoned objective "A" to protect and / or improve residential amenity.  This site along with 3 other small Council owned sites were prepared and offered for public sale in the National press in May 2015.

Following conclusion of the tender process the Section 183 was brought before the elected members at the October 2015 County Council meeting where approval by the elected member for disposal of this site was approved."

### **RTT/299/18 - Q17 Item ID: 58633** **- Proposed Dublin Mountains Visitor Centre**

Proposed by Councillor S. Holland

"To ask the Chief Executive for an update on the plans for the Hellfire Club?"

**REPLY:**

All relevant information on the proposed Dublin Mountains Visitor Centre development is available at:

<https://www.sdcc.ie/en/services/sport-and-recreation/tourism/dublin-mountains-project/>

The timeline / current position on the proposed Dublin Mountains Visitor Centre development is as follows:

|  |  |
| --- | --- |
| July 2017 | Application and Environmental Impact Assessment (EIA) Report for a proposed joint development by South Dublin County Council, Coillte and the Dublin Mountains Partnership of a Dublin Mountains Visitor Centre were submitted on South Dublin County Council’s behalf to An Bord Pleanála (ABP) on Monday 31st July 2017 (Ref: JA0040).  (This followed extensive engagement on the project with the Elected Members, the public and relevant stakeholders resulting in proposals for a “gateway” to the Dublin Mountains located at the combined Massey’s Wood /Estate and Montpelier Hill incorporating the Hell Fire Club site.) |
| October - November 2017 | ABP requested further additional information from the Council in relation to:  ·         Appropriate Assessment of the site;  ·         Red Squirrels;  ·         Pine Martens;  ·         Bats; and other miscellaneous matters.  A comprehensive response addressing all the matters raised was submitted to ABP on the Council’s behalf including:  ·         Further Information Response Document;  ·         Revised Operational Management Plan; and,  ·         Red Squirrel Management Plan. |
| Dec 2017 – March 2018 | Public notice that further information containing significant additional data had been furnished to ABP in relation to the application for the proposed Dublin Mountains Visitor Centre Development and was made available for public inspection at the request of ABP.  (The period of inspection was extended at the request of ABP having regard for the timeframe prescribed in Article 6(7) of Directive 2011/92/EU as amended by EU Directive 2014/52/EU on the effect of certain public and private projects on the environment (EIA Directive) and ended on 1st March 2018.) |
| February - March 2018 | Request from ABP for additional information by way of a bird survey of the area which is the subject of the application from the Council.  Following a request by the Council for clarification, ABP advised that the deadline for receipt of this additional information was being extended to have regard for the relevant nesting season. |
| 30th September 2018 | Revised deadline for receipt of additional information in relation to bird survey of the area which is the subject of the application. |
| Late 2018 (estimated) | Estimated date for ABP oral hearing relating to the proposed development. |

120 submissions have been received by ABP in relation to the application and are available to view on the website at the following link: [**https://www.sdcc.ie/en/services/sport-and-recreation/tourism/dublin-mountains-project/an-bord-pleanala-application/**](https://www.sdcc.ie/en/services/sport-and-recreation/tourism/dublin-mountains-project/an-bord-pleanala-application/)

**RTT/300/18 - H18 Item ID: 58409 - New Works** (No Business)

**RTT/301/18 - C11 Item ID: 58410 - Correspondence** (No Business)

### **RTT/302/18 - M11 Item ID: 58305** **- Gael Scoil Chnoc Liamha funding**

Proposed by Councillor E. Murphy and seconded by Councillor S. Holland

"Given the length of the process for the progression of a new school building for Gaelscoil Chnoc Liamha and the impact that persistent delays are having on school resources I propose that this Area Committee writes to the Minister for Education and Skills requesting him to commit financial support to Gaelscoil Chnoc Liamha in the interim. The school is using valuable funds which should be used for educational purposes to maintain decrepit prefabs which are not fit for purpose."

**The following report by the Chief Executive was READ:-**

"If this motion is passed, a letter will issue to the Minister for Education and Skills and when a reply is received it will be issued to the members."

Following contributions from Councillors S. Holland, E. Murphy, D. O’Donovan, P. Foley, P. Donovan, R. McMahon, P. Kearns and C. McMahon and D. Looney, Mr. S. Deegan, Senior Executive Officer responded to the queries raised and the report was **NOTED**

The meeting concluded at 5.53pm

Siniú \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dáta \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

An Cathaoirleach