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

Minutes of South Dublin County Council Tallaght Area Committee Meeting held on Monday 27th September 2021

### **PRESENT**

|  |  |
| --- | --- |
| Costello, Teresa | Mahon, Kieran |
| Duff, Mick | O’Connor, Charlie |
| Dunne, Louise | Pereppadan, Baby |
| Holohan, Patrick | Sinclair, Liam |
| King, Cathal | Whelan, Leah |

### **OFFICIALS PRESENT**

|  |  |
| --- | --- |
| Senior Engineer | L. Magee |
| Senior Parks Superintendent | S. Furlong |
| Senior Executive Officer | E. Leech, L. Leonard, B. Pierce & J. Moroney Ward |
| Senior Executive Engineer | J. Hegarty |
| Senior Executive Librarian | L. Joyce |
| Administrative Officer | B. Shannon |
| Executive Engineer | G. Walsh |
| Senior Staff Officer | F. Keane |
| Staff Officer | B. Carroll |
| Clerical Officer | M. Farrell |

Councillor T. Costello, presided

### **T/333/21 H1/0921 Item ID:72297**

Minutes of Tallaght Area Committee Meeting held on 28th June 2021 which had been circulated, were submitted and **APPROVED** as a true record and signed.

It was proposed by Councillor T. Costello, seconded by Councillor C. O’Connor and **RESOLVED:**

"That the recommendations contained in the Minutes of the Tallaght Area Committee Meeting held on 28th June 2021 be **ADOPTED** and **APPROVED**."

[H-I 1 Minutes of Tallaght Area Committee Meeting 28th June 2021](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72281)

**QUESTIONS**

It was proposed by Councillor T. Costello, seconded by Councillor M. Duff and RESOLVED: "That pursuant to Standing Order No. 1, Question Nos. 1 to 15 be ADOPTED and APPROVED.”

## **Economic Development**

### **T/334/21 Q1/0921 Item ID:72011**

Proposed by Councillor C. O'Connor

To ask the CEO to confirm the schedule now being followed in respect of plans for the fourth Stand at Tallaght Stadium and will he give details of recent contacts with Shamrock Rovers regarding the matter and will he make a statement? Charlie O'Connor

**REPLY:**

Stage 1 of the two stage tender process was recently completed with submissions returned by 6th September, 2021. The 2nd Stage of the tender process is anticipated to commence in November 2021. Subject to the tender process and the procurement of a Main Contractor for the Stadium development,  construction is due to commence in Spring 2022. The phasing of the building works will be agreed between the Council, its Architects and the Main Contractor. We will of course be taking cognisance of the activities of Shamrock Rovers, and their games, as well as other users of the Stadium facilities, ensuring minimum disruption to the Club and others, during the planned construction works.

Several meeting have been held recently with Shamrock Rovers included discussions in relation to the development works at the Stadium. One meeting included an update on the North Stand works and Main Stand Corporate Area developments in the Stadium, with a second meeting taking place where the Council facilitated a meeting between the Club and the Consultant Architects on the design of the new Club offices and shop. Attendees from the Club included the Independent Chairperson, Chief Executive Officer and the Club Secretary. The club and Stadium Management are also in regular contact on an ongoing basis during the normal activities taking place at the Stadium.

We will continue to keep the Club informed of ongoing developments, which will have the potential to transform the Stadium offering for future events.

### **T/335/21 Q2/0921 Item ID:72014**

Proposed by Councillor C. O'Connor

"To ask the CEO if he is progressing plans to develop a Heritage Centre in Tallaght; if he proposes to initiate a feasibility study in respect of the matter and will he make a statement?".

**REPLY:**

It is a stated objective of the Tallaght Local Area Plan ‘‘to progress a feasibility study to identify a site and progress design and funding of a county museum’’. Work has yet to commence on the feasibility study but South Dublin County Council are fully committed to meeting the objectives of the LAP. In doing so, any feasibility study will duly consider the demand for such a facility, locational and design considerations, as well as operational and funding requirements associated with same.

### **T/336/21 M1/0921 Item ID:71660**

Proposed by Councillor L. Sinclair Seconded by Councillor M. Duff

Following a successful campaign from local residents that this council begin exploring all options for taking the lands that act as a green buffer between Tallaght and Clondalkin, known locally as Whitehall or the Farmer's field, into public ownership with a view to opening it up for public, managing for carbon capture and biodiversity.

**REPORT:**

The lands at this location are in private ownership, the EETD Department have no plans for acquisition of lands at this location.

A discussion followed with contributions from Cllrs. L. Sinclair, M. Duff, C O’Connor, K. Mahon & C. King.

L. Leonard replied to the Councillors questions.

The motion was **AGREED**.

## **Libraries & Arts**

### **T/337/21 Q3/0921 Item ID:72012**

Proposed by Councillor C. O'Connor

"To ask the CEO to update the Committee on plans for a new Library at Citywest and will he appreciate the demand of the Citywest community that their Library be provided in Citywest as indicated in the LAP and will he make a statement?"

**REPLY: Q 3**

*It is an objective of the Fortunestown Local Area Plan (LAP) to make provision for a library building or space, within or in close proximity to the Citywest area. South Dublin County Council are presently exploring all options for the provision of a library to serve the western part of the County. The exact location of this facility has yet to be finalised and will be identified as the delivery of the Local Area Plan and development in the surrounding area advances. South Dublin County Council are fully committed to providing community infrastructure on a phased basis in line with the objectives of the LAP*.

### **T/338/21 H2/0921 Item ID:72192**

Proposed by Libraries & Arts

Application for Arts Grants

**REPLY:**

 There are no grants for this meeting.

### **T/339/21 H3/0921 Item ID:72194**

Proposed by Libraries & Arts

Library News & Events

[Library events](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72187)  
[library report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72186)

Laura Joyce made a presentation.

A discussion followed with contributions from Cllrs. O’Connor, Mahon & Costello.

L. Joyce replied to the Councillors queries.

The report was **NOTED**.

### **T/340/21 H4/0921 Item ID:72195**

Proposed by Libraries & Arts

New Works

### **T/341/21 C1/0921 Item ID:72204**

Proposed by Libraries & Arts

Correspondence

## **Corporate Support**

### **T/342/21 Q4/0921 Item ID:72020**

Proposed by Councillor C. O'Connor

"To ask the CEO to confirm contacts he has had with the Minister for Housing, Local Government and Heritage with regard to the issues which are now preventing the go ahead of the proposed Plebiscite to change the name of Brookmount, Tallaght to Brookmount Drive, Tallaght and will he give assurances and make a statement?".

**REPLY:**

The Department of Housing, Local Government and Heritage recently informed that legislation to hold a Plebiscite is not in place, as yet.  Corporate Services will continue to liaise with the Department on this matter.

### **T/343/21 Q5/0921 Item ID:72019**

Proposed by Councillor C. O'Connor

"To ask the CEO to provide full details of plans for the €300K Have Your Say in Tallaght Central and will he confirm the schedule to be followed in the matter and make a statement?".

**REPLY:**

€300k Have Your Say for Tallaght Central was launched on 8 September 2021 by the Mayor of South Dublin County, Councillor Peter Kavanagh. Submissions for the initiative opened from that date and will close on 8 October.  Following the closing of the submissions phase, a shortlisting process will take place with senior officials in the Council where all project proposals will be assessed against the €300k Have Your Say criteria.

Once that assessment has been carried out, a shortlist will be brought to the full Council meeting on 8 November for approval. Once approved, the public vote will commence with online and print ballots available and will remain open for two weeks. A results night will follow in late November or early December.

### **T/344/21 H5/0921 Item ID:72215**

Proposed by Corporate Support

New works

### **T/345/21 C2/0921 Item ID:72206**

Proposed by Corporate Support

Correspondence

### **T/346/21 M2/0921 Item ID:72099**

Proposed by Councillor K. Mahon Seconded by Councillor M. Duff

"Recent survey work has seen the issue of crack cocaine use in the Tallaght area publicised in national media. Despite the sensationalism by sections of national media and accepting the issue is in no way limited to Tallaght we regard this as a useful mapping exercise, a reflection of knowledge and experience of workers within our communities and an issue that cannot be allowed to spiral any further. This Area Committee will write to the Minister for Health Stephen Donnelly, Minister of State for Drugs Policy Frank Feighan, and other relevant departments requesting a clear outline of what additional funding and personnel are to be provided to local drug service providers to deal with these issues and how that funding is to be allocated to front line service providers? If agreed a draft letter can be circulated among Councillors".

**REPORT: If the motion is agreed, a letter will be issued to the Ministers for their attention and when a reply is received, the Committee will be notified accordingly.**

A discussion followed with contributions from Cllrs. K. Mahon, M. Duff, C O’Connor, C. King, P. Holohan & T. Costello.

E. Leech replied to the Councillors questions.

The motion was **AGREED**.

## **Performance & Change Management**

### **T/347/21 H6/0921 Item ID:72216**

Proposed by Performance & Change Management

New works

### **T/348/21 C3/0921 Item ID:72217**

Proposed by Performance & Change Management

Correspondence

## **Environment**

### **T/349/21 Q6/0921 Item ID:72015**

Proposed by Councillor C. O'Connor

"To ask the CEO will he confirm when the Old Bawn Sports Pavilion will now be open to local groups; what plans has he got to promote the availability of these new facilities and in reporting will he also give assurances that the security of the facility and it's surrounds are being given special attention and will he make a statement?".

**REPLY:**

It is envisaged that the Old Bawn Sports Pavilion will open in October 2021. The pavilion was to officially open last year as well as launching the new online booking and access system, this was all delayed due to Covid restrictions.  Prior to this, the Council invited clubs in the area to an information and demonstration evening on how to use the booking system and access the facilities. It is planned to contact all clubs in the area again providing them with a link to the “How to Video” on how to use the system and if clubs require a refresher demonstration, this can be arranged.  Once launched, the online booking and access system will be advertised across our social media channels and Council website.  A new page on the Council’s website [www.sdcc.ie/bookapavilion](https://eur04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sdcc.ie%2Fbookapavilion&amp;data=04%7C01%7Csconroy%40SDUBLINCOCO.ie%7Cbc43febfac544f1a089b08d97f31f8c2%7C6a3c00c019d0492da8de95fad8fda1d4%7C0%7C0%7C637680674860818887%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&amp;sdata=lCaxbm5jS2r414cFED3v1uPj08yQEtfR2E5rVvbMGXU%3D&amp;reserved=0) is set up and will be in use once launched which provides information on the pavilion programme locations, step by step on how to book facilities and link to the “How to Video”.

Regarding security at the new pavilion, the building is protected by a CCTV system.  It is planned to extend the system to give better coverage of the car park and to include a voice over facility whereby a security operative can ask a person to move on should they be loitering there. It is also intended to put a monitoring contract in place for the facility to be monitored during hours of darkness.  This work will be attended to in the coming weeks.

### **T/350/21 Q7/0921 Item ID:72016**

Proposed by Councillor C. O'Connor

"To ask the CEO what actions are being taken to deal with the 4 vacant and derelict houses in St. Maelruan's Park which are the source of much concern to the local community and will he make a statement?".

**REPLY:**

The properties in question have been placed on the Register of Derelict Sites maintained by South Dublin County Council with a view to taking further action under the provisions of the Derelict Sites Act, 1990.

### **T/351/21 H7/0921 Item ID:72298**

Proposed by Environment

Litter Management Plan Update

[Litter Management Plan Presentation](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72283)  
[Litter Management Plan Update](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72282)

B. Shannon made a presentation.

A discussion followed with contributions from Cllrs. C. King, K. Mahon, C O’Connor, L. Dunne, L. Sinclair & M. Duff.

The report was **NOTED**.

### **T/352/21 H8/0921 Item ID:72214**

Proposed by Environment

New works

### **T/353/21 C4/0921 Item ID:72207**

Proposed by Environment

Correspondence

### **T/354/21 M3/0921 Item ID:72109**

Proposed by Cllr. T. Costello Seconded by Cllr. M. Duff

"To ask the manager what steps have been taken to secure the bungalows on the Old Bawn Road 10 & 11. They have been a target for anti social behaviour and following the recent fire at the bungalow on Bradys Field it is important that a repeat of this occurrence doesn't happen at this vulnerable site".

**REPORT:**

The properties are in private ownership and are currently being examined under the provisions of the Derelict Sites Act, 1990. To date, the registered owners of the properties have not responded to correspondence from the Council. It is proposed to take further action under the provisions of the Derelict Sites Act as appropriate.

A discussion followed with contributions from Cllrs. T. Costello, C O’Connor, M. Duff & C. King.

E. Leech & L. Magee replied to the Councillors questions.

A commitment was given to request official response from Planning and circulate to members– E. Leech.

The motion was **AGREED**.

## **Water & Drainage**

### **T/355/21 H9/0921 Item ID:72198**

Proposed by Water & Drainage

New works

### **T/356/21 C5/0921 Item ID:72208**

Proposed by Water & Drainage

Correspondence

## **Public Realm**

### **T/357/21 Q8/0921 Item ID:72101**

Proposed by Councillor Baby Pereppadan

"To ask the chief executive whether the plantation of trees at Fortunestown Way (Tallaght Leisure to Lidl, Fortunestown Way) has been added to the Autumn/Winter 2021 planting season and an update regarding when the trees can be planted?".

**REPLY:**

Fortunestown Way - Tallaght Leisure to Lidl has been listed for tree planting in the Autumn/Winter 2021 tree planting season. The works is scheduled to take place before the end of the year.

### **T/358/21 Q9/0921 Item ID:71764**

Proposed by Councillor L. Whelan

"With regard to members rep ID 1238975, commitments were given from the council that this would be included in the public works realm, will the council confirm are there plans to implement this or can you confirm the current status. This is a safety concern for young families in Árd Mór. The green space should be a safe area for children to play"?

**REPLY:**

Regrettably the reply issued to the members rep ID 1238975 was incorrect.  The matter was raised again on the business of the Tallaght area committee meeting in December 2019, motion number 8.  On that occasion the record was corrected, the response given then advised the proposer of the motion that the Council's Public Realm Section does not fence off public open spaces in housing estates as to do so makes these areas too difficult to maintain.  The reply further confirmed that there are no plans to erect a fence around the open space in Ard Mor estate.

### **T/359/21 H10/0921 Item ID:72199**

Proposed by Public Realm

New works

### **T/360/21 C6/0921 Item ID:72209**

Proposed by Public Realm

Correspondence

### **T/361/21 M4/0921 Item ID:72055**

Proposed by Councillor T. Costello Seconded by Cllr. C O’Connor

To ask the CEO to discuss what safety measures have been put in place for Tallaght for Halloween.

**REPORT:**

The Council recognises the difficulties that Halloween causes for many communities through the illegal burning of waste on Halloween bonfires, the damage to local amenities, and the threat to property and local services.

In response to Halloween in recent years the Council has adopted a cross departmental approach utilising the services of Public Realm, Waste Enforcement, Environmental Awareness, Library Services, Housing and Community Services Departments to prevent damage and promote the “Safe Halloween” message. The Council's response to Halloween in 2021 will involve the following elements as it has done in other recent years:

* Various awareness measures to highlight the dangers associated with bonfires and the harm done to the environment.
* Funding of community based activities which are intended to divert children away from bonfires and other anti-social behaviour.
* Action by the Council's Environmental Licensing and Enforcement Section to deal with commercial premises and their obligations to properly store their waste including waste tyres and pallets (including aerial surveys of premises where necessary).
* The Public Realm response to remove stockpiles of bonfire materials has commenced and will continue throughout September and October and will intensify as Halloween approaches.
* The Public Realm Section will have operational staff on duty over the bank holiday weekend and the Halloween weekend collecting bonfire materials, in recent years these collections captured in the region of 250 tonnes of materials and diverted it away from bonfires.
* Liaison with An Garda Siochana with regard to action being taken by them and by the Council in relation to this matter.
* Liaison with local residents groups who can help to identify the locations of material stockpiles.
* Implementation of the ‘bulbs not bonfires’ scheme which is a reward provided through South Dublin County Council’s Social Credit Scheme. This initiative provides communities with flowers in the Spring instead of scarred open space throughout the year. In recent years the Council has spent approximately €2,500 per year on bulbs for this popular scheme and it is envisaged that a similar sum will be spent again this year on the scheme.
* The social credits scheme will once again facilitate groups who are registered on the scheme with the disposal of materials at the Council's civic amenity site in Ballymount, and this will help to reduce the amount of materials being handed over for bonfires.

**Electrical Recycling Collections for Halloween**

RecycleIT, in association with South Dublin Country Council and in partnership with WEEE Ireland hosted a series of free door to door electrical recycling collection days in residential areas across South Dublin prior to Halloween 2020.  These collection days are now annual events and help ensure hazardous electrical equipment and batteries don’t find their way onto seasonal Bonfires.  This scheme helps residents to recycle all types of electrical, electronic and battery-operated equipment including old heaters, electronic toys, TV’s, washing machines, cookers, kettles, phones and computers, and any other item with a plug or battery (including batteries).  RecycleIT are in contact regularly with residents associations regarding this service and at present 3 such collections are arranged for the period prior to Halloween.

Recycle IT is very happy to work with community groups and resident’s associations to arrange free electrical recycling collections in September and October and throughout the year. Groups can call 01 4578321 or email info@recycleit.ie to learn more and take the first steps to arranging a FREE collection event for your estate or neighbourhood.

**Mattress Recycling**

In 2020 the Council also ran an improved mattress amnesty scheme in advance of Halloween, using the services of RecycleIT.  This scheme operated within Covid restrictions and protocols in 2020 however it proved to be very successful nonetheless.  A similar scheme is being arranged to take place this year in advance of Halloween.

The **Bulbs not Bonfires Scheme** continues to run annually as part of the Council's response to issues arising at Halloween.  This is part of the wider Social Credits Scheme which is operated by the Council's Environmental Awareness Section.  In response to the suggestion here, and to similar requests received, consideration is being given to changing the type of bulb provided to participants in the scheme.  To date the Council has issued daffodil bulbs only and these can continue to be provided to community groups who request these.  Where a group requests pollinator friendly bulbs it is proposed that crocus, muscari, snowdrop, allium and other bulbs can be supplied.  The Council policy is to map areas of biodiverse planting and in time this mapped information will be made available to the public.  The assistance of community groups who plant such areas will be requested in this mapping process, so that the Council's grass cutting programme can be organised to work around the areas which are planted by community groups.

One change that occurred in 2020 was that due to Covid 19 restrictions the Gardai and the Council's environmental awareness staff were unable to visit schools to speak directly to students about the dangers associated with Halloween, and this led to these messages being promoted through social media.  As the full relaxation of Covid restrictions is not due to take place until after October 22nd it is unlikely that school visits will be possible this year either and therefore the use of social media for this purpose will be necessary once again.

A discussion followed with contributions from Cllrs. T. Costello, C O’Connor, M. Duff, P. Holohan & L. Dunne.

E. Leech & L. Magee replied to the Councillors questions.

A commitment was given to liaise with Local Gardaí and inform Cllrs of date of the meeting – L. Magee.

A commitment was given to raise the idea of using Tallaght Stadium for a Halloween event with the relevant Council officials – L. Magee.

The motion was **AGREED**.

### **T/362/21 M5/0921 Item ID:72090**

Proposed by Councillor T. Costello Seconded by Cllr. C O’Connor

To ask the manager to discuss and agree a solution to improve the anti social behaviour under the red bridge in the dodder.

**REPORT:**

The Public Realm Section will examine ways to close off the area under the Dodder Bridge and would hope to propose a solution that can be included in the Public Realm Improvement Works Programme in 2022.  The area directly under the bridge is cleared of vegetation and has hardcore over part of it and this appears to make it an attractive area for congregating.  The area has been inspected a number of times recently and there are no obvious signs of serious anti-social behaviour occurring here such as litter or dumping, evidence of drinking or drug taking or remnants of fires etc.

The solution proposed here, to install gabions under the bridge, is not considered to be suitable as it is likely that the nature of the gabions themselves would encourage some to climb them which in turn would add to the anti-social activity and present a danger to anyone engaging in this activity.  The height difference between ground level and the under side of the bridge is estimated at 5 to 6 metres at a maximum and this could pose a substantial risk.  The possibility of installing fencing which would close the area under the bridge off in an effective manner will be examined and costed.  It is quite likely that if this area is closed off that congregating will move to another location, possibly not far away.  It would seem that the most attractive aspect of the location under the bridge is that it is out of sight, and this is the case with most locations along the bank of the river in this general area.

A discussion followed with contributions from Cllrs. T. Costello, C. King & K. Mahon.

L. Magee replied to the Councillors questions.

The motion was **AGREED.**

### **T/363/21 M6/0921 Item ID:72107**

Proposed by Councillor T. Costello Seconded by Councillor M. Duff

"To ask the manager to discuss what options are open to St Kevins/ Killians in relation to them getting proper facilities at their pitches in Kilnamanagh. The lack of changing rooms and toilets is a huge issue for this long standing Tallaght club."

**REPORT:**

In line with South Dublin County Council’s developed Sports Pitch Strategy; Sports Pavilions are being provided on a shared basis for several clubs, at locations that have a number of playing pitches that require changing facilities. Pavilions are ideally located in areas with good passive surveillance, with good access to car parking and with good access to the pitch facilities they will serve.

A programme to construct shared changing facilities, available to all clubs is currently underway (subject to funding); providing a number of changing rooms, referee changing rooms and some storage areas to replace temporary storage and changing facilities.

This programme is being provided in larger parks that have a large number of pitches and a number of clubs sharing pitches.

• Dodder Valley Old Bawn (construction complete)

• Griffeen Valley Park (North) (at Construction phase)

• Corkagh Park (At planning stage)

• Tymon Park (West of M50)

• Dodder Valley Mt Carmel

• Griffeen Valley Park (Arthur Griffith Park)

• Collinstown Park

In addition there are changing facilities provided at some parks from previously provided programmes; SDCC have provided the club with access to 3 of the existing changing rooms at Ballymount Park.

A discussion followed with contributions from Cllrs. T. Costello, L. Sinclair, M. Duff, C O’Connor, P. Holohan, C. King & K. Mahon.

S. Furlong replied to the Councillors questions.

The motion was **AGREED**

### **T/364/21 M7/0921 Item ID:71714**

Proposed by Cllr. L. Sinclair Seconded by Cllr. M. Duff

"That this council identify a spot in Ballymount Park for the planting of additional pollinator friendly flowers and commence this planting at the next available planting season".

**REPORT:**

An examination of Ballymount Park will be carried out to identify an area suitable for planting pollinator friendly bulbs. Subject to the identification of a suitable location, the proposal will be listed for consideration for inclusion in the draft Public Realm Improvement Works Programme 2022.

The motion was proposed by Cllr. L. Sinclair, seconded by Cllr. M. Duff and unanimously ***agreed (without debate).***

### **T/365/21 M8/0921 Item ID:71735**

Proposed by Cllr. K. Mahon Seconded by Cllr. T. Costello

"This Area Committee calls for the immediate adding of Jobstown Stream to the pollinator programme with any grass cutting to be limited to a green area that allows for play at the bottom of Cloonmore Estate or similarly obvious areas. The attached pictures show the area on June 20th 2021, and on June 28th 2021. They were taken at organised community clean ups involving Jobstown Stream Action Group, Dodder Action, and Litter Mugs, assisted with equipment and paint and collections by SDCC Estate Management. The cutting off the developing ecology by the stream and the poor condition grass was left in both are clearly out of line with SDCC's stated policy and the need for climate action".

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[Jobstown Stream pic 1](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71697)  
[Jobstown Stream Pic 2](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71696)  
[Jobstown Stream Pic 3](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71695)  
[Jobstown stream pic 4](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71694)  
[Jobstown Stream Pic 5](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71693)  
[Jobstown Stream Pic 6](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71692)  
[Jobstown Stream Pic 7](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71691)

**REPORT:**

The grass areas in question here, alongside the Whitestown Stream in Jobstown, are not on the Council's programme of reduced mowing to encourage biodiversity and pollinators.  In the region of 10% of all grass areas in the county are included in this programme with most of these in public parks.  In general we have not included open spaces within housing estates in this reduced mowing programme as it has been considered necessary to keep these open spaces cut regularly and available for local children to play on.

The plan for a major upgrade of the areas around the Whitestown Stream which was presented to the May 2021 meeting of the Tallaght area committee attempts to address the areas raised here.  That plan proposes the development of wildflower areas along the stream as well as various hard landscaping works, improvements to public lighting, the erection of a secure boundary fence around the area and the implementing of a major programme of tree planting in the area.

A discussion followed with contributions from Cllrs K. Mahon, L. Sinclair, C. King & T. Costello.

L. Magee replied to the Councillors questions.

The motion was **AGREED**

### **T/366/21 M9/0921 Item ID:72105**

Proposed by Cllr. M. Duff Seconded by Cllr. T. Costello

That this Area Committee calls on the Manager to inspect and clear up the overgrowth, thistles and weeds along the pathway from 69 Castle Park to the rear gate of Scoil Aonghusa. The rear walls of most of the houses had murals painted on them by local school children in conjunction with Foraige and with the height of the weeds most of the murals are obscured.

**REPORT:**

The weeds growing in Bancroft Park at the rear of the houses in Castle Park estate will be cleared as requested, to expose the murals painted by local children most of which are still visible.  This work will be scheduled to be done later in the year.  The ivy growing on the walls has already been cut at the base and is in the process of dying off, however this will need a little more time to take effect.

The motion was proposed by Cllr. M. Duff, seconded by Cllr. T. Costello and unanimously ***agreed (without debate).***

### **T/367/21 M10/0921 Item ID:71802**

Proposed by Cllr. K. Mahon Seconded by Cllr. C O’Connor

"Following on from previous representations on Membersnet and calls from local residents can the Council please take action to resolve the overgrowth at the rear if houses at the green at the western end of Glenview Park Tallaght. Improved approach to grass cutting is needed as well as the cutting back of ivy etc that is coming into residents gardens Please see attached photos. Can management confirm that this work will be undertaken and give a timeframe?".

**REPORT:**

Grass cutting in Glenview Park has been inspected in recent days and the issue referred to in this motion has been largely resolved.  The grass to the rear of house numbers 272 to 288 Glenview Park has now been cut close to the rear boundary wall and around the trees.  The cutting of the grass adjacent to the boundary with the N81 is being done neatly and as close to the boundary as is possible with the machinery in use.  There are a number of specific locations that require further attention and these have been referred to the operations supervisor.  The issue of ivy growing on walls will be examined and action taken as required, the ivy will be cut at the base and allowed to die off over time.

[IMG20210708210858](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71861)  
[IMG20210708210933](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71860)  
[IMG20210708210948](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71859)  
[IMG20210708210953](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71862)

The motion was proposed by Cllr. K. Mahon, seconded by Cllr. C O’Connor and unanimously ***agreed (without debate).***

**Housing**

### **T/368/21 Q10/0921 Item ID:72229**

Proposed by Councillor K. Mahon

"South Dublin County Council management should outline clearly to Councillors (in camera if necessary) whether it is aware of the identified locations and the steps being taken on their part to provide additional interventions and supports to service providers and to abusive substance users, to ensure that any local authority tenancies that enable the distribution of these substances are stabilised and that those vulnerable and the wider community are protected?".

**REPLY:**

The Council’s housing welfare social work team provides support to Council tenants with complex needs to assist them in sustaining their tenancies. Service providers can make referrals to the housing welfare section in relation to tenants whose addiction issues are impacting on their ability to manage their tenancies. The housing welfare team works in a collaborative way with service users, service providers and other sections within the Housing Department to facilitate tenants to manage the issues that are impacting on their tenancies. The housing welfare team also refers tenants to Focus Ireland and Hail Outreach (specialist mental health service) which are contracted through the Dublin Regional Homeless Executive (DRHE) to provide a tenancy sustainment service to tenants on behalf of the Council.

### **T/368/21 Q11/0921 Item ID:72091**

Proposed by Councillor T. Costello

"To ask the manager what is the average waiting time for people on the housing transfer list in Tallaght?".

**REPLY:**

The Council operates two areas of preference, North and South of the Naas Road, for tenants wishing to transfer to another property.

There are currently 309 applicants on the transfer list who have a preference for South of the Naas Road, which would include Tallaght.

The average waiting time for these applications is listed below in years:

|  |  |
| --- | --- |
| 1 bed | 3.60 |
| 2 bed | 4.05 |
| 3 bed | 6.21 |
| 4 bed | 4.57 |
| **Overall Average** | **4.92** |

### **T/369/21 Q12/0921 Item ID:72018**

Proposed by Councillor C. O'Connor

"To ask the CEO to give assurances that he is taking action to effectively secure the site of the recently damaged vacant house at Brady's Field on Old Bawn Road which is now the subject of regular trespass and anti-social behaviour and in reporting will he also confirm the schedule now being followed in respect of the proposed housing development for over 55s and make a statement?".

**REPLY:**

The Council has arranged fencing around the perimeter of the site of the fire damaged house at Brady's Field on the Old Bawn Road and recent site inspections have confirmed that the fencing erected is still in place and the site is secure.  Arrangements are currently being made to demolish the house however all requirements of the loss adjustor must be completed in advance of any demolition taking place.

With regard to the age friendly housing development on this site, architecture designs are currently being progressing for the scheme.  It is anticipated that the project will progress to tender in Q4 2021 with an expected site start in the first half of 2022. The appointment of a contractor to commence construction will be subject to Department of Housing, Local Government and Heritage funding approval.

**T/370/21 H11/0921 Item ID:72291**

Proposed by Housing Administration

Housing Supply Report quarterly

[Q3 Housing Supply Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72264)

B. Pierce made a presentation.

A discussion followed with contributions from Cllrs. L. Dunne, C. King, L. Sinclair, M. Duff & K. Mahon.

B. Pierce replied to the Councillors questions.

A commitment was given to comeback to committee regarding the shop at Rossfield, email the committee regarding Kingswood Castle, follow up with the AHB on communications with residents and follow up on the Tenant Purchase amount that has been drawn down – B. Pierce.

The report was **NOTED.**

### **T/371/21 H12/0921 Item ID:72220**

Proposed by Housing Administration

Anti-Social Quarterly Statistics 2021

COMHAIRLE CONTAE ÁTHA CLIATH THEAS  
SOUTH DUBLIN COUNTY COUNCIL

MEETING OF TALLAGHT AREA COMMITTEE

Monday, September 27, 2021

HEADED ITEM NO. 12

**HEADED ITEM: H. Administration**

**The following is a statistical analysis of anti social behaviour reported to Council in respect of Council tenanted properties in the Tallaght Area Committee Area.**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **STATISITICAL ANALYSIS OF ANTI SOCIAL BEHAVIOUR REPORTED TO COUNCIL IN THE TALLAGHT ACM AREA** | | | | | | |
| **Incidents** | **2020 TOTAL** | **1st Qtr 2021** | **2nd Qtr 2021** | **3rd Qtr 2021** | **4th Qtr 2021** | **2021 TOTAL** |
| **CATEGORY A** |  |  |  |  |  |  |
| Drugs Activity reported to SDCC | 101 | 7 | 13 |  |  | **20** |
| Criminal Activity reported to SDCC | 24 | 8 | 0 |  |  | **8** |
| Joyriding reported to SDCC | 9 | 0 | 1 |  |  | **1** |
| Violence/intimidation/ harassment reported to SDCC | 124 | 24 | 18 |  |  | **42** |
|  |  |  |  |  |  |  |
| **CATEGORY B** |  |  |  |  |  |  |
| Squatters/illegal occupiers reported to SDCC | 41 | 8 | 2 |  |  | **10** |
| Vandalism reported to SDCC | 21 | 5 | 5 |  |  | **10** |
| Physical condition of property reported to SDCC | 30 | 8 | 11 |  |  | **19** |
| Physical condition of Garden reported to SDCC | 69 | 15 | 46 |  |  | **61** |
| Racism reported to SDCC | 2 | 0 | 0 |  |  | **0** |
| Vacant House reported to SDCC | 38 | 5 | 21 |  |  | **26** |
| Neighbour Dispute (including parking)reported to SDCC | 7 | 1 | 2 |  |  | **3** |
|  |  |  |  |  |  |  |
| **CATEGORY C** |  |  |  |  |  |  |
| Noise/disturbance reported to SDCC | 70 | 11 | 12 |  |  | **23** |
| Pets/animal nuisance reported to SDCC | 9 | 1 | 4 |  |  | **5** |
| Children Nuisance reported to SDCC | 13 | 3 | 2 |  |  | **5** |
| Selling alcohol | 1 | 1 | 2 |  |  | **3** |
|  |  |  |  |  |  |  |
| **Total Incidents reported to SDCC** | **560** | 97 | 139 |  |  | **236** |
|  |  |  |  |  |  |  |
| **Total Complaints reported to SDCC** | **608** | 133 | 72 |  |  | **205** |
|  |  |  |  |  |  |  |
| **Total Actions taken by Allocations Support Unit Staff -     Main actions listed below** | **3946** | 850 | 700 |  |  | **1550** |
|  |  |  |  |  |  |
| Housecall / Inspection | 553 | 40 | 51 |  |  | **91** |
| Demand for Possession Section 15 & 17 | 2 | 0 | 0 |  |  | **0** |
| Abandonment notice served | 6 | 0 | 0 |  |  | **0** |
| Surrenders Obtained (including Termination of Tenancy under Section 15) | 39 | 14 | 5 |  |  | **19** |
| Warnings issued | 166 | 34 | 41 |  |  | **75** |
| Interviews held (formal office and by phone) | 1544 | 368 | 128 |  |  | **496** |
| Pre-Tenancies (includes following up Tenancy Checks )Group Tenancies were held in respect of new developments. | 223 | 6 | 16 |  |  | **22** |
| Complaints received by Whatsapp |  | 17 | 30 |  |  | **47** |

E. Leech made a presentation.

A discussion followed with contributions from Cllr. T. Costello.

A commitment was given to speak to a colleague in Environment re annual cruelty issues – E. Leech.

The report was **NOTED**.

### **T/372/21 H13/0921 Item ID:72200**

Proposed by Housing Administration

New works

### **T/373/21 C7/0921 Item ID:72210**

Proposed by Housing Administration

Correspondence

### **T/374/21 M11/0921 Item ID:71833**

Proposed by Cllr. M. Duff Seconded by Cllr. T. Costello

That this Area Committee calls on the Manager to carry out an urgent inspection of Mount Seskin Court in Killinarden as to the suitability for family living and the quality of life in any of the SDCC units held there and issue a report to this Committee. Following on from representations received from a family who were offered a property there, without having expressed an interest in the property, and upon visual inspection, they sent us photographs and videos of what can only be described as a modern day tenement. Waterlogged walkways, filthy walls, a daily view from the unit of the rear storage and waste areas of local retail units.

**REPORT:**

The property in question is the responsibility of an Approved Housing Body (AHB) while the common areas are the responsibility of a Management Company. The Council has nomination rights to any tenancies that arise in the AHB property.

Following reports received from a prospective tenant, in relation to the condition of the property, the Council was in contact with the AHB who advised that the property itself was in very good condition and that the issues related to common areas. The Housing Officer from the AHB, with responsibility for Mount Seskin, has raised these common area issues with the Management Company and requested that they be addressed immediately.

The Council will request a further inspection report to ensure the issues have been resolved and the property and common areas have been brought up to the standards expected by tenants and the Council.

A discussion followed with contributions from Cllrs M. Duff, C O’Connor, L. Dunne, C. King, K. Mahon & P. Holohan.

E. Leech replied to the Councillors questions.

The motion was **AGREED.**

## **Community**

### **T/375/21 Q13/0921 Item ID:72017**

Proposed by Councillor C. O'Connor

"To ask the CEO if he can now report progress on plans to provide the long awaited Community Centre at Citywest; will he detail contacts he has make in the matter and make a statement?".

**REPLY:**

The provision of appropriate community facilities in the Fortunestown LAP is a priority for the Community Department, with substantial provision made for same in the Council’s Three-Year Capital Programme 2021-2023.  However, as has been outlined previously to this Area Committee, the major constraining factors in the delivery of such facilities are the provisions of the LAP and the lack of Council owned land in the area.

The LAP commits, under its Objective LUD1, to the provision of “*community facilities….across the Plan lands at a rate of 300sq.m per 1,000 dwellings”,*equating to 990m2 of community floor space over the lifetime of the plan to serve the proposed 3,300 residential units envisaged in the plan.  This requirement has increased with the higher density residential development in the area due to amended planning guidelines, with more than 3,700 homes granted approval to date.

Despite associated approvals for a combined 610m2of community space, across a number of planning permissions to date in line with the phasing requirements of the LAP, no community facilities have been delivered within the area to date.  The Community Department’s view is that a number of smaller community facilities throughout the LAP lands are not the optimal response to community needs, with such smaller units historically proving very challenging to be functional and usable as community space  -the preference is for suitable facilities of scale to be sustainable and capable of providing for multi-use community activities.

While exploration of potential options/sites is ongoing, the constraining factors outlined earlier and, unfortunately, a lack of progress in discussions with landowners means that a suitable site has not yet been secured to meet the Community Department’s aspirations for the area.

Given the nature of the various issues involved it is proposed to provide a briefing to members of this Committee to provide further context on this matter and to reassure the Members that the delivery of such facilities in Fortunestown/Citywest is a priority for the Council.

### **T/376/21 H14/0921 Item ID:72193**

Proposed by Community

Deputations (No business)

### **T/377/21 H15/0921 Item ID:72201**

Proposed by Community

New works

### **T/378/21 C8/0921 Item ID:72211**

Proposed by Community

Correspondence

### **T/379/21 M12/0921 Item ID:72098**

Proposed by Cllr. K. Mahon Seconded by Cllr. M. Duff

"As agreed at previous Tallaght ACM meetings this area Committee requests an update from management on all options regarding the provision of a Council community Facility in the City West Area. Potential options raised already have included the use of CPO's, reports on any available Council land, the provision of an Intergenerational Facility similar to the agreed facility for Tymon Park".

**REPORT:**

The provision of appropriate community facilities in the Fortunestown LAP is a priority for the Community Department, with substantial provision made for same in the Council’s Three-Year Capital Programme 2021-2023.  However, as has been outlined previously to this Area Committee, the major constraining factors in the delivery of such facilities are the provisions of the LAP and the lack of Council owned land in the area.

The LAP commits, under its Objective LUD1, to the provision of “*community facilities….across the Plan lands at a rate of 300sq.m per 1,000 dwellings”,*equating to 990m2 of community floor space over the lifetime of the plan to serve the proposed 3,300 residential units envisaged in the plan.  This requirement has increased with the higher density residential development in the area due to amended planning guidelines, with more than 3,700 homes granted approval to date.  Despite associated approvals for a combined 610m2of community space, across  planning permissions in line with the LAP phasing requirements, no community facilities have been delivered within the area to date.  The Community Department’s view is that a number of smaller community facilities throughout the LAP lands are not the optimal response to community needs, with such smaller units historically proving very challenging to be functional and usable as community space -the preference is for suitable facilities of scale to be sustainable and capable of providing for multi-use community activities.

While exploration of potential options/sites is ongoing, the constraining factors outlined earlier and, unfortunately, a lack of progress in discussions with landowners means that a suitable site has not yet been secured to meet the Community Department’s aspirations for the area. Given the nature of the various issues involved it is proposed to provide a briefing to members of this Committee this month to provide further context on this matter and to reassure the Members that the delivery of such facilities in Fortunestown/Citywest is a priority for the Council.

A discussion followed with contributions from Cllrs. K. Mahon & C. O’Connor.

J. Moroney Ward replied to the Councillors questions.

The motion was **AGREED.**

## **Transportation**

### **T/380/21 Q14/0921 Item ID:72013**

Proposed by Councillor C. O'Connor

"To ask the CEO to now confirm plans for the provision of "Welcome to Tallaght" signs at each entry point to Tallaght as previously discussed and will he state when he expects to bring these proposals to the Tallaght Area Committee and make a statement?"

**REPLY:**

**This is an extract from the adopted Signage Strategy November 2020.**

"7.1      Tallaght Town Centre is the County’s capital. The intention is to provide a recognisable ‘Welcome to Tallaght’ sign at key entry and exit points to the County capital. The detailed design and location of this would have to be processed at the next stage of detailed design."

SDCC are tendering Consultants to carry out the design of "Welcome to Tallaght" signs.  Once we have design options the Transport Department will come to the Tallaght ACM to discuss the options and agree the final design.  I estimate that we should have these designs by December 2021. Thereafter, next stage is the procurement and Installation of the signs of the signs.

### **T/381/21 H16/0921 Item ID:72225**

Proposed by Land use Planning & Transportation

Proposed Extinguishment of Public Right of Way- Lands at Castle Tymon Shopping Centre

[H15 Initiation of EPROW process Castletymon Shopping Centre](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72165)

J. Hegarty made a presentation.

A discussion followed with contributions from Cllrs M. Duff, C O’Connor, K. Mahon & T. Costello.

J. Hegarty replied to the Councillors questions.

The report was **NOTED.**

### **T/382/21 H17/0921 Item ID:72226**

Proposed by Landuse Planning & Transportation

Avonbeg Road Scheme update

[H-I 17 Avonbeg Road Presentation](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=72323)

G. Walsh made a presentation.

A discussion followed with contributions from Cllrs K. Mahon, C. King, L. Sinclair & C. O’Connor.

G. Walsh replied to the Councillors questions.

A commitment was given to prepare and distribute a more detailed map to the members. Will also send out a site meeting invite request to the members – G. Walsh.

The report was **NOTED.**

### **T/383/21 H18/0921 Item ID:72202**

Proposed by Transportation

New works

### **T/384/21 C9/0921 Item ID:72212**

Proposed by Transportation

Correspondence

## **Planning**

### **T/385/21 Q15/0921 Item ID:72100**

Proposed by Councillor K. Mahon

"There are an estimated 1,546 properties in the Tallaght area under ownership of  companies that specialise in the provision of rental accommodation for profit . What direct income does the Council receive from corporations of this type?".

**REPLY:**

The Council receives income from commercial entities (including those engaged in the provision of rental accommodation for profit)in respect of charges for a range of statutory liabilities and obligations and miscellaneous services.

**For example relative to statutory liabilities:**

**Planning Fees:**The relevant fees for Planning Applications are prescribed in Schedule 9 of the Planning & Development Regulations 2001 and payment of the appropriate planning fee is required to validate a planning application.  See [https://www.sdcc.ie/en/services/planning/planning-applications/fees-and-advertising/](https://eur04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sdcc.ie%2Fen%2Fservices%2Fplanning%2Fplanning-applications%2Ffees-and-advertising%2F&amp;data=04%7C01%7Cmarymaguire%40SDUBLINCOCO.ie%7C7cf7fbb3386148adfacd08d97f5493a6%7C6a3c00c019d0492da8de95fad8fda1d4%7C0%7C0%7C637680823485216641%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&amp;sdata=oG7Jo4%2FgVAy1LNDDpFToXknV25LMIURerYrEGw06aOI%3D&amp;reserved=0)

**Development Levies:** A developer is liable for development contribution in respect of public infrastructure and facilities benefiting their development (within the SDCC administrative area) and that is provided, or that is intended will be provided, by or on behalf of the council.  The amount levied is in accordance with the rate of charges as set out in the Council's Development Contribution Scheme.

**Commercial Rates:**If the companies referred to above have commercial premises within the county, commercial rates are liable.   Commercial rates are a property tax on commercial properties which have been valued by the Commissioner of Valuation, and are due following the issue of a rate demand at the beginning of each year.

**For example relative to Miscellaneous Services:**

There are various other Planning (and other) Department Fees & Charges eg Planning File Search, Copy of planning permission etc, the fees for which are set by Chief Executive's Order and which are payable when requesting such miscellaneous services from the Council.

### **T/386/21 H19/0921 Item ID:72203**

Proposed by Planning

New works

### **T/387/21 C10/0921 Item ID:72213**

Proposed by Planning

Correspondence

Meeting concluded @ 6pm.