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

Minutes of South Dublin County Council Clondalkin, Newcastle, Rathcoole, Saggart and Brittas Area Committee Meeting dealing with Transportation, Planning, Economic Development, Libraries, Corporate Support, Performance & Change Management, Water & Drainage, Public Realm, Environment, Housing and Community held on Wednesday 15th February 2023.

### **COUNCILLORS PRESENT**

Councillor William Joseph Carey

Councillor Trevor Gilligan

Councillor Eoin Ó Broin

Councillor Francis Timmons

Councillor Kenneth Egan

Councillor Shirley O’Hara

**Apologies:** Councillor Laura Donaghy

Cathaoirleach, Councillor W. Carey presided.

### **OFFICIALS PRESENT**

Head of Local Enterprise Mr. Thomas Rooney

Senior Executive Officer Ms. Sharon Conroy, Ms. Brenda Pierce, Mr. Neil Hanly

Senior Engineer Mr. John Hegarty

Senior Executive Engineer Mr. Lorcan Brennan

Senior Executive Architect Mr. Patrick Harrington

Senior Executive Parks Superintendent Mr. David Fennell

Executive Librarian Ms. Emma Perry

A/Administrative Officer Ms. Paula Swayne

A/Senior Planner Mr. Eoin Burke

Communications Manager Mr. Declan Healy

Sports Recreational Officer Mr. Ciaran Farrelly

Assistant Arts Officer Ms. Meabh Butler

Senior Staff Officer Mr. John Savage

Staff Officer Ms. Leona Maher

Assistant Staff Officer Mr. Brian Booth

### **C/055/23 H1 Item ID:77994 Confirmation & Re-affirmation of Minutes of Meeting held on 18th January**

The minutes of the January meeting of the Clondalkin, Newcastle, Rathcoole, Saggart and Brittas Area Committee meeting dealing with Transportation, Planning, Economic Development, Libraries, Corporate Support, Performance & Change Management, Water & Drainage, Public Realm, Environment, Housing and Community held on 18th January 2023 which had been circulated, were submitted and **APPROVED** as a true record and signed.

[H-I 1 Minutes of 18th January 2023](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77673)

It was proposed by Councillor F. Timmons, seconded by Councillor E. Ó Broin, and **RESOLVED:**

“That the recommendations contained in the minutes of 18th January be **ADOPTED** and **APPROVED.”**

**C/056/23 – QUESTIONS**

It was proposed by Councillor F. Timmons and seconded by Councillor E. Ó Broin:

“That pursuant to Standing Order 13, Questions 1 to 12 be **ADOPTED** and **APPROVED.”**

## **Libraries & Arts**

### **C/057/23 - H2 Item ID:77923 – Application for Arts Grants**

In accordance with Standing Order No. 13, it was **AGREED** by the Cathaoirleach in consultation with the Members to vary the sequence of business and consider Motion 9 in tandem with this item as they were of a similar subject matter.

The following report was presented by Ms. M. Butler, Assistant Arts Officer:

An Application for an Arts Grant under Section 6 of the Arts Act 2003, has been received from the organisation listed below. Payment of this grant, in accordance with the conditions of the Scheme and in the amount set out hereunder, is recommended for approval:-

|  |  |  |  |
| --- | --- | --- | --- |
| Ref: | Name of Group | Type of Application - Grant | Amount |
| AG 2022 | Lá Féile Bhríde Festival | Lá Féile Bhríde Festival, Clondalkin is seeking a grant towards the cost of a live music performance and arts activities during the festival in February 2023.  The Arts office recommends that a contribution of €650 be allocated to Lá Féile Bhríde Festival, Clondalkin to engage performers and provide materials for creative activities during the festival programme. | €650 |

An Application for an Arts Grant under Section 6 of the Arts Act 2003, has been received from the organisation listed below. Payment of this grant, in accordance with the conditions of the Scheme and in the amount set out hereunder, is recommended for approval:-

|  |  |  |  |
| --- | --- | --- | --- |
| Ref: | Name of Group | Type of Application - Grant | Amount |
| AG 2022 | Dolcain's Cellar Open Mic | Dolcain Celler is an open mic event that takes place monthly in the East Village cafe, at the Round Tower Heritage Centre, Clondalkin. The events which are organised by writers and musicians from the Clondalkin area, are attended by approximately 40 people each month.  The organisers are seeking a grant towards the cost of hiring the venue, promotion materials and stage props.  The Arts office recommends that a contribution of €620 be allocated to Dolcain Celler, Clondalkin towards the cost of hiring the venue, promotion materials and stage props. | €620 |

### **C/058/23 - M9 Item ID:77965 – Lá Fhéile Bride Festival**

Proposed by Councillor E. Ó Broin and Seconded by Councillor F. Timmons:

That this Area Committee agrees to write to the committee that organised the Lá Fhéile Bride festival in Clondalkin over the February bank holiday weekend and thanks the SDCC staff that cleaned the St Brigid's Well site, Knockmeenagh Lane and monitored the water flow for it.

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

If the motion is agreed, a letter will issue to the organisers of the Lá Fhéile Bride festival in Clondalkin as outlined in the Motion above.

### A discussion followed with contribution from Councillors E. Ó Broin and F. Timmons. Ms. M. Butler, Assistant arts Officer and Ms. S. Conroy, Senior executive Officer responded to the members queries. The Report was **NOTED** and the motion was **AGREED**.

### **C/059/23 - H3 Item ID:77924 – Library News & Events**

The following report was presented by Ms. E. Perry, Executive Librarian:

[H-I 3 Libraries Events Statistics](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77683)  
[H-I 3 Library Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77818)

Following a contribution from Councillor F. Timmons, Ms. E. Perry, Executive Librarian responded to the member’s queries and the report was **NOTED**.

### **C/060/23 - H4 Item ID:77941 – New Works**

(No Business)

### **C/061/23 - C1 Item ID:77930 – Correspondence**

(No Business)

## **Economic Development**

### **C/062/23 - Q1 Item ID:77917 – Deansrath Child & Family Centre**

Proposed by Councillor W. Carey:

To ask the Chief Executive for an update on the provision of facility for Deansrath Child and Family centre and to outline what stage this proposal is at.

**REPLY:**

There has been ongoing engagement on this matter with a number of Council departments involved to agree a final design for the project. This has now been agreed and the increased site footprint has been set out. The Councils Valuer has been asked to draw up terms and conditions associated with the disposal required and these will issue to the applicant when received in order to maintain continued progress.

### **C/063/23 - Q2 Item ID:77918 – Open Air Ice Rink**

Proposed by Councillor W. Carey:

To ask the Chief Executive if SDCC could look at the feasibility of providing an open air ice rink in the central Clondalkin area for the Christmas festive period going forward?

**REPLY:**

South Dublin County Council facilitated the operation of a temporary indoor ice rink and associated facilities in the grounds at Tallaght Stadium for a number of years from 2017. The facility itself was operated by an experienced  ice rink/ event operator. However due difficulties in acquiring insurance for such a facility, the provision of a temporary indoor ice rink hasn’t proceeded in recent years. The Council has no further plans in this regard.

### **C/064/23 - H5 Item ID:77938 – New Works**

(No Business)

### **C/065/23 - C2 Item ID:77928 – Correspondence**

[C2 76793 Response from Minister Foley](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77721)

The correspondence was **NOTED**

### **C/066/23 - M1 Item ID:77947 – Arts & Craft Space**

Proposed by Councillor W. Carey and Seconded by Councillor F. Timmons:

**Cathaoirleach's Business**

That this Area Committee agrees that SDCC should provide for an Arts & Crafts space or Artists Space in the central area of Clondalkin. (An example of which is provided by Wexford Co.Co. at the Bull Ring in Wexford Town. This provides for Artists and Craft makers to operate and trade with the public in an open an semi commercial manner)

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

The Arts Office, in conjunction with LEO, will engage with this proposal through the Clondalkin Area Plan process which has recently commenced. We intend to survey artists and creatives in the county regarding the existing range of creative spaces across the county and gather information on current and future needs for creative spaces in all artforms.

A provision for Artist Studio spaces has been included in the 12th Lock Masterplan which will increase the studio capacity in the county.

A discussion followed with contribution from Councillors W. Carey, F. Timmons and E. Ó Broin. Mr. T. Rooney, Head of Local Enterprise responded to the members queries and the motion was **AGREED**.

### **C/067/23 - M2 Item ID:77788 – Fairtrade**

Proposed by Councillor F. Timmons and Seconded by Councillor T. Gilligan:

That this Area Committee acknowledges the great achievements of Clondalkin as a Fairtrade town and the agreed motions and questions at this area meeting - 40727 , 41619 , 41950 , 46649 , 48187 , 51283 , 51291, 51299 , 52483 , 53279 , 54607 , 55235 , 68303 , 70530 and Previous Mayor Looney in 2014 and Mayor O Brien in 2021 Motions that this Council will seek to provide a range of Fairtrade products in its catering and shop facilities in Council buildings and amenities (2014) and this Council agrees to explore the expansion of the idea to create Ireland's first Fair Trade County (2021) - to ask what progress has been made and what supports can SDCC give to this Human Rights issue to the Clondalkin Fairtrade town group?

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

The feasibility of South Dublin being designated as a fairtrade County is currently being explored in conjunction with South Dublin Chamber, where direct industry engagement and associated insights will inform the Council’s position on this matter. Following the completion of this analysis, the Council members will be updated accordingly.

In relation to fairtrade products being provided for in Council owned facilities, the corporate procurement strategy contains specific objectives in relation to social clauses and green procurement, that align with fairtrade elements. This is in line with national policy and is a more holistic approach that enables a wider implementation of the core elements of fairtrade, without restricting the procurement of goods and services against a particular standard. It should be noted that reference to this as a Human Rights issue is not relevant to SDCC responsibilities under the Human Rights and Equality legislation.

A discussion followed with contribution from Councillors F. Timmons and E. Ó Broin. Mr. T. Rooney, Head of Local Enterprise responded to the members queries and the motion was **AGREED** with the exception of Councillor F. Timmons who did not accept the manager’s report.

## **Performance & Change Management**

### **C/068/23 - H6 Item ID:77942 – New Works**

(No Business)

### **C/069/23 - C3 Item ID:77932 - Correspondence**

(No Business)

## **Corporate Support**

### **C/070/23 - H7 Item ID:77937 – New Works**

(No Business)

### **C/071/23 - C4 Item ID:77927 - Correspondence**

(No Business)

### **C/072/23 - M3 Item ID:77752 – Bus Stop on Rathcoole Slip Road**

Proposed by Councillor S. O'Hara and Seconded by Councillor T. Gilligan:

That this Area Committee Agrees to write to the NTA to request improvements to the bus stop at the Rathcoole Slip Road – stop 104301. In Recent times the number of local people and employees from the area using the 126 to travel into Dublin has increased. Improvements to the surface and a shelter would be welcome.

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

If the motion is agreed, a letter will issue to the NTA as outlined in the Motion above.

Following contribution from Councillor S. O’Hara, Ms. S. Conroy, Senior Executive Officer responded to the members query’s and the motion was **AGREED**.

## **Public Realm**

### **C/073/23 - Q3 Item ID:77892 – Hanging Baskets**

Proposed by Councillor F. Timmons:

To ask the Chief Executive what assurances will SDCC give that hanging baskets will be erected earlier this year in time for Tidy Towns competition ?

**REPLY:**

It is planned for the hanging baskets to be installed in Clondalkin Village this year by the first week in June.  This timeframe is earlier than when they were installed in 2022.

### **C/074/23 - Q4 Item ID:77906 – Tree Maintenance**

Proposed by Councillor S. O'Hara:

To ask the Chief Executive to outline the last 10 estates in order where tree maintenance was carried out, to outline the next estates scheduled for works in this Area Committee area, and the timescale involved and to outline the next five estates due for inspection.

**REPLY:**

Tree maintenance works have been completed at Michael Collins Park; Oakdowns; Oakrise; Churchview; Saint Johns estate and Road; Cherrywood Grove, Drive, Crescent, Park, Lawn, Crescent and Villas; Ballynakelly Cottages, Orchard Grove and Newcastle village.

Tree maintenance works will be completed at Aylmer Road, Hillview, Cappaghmore, Monastery Park, Walk, Crescent, Drive and Road, Kilcarberry, Monastery Gate, Deansrath and Millcourt as part of the 2023 Tree Maintenance Programme.

In advance of works being carried out at these locations a full survey of all trees will be undertaken to determine the extent of the requirement for tree maintenance. Arising from the survey, any works considered necessary will be scheduled.

### **C/075/23 - Q5 Item ID:77914 – Astro Pitch Knockmitten**

Proposed by Councillor W. Carey:

To ask the Chief Executive for an update on the delivery of the Astro pitch for Knockmitten FC

|  |  |  |  |
| --- | --- | --- | --- |
| Proposed Knockmitten Astro Pitch | Original 2017 Club Proposal | Revised Estimated Costs | Cost Optimal Proposal |
| Size | **50m x 36m Astro** | **50 x 36m Astro** | **30m x 15m Astro** |
| Construction Cost inc. VAT | €141,551 | 282,355.54 | **133,214** |
| Extras (Consultants/ESB) | €27,000 | €27,000 | €27,000 |
| **Total Cost** | **€168,551** | **€309,355.54** | **€160,216** |
| Funding: |  |  |  |
| Sports Capital Grant | 137,708 | 137,708 | 137,708 |
| Club Funding | 15,000 | 15,000 | 7,508 |
| Community Dept. Funding | 15,000 | 15,000 | 15,000 |
| **Total Funds:** | **€167,708** | **€167,708** | **€160,216** |
| **Net Position:** | **-€843 Deficit** | **-€141,648 Deficit** | **Balance** |
|  |  |  |  |

**REPLY:**

The local soccer club developed a concept for a 50m x 36m Astro pitch and submitted the estimates to the council for grant application based on total project costs of €168,708.

The Council’s Community Department has committed €15,000 to support the development of an All Weather Pitch by Knockmitten FC on lands in Knockmitten managed by Public Realm / EWCC.   Public Realm manage such projects on behalf of clubs/Community Dept. but do not contribute financially.

Following the Part 8 approval for the project, detailed design by consultants resulted in significantly higher projected costs of €309,355.54.  Public Realm subsequently carried out various value engineering exercises on this size of pitch but all options remained over the available budget for the project and so the consultants were requested to design a facility in line with money available: resulting in a proposed 30m x 15m Astro pitch with projected costs of €160,216.  The various costs and funding positions of each option are set out in the table below:

When presented with the above analysis, the club restated their desire to retain the original proposed pitch size and suggested that the Council apply for a new sports capital grant or that the Club/Council provide increased funding for the project. Save for annual Community Grants there is no other discretionary funding available to the Council for this project.

The advice from the Department’s Sports Capital Grant Section on the feasibility of a new application was that the grant already awarded to the Council for this proposed project  is at the very higher end of the scale of grants (Max grant €150K) and that additional grant funding for this project would be very unlikely (due to greater demand for grants, previous funding award not utilised, overall funding levels available, reduced percentage funding available for projects etc.).  They have also strongly advised that the project should be scaled back to the level of available funding and for it to proceed as soon as possible.

The Council’s recommendation to date is that the project proceed as per the cost optimal proposal in line with the existing funding available and the recommendation from the Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media, having regard for the following:

* the significant shortfall in funding in the sum of €141,647 and the lack of available funding to bridge the funding gap
* the inability of the club to confirm what additional funding they can provide
* the already significant contribution committed by the Community Department
* the need to move forward in terms of the ongoing demands on Public Realm staff time and expertise on the project.

In recent times the club has requested an updated cost estimate on their original proposal. South Dublin is currently progressing this work with the design consultants. South Dublin County Council has recently put in place a Framework for Contractors which will expedite the delivery of this and similar projects, once funded.

### **C/076/23 - Q6 Item ID:77916 – Corkagh Park Changing Rooms**

Proposed by Councillor W. Carey:

To ask the Chief Executive for an update on the new management agreement for the Corkagh Park changing rooms previously managed by the MANN group

**REPLY:** On the 31st January 2023, SDCC met with a number of clubs who are currently using the Corkagh Park Pavilion. A proposal regarding the future management of the pavilion was discussed at the meeting, which would see SDCC manage the pavilion going forward. Details of this proposal will issue to all clubs involved, for agreement.

### **C/077/23 - H8 Item ID:77944 – New Works**

(No Business)

### **C/078/23 - C5 Item ID:77934 - Correspondence**

(No Business)

### **C/079/23 - M4 Item ID:77793 – Boundary Wall**

Proposed by Councillor W. Carey and Seconded by Councillor F. Timmons:

**Cathaoirleach's Business**

That this Area Committee agrees, that SDCC should bring forward a plan to enhance and upgrade the green area at the junction of Watery Lane and Woodford Walk to include refacing or replacing of the boundary wall with a more aesthetically pleasing structure.

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

The green area at the junction of Watery Lane and Woodford Walk is approximately 1.5 hectares in size.  A solid block boundary wall approximately 330 metres long encloses the open space on the two sides which face the road.  The remaining boundaries are comprised of residential garden walls with the exception of the Castle Close cul de sac which is used as a vehicle access point for maintenance purposes.

There is one pedestrian entrance to the open space from Woodford Walk with an accessible ramp that leads down to the open space.  A K-barrier is located at the top of the ramp which restricts unauthorised access by vehicles.  Informal access can also be gained to the open space by stepping over the low boundary wall at Watery Lane.

There is one pitch on the open space which currently allocated to Newlands/Castle Park FC.  The club have the use of two 40’ containers which are located to the north of the pitch.  Other features within the open space which limit the extent of development include an ESB Sub Station and a Pylon.

An examination of the open space will be carried out in the current year with a view to identifying works that will enhance and upgrade the area.  Any proposals are subject to the identification of a source of funding to carry out the works.

A discussion followed with contribution from Councillors W. Carey, F. Timmons and E. Ó Broin. Mr. D. Fennell, Senior Executive Parks Superintendent responded to the members queries and the motion was **AGREED**.

### **C/080/23 - M5 Item ID:77678 – Pruning of Trees**

Proposed by Councillor T. Gilligan and Seconded by Councillor E. Ó Broin:

That this Area Committee requests management prune the trees behind houses at the green, old tennis courts, Cappaghmore estate

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

The Council engaged an arborist to carry out a tree survey and report on the mature trees in Cappaghmore open spaces.  Tree maintenance works on the mature trees at this location will be completed as part of the 2023 Tree Maintenance Programme.

Following contribution from Councillor T. Gilligan, Mr. D. Fennell, Senior Executive Parks Superintendent responded to the member’s query and the motion was **AGREED**.

### **C/081/23 - M6 Item ID:77743 – Bin at Bus Stop**

Proposed by Councillor T. Gilligan and Seconded by Councillor F. Timmons:

That this Area Committee request management install a bin at bus stop number 7782. It’s the one at the top of the monastery Road as you are entering Clondalkin after the blue bridge

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

The location in question will be examined in accordance with the Litter Bin Installation Protocol as set out in the Litter Management Plan.  If the location is considered to be suitable a new bin will be installed.

Following contribution from Councillor T. Gilligan, Mr. D. Fennell, Senior Executive Parks Superintendent responded to the member’s query and the motion was **AGREED**.

### **C/082/23 - M7 Item ID:77962 – Ball Stop Netting**

Proposed by Councillor E. Ó Broin, Seconded by Councillor F. Timmons and unanimously **AGREED** without debate to accept the Chief Executive’s report.

That this Area Committee agrees that Ball Stop Netting be erected in Corkagh Park behind the goals of the main GAA pitch there. This is the pitch in the northern end of the field that borders the R136 and the new Kilcarberry estate and is used for games of hurling, camogie and football. See attached aerial view where pitch is marked. SDCC has such Ball Stopping Nets in place in Tymon Park behind pitches that are visible from the M50.

**REPORT:**

The pitch in question is pitch 59.  While there is a good setback from the hedgerow, balls that enter the hedge or cross it are not easily retrieved.  This is due to the density of the hedge and a fence which restricts access to the land on the far side of the hedge which is associated with the Kilcarberry/Grange development.  It is recognised that the pitch would benefit from a ball stop net however the provision of such nets is generally a matter for the club leasing the pitch in question.  The matter can be examined further and discussed with the relevant club to determine how the matter can be progressed.

[Photograph of Pitches](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77817)

### **C/083/23 - M8 Item ID:77963 – Tree Planting Programme**

Proposed by Councillor E. Ó Broin, Seconded by Councillor F. Timmons and unanimously **AGREED** without debate to accept the Chief Executive’s report.

That this Area Committee agrees that the tree planting programme for 2023-2026 include planting in the following two areas in the Riversdale estate in Clondalkin, (i) on the green between Riversdale Road and Riversdale Green and (ii) to the side of the Utility Box on the strip green of Riversdale Park opposite house numbers 2-5 Riversdale Park.

**REPORT:**

The tree planting programme for 2023 is currently being prepared, it will be finalised in the near future and presented to the area committees at the March meeting with planting to take place in the winter months. The locations mentioned here will be examined and considered for inclusion in the programme.

## **Environment**

### **C/084/23 - Q7 Item ID:77787 – Repair Café’s**

Proposed by Councillor F. Timmons:

To ask the Chief Executive For a report on his views on Repair Cafe's and to ask if SDCC have considered funding for example to trial one in the Clondalkin area?

**REPLY:**

Currently, Repair Cafes are not widely used in Ireland due to ongoing liability and insurance issues.

South Dublin County Council promotes repair through Repairmystuff.ie, an online directory of repair professionals and services across the country. We also promote and hold events as part of National Reuse Month in October and Dublin Climate Action Week. We work with organisations such as the Rediscovery Centre, the national centre for the Circular Economy in Ireland, to deliver workshops and initiatives on repair and reuse.

However as we pivot to the Circular Economy the importance of repair and reuse will become more central to our programme and when the insurance issues are resolved, South Dublin County Council will be happy to work with groups around the county to deliver new initiatives such as Repair Cafes.

### **C/085/23 - H9 Item ID:77939 – New Works**

(No Business)

### **C/086/23 - C6 Item ID:77925 - Correspondence**

(No Business)

## **Water & Drainage**

### **C/087/23 - H10 Item ID:77946 – New Works**

(No Business)

### **C/088/23 - C7 Item ID:77995 - Correspondence**

(No Business)

## **Community**

### **C/089/23 - H11 Item ID:78044 – Community Recognition Fund**

The following report was presented by Ms. P. Swayne, A/Administrative Officer:

[H-I 11 Community Recognition Fund](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77773)

A discussion followed with contribution from Councillors W. Carey, E. Ó Broin, F. Timmons and K. Egan. Ms. P. Swayne responded to the member’s queries and the report was **NOTED**.

### **C/090/23 - H12 Item ID:77921 – Deputations for Noting**

(No Business)

### **C/091/23 - H13 Item ID:77936 – New Works**

(No Business)

### **C/092/23 - C8 Item ID:77926 - Correspondence**

(No Business)

### **C/093/23 - M10 Item ID:77791 – Old Swimming Pool Clondalkin**

Proposed by Councillor F. Timmons and Seconded by Councillor T. Gilligan:

That this Area Committee requests that South Dublin County Council give a progress report on the old swimming pool beside Clondalkin Leisure centre! Several local valued groups are looking for a base including St Joseph's Clondalkin Pipe Band, Clondalkin Youth Band who both need a new long-term base for the Bands and also Clondalkin Drama Group . What would the cost be to bring it into use and have any drawing been done? We ask that the County Architects office looks at a possible plan for the space that has been vacant a long time. We also request South Dublin County Council to look at storage space that could be part of any development , We request an update report be brought to this Area Committee for discussion." (Previous Motions 60916 (2018) and 74066 (2022) agreed)

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

The former swimming pool building beside Clondalkin Leisure Centre requires a detailed assessment of works required to facilitate potential uses for the facility and this will be undertaken using the budget provided for leisure centre upgrades in the Council’s Three-Year Capital programme 2023-2025.  However, as there are a number of other projects planned and ongoing in the Community Department works programme, this work will not be scheduled until later this year at the earliest.  Once the assessment is undertaken, the community development team will engage locally to assess potential options for use of the facility and proposals for same will then be brought back to the area committee.

A discussion followed with contribution from Councillors F. Timmons and W. Carey. Mr. C. Farrelly, Sports Recreational Officer responded to the members queries and the motion was **AGREED**.

### **C/094/23 - M11 Item ID:77973 – Padel Courts Clondalkin**

Proposed by Councillor F. Timmons, Seconded by T. Gilligan and unanimously **AGREED** without debate to accept the Chief Executive’s report.

That this Area Committee supports padel courts in Clondalkin area to our parks or recreational areas as this could have a positive impact on the local community. Padel is a great game and would be a great amenity for 1,000's of people in our Community.(Padel is often described as a mixture of tennis and squash, and it is now the fastest growing sport in the world.)

**REPORT:**

We have had a number of conversations with the two different Padel Federations in Ireland and are exploring all options. We fully recognise that it a fast-growing sport and that its introduction to the area would generate great interest. South Dublin County Leisure Services are looking at the potential of providing courts. We will continue to build a relationship with the Federations and seek to provide a Padel amenity if possible

## **Housing**

### **C/095/23 - H14 Item ID:77940 – Pre Planning Design Alpine Heights**

The following report was presented by Ms. B. Pierce, Senior Executive Officer and Mr. P. Harrington, Senior Executive Architect:

[H-I 14 Pre-planning design drawings Alpine Heights Age Friendly](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77825)  
Our Age Friendly County Strategy 2020-2024 highlights the need to provide appropriate age friendly housing options for our ageing population, which is projected to increase by 51% from 2016 to 2031.

The Council's Housing Delivery Action Plan 2022-2026 set out our strategy to deliver over 600 age friendly homes to both meet current housing need and facilitate supported rightsizing transfers by choice for existing Council tenants and private householders, freeing up larger, underoccupied homes for more efficient use.

In order allow persons to age in place within their existing communities the CDP provides an objective to support housing designed for older persons in residential/mixed use areas at locations that are close to existing services and amenities.

A site has been identified adjacent to Alpine Heights, as a potential site for the provision of an Age Friendly housing scheme.  The site is zoned residential in the County Development Plan 2022-2028.

The nature and location of the site is suitable for 1 & 2-bedroom own-door homes, and a preliminary capacity study has been carried out based on a mix of one & two-storey buildings (single storey houses and/or two storey apartments), directly adjacent to the existing housing at Alpine Heights to the east side of the subject site. This study is based on a series of house/apartment types which have been successfully used by SDCC at several other locations in the South Dublin County Council administrative area.

Based on this study, the site is expected to accommodate between 13 - 15 homes. It is also proposed to provide a private courtyard space for the future residents as part of this scheme to the West of the existing housing.

Should the members approve progressing the proposed development detailed design studies are now required to progress the design proposals, and to identify the most appropriate development proposal for this site.

A discussion followed with contribution from Councillors F. Timmons, E. Ó Broin and W. Carey. Ms. B. Pierce, Senior Executive Officer and Mr. P. Harrington, Senior Executive Architect responded to the members queries. The proposal was Agreed by members present and the report was **NOTED**.

### **C/096/23 - C9 Item ID:77929 - Correspondence**

(No Business)

### **C/097/23 - M12 Item ID:77792 - Bedsits**

Proposed by Councillor W. Carey and Seconded by Councillor F. Timmons:

**Cathaoirleach's Business**

That this Area Committee agrees that bedsits are not suitable homes for tenants of South Dublin County Council and that the committee agrees that (name and details supplied) should be transferred into a more suitable one bedroom home.

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

The area in question is a residential caravan park ( non-Traveller specific) which currently consists of seven units one of which is being utilised as a men's shed facility. There are four units occupied and two vacant. The current accommodation consists of day units with bay areas for a caravan/mobile home. The Council has no plans at present to develop one bedroom apartments at this location.

In relation to the details supplied, a transfer application has been received and approved from 4/10/2021 for a 1 bed North of the Naas Road.  All transfers are carried out in line with the Housing Allocation Scheme which is based on time on list.

Following contribution from Councillor W. Carey, Mr. N. Hanly, Senior Executive Officer responded to the member’s query and the motion was **AGREED**.

### **C/098/23 - M13 Item ID:77915 – Part 8 Derogation**

Proposed by Councillor W. Carey and Seconded by Councillor F. Timmons:

**Cathaoirleach's Business**

That this Area Committee requests a report to be presented for discussion at the ACM on the Part 8 derogation procedure introduced by the Minister for Housing last December with an outline of when, if at all, SDCC Housing Department, intends to use the derogation in relation to any sites in the Clondalkin, Newcastle, Rathcoole, Saggart & Brittas areas.

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

The Planning and Development and Foreshore (Amendment) Act 2022 was enacted in December 2022 containing an amendment to Section 179 of the Planning and Development Act, 2000, as amended, with the insertion of s.179 (a.) which temporarily removes the requirement for a Part 8 planning approval process for local authority housing development where the following criteria apply:

* Land in Council ownership
* Land zoning allows residential development
* Development does not materially contravene County Development Plan
* Proposed developments align with housing strategy
* Land is serviced/capable of being serviced
* Development not required to undergo environmental impact assessment or appropriate assessment
* Plans & particulars of proposed development to be shared with elected members & public
* Development works to be commenced by 31st December 2024

Where any of criteria are not satisfied, it is anticipated that the normal Part 8 process will apply but related regulations and guidance are still awaited from the Department of Housing, Local Government and Heritage.  Once this is received, an update will be provided to the Elected Members that will include schemes for which the derogation will apply.

A discussion followed with contribution from Councillors W. Carey and F. Timmons. Ms. B. Pierce, Senior Executive Officer responded to the members queries and the motion was **AGREED**.

## **Planning**

### **C/099/23 - Q8 Item ID:77961 – Ecological Assessment**

Proposed by Councillor F. Timmons:

To ask the Chief Executive would he ensure that an ecological assessment is undertaken of all lands at Rathcoole subject to CS10 SLO1 including Rathcoole Woodlands to determine the presence and extent of a fourth protected habitat, Hydrophilous Tall-Herb Swamp 6430?

**REPLY:**

A comprehensive suite of ecological survey work involving multiple site visits has been carried out on the subject lands between September 2018 and April 2021. This has included preliminary survey work on habitats followed by detailed specialist survey work and mapping of flora, fauna and habitats including those listed under the EU Habitats Directive.

A multi-disciplinary design team will be required to progress any project at the Rathcoole lands. A new multi-disciplinary design team will review the existing survey work and consider any additional habitat survey work on the subject lands. Also, the longevity of existing survey data may be reviewed from time to time.

### **C/100/23 - H15 Item ID:77943 – New Works**

(No Business)

### **C/101/23 - C10 Item ID:77933 - Correspondence**

(No Business)

### **C/102/23 - M14 Item ID:77900 – Clonburris School**

Proposed by Councillor F. Timmons and Seconded by Councillor E. Ó Broin:

That this Area Committee requests that the Director of Land use and planning look at the ownership of the land that faces Clonburris school and faces Michael Collins and the Nangor road with a view to looking at its suitability for an extension for Clonburris National School has a dire need for Autism specific additional rooms but have no room to expand. Also to ask that the Director details the next steps in regards to could the school apply for a section of this site? Clonburris National School has over 500 children currently and there is a chronic need for autism specific classrooms. This committee supports Clonburris National School in their mission to provide these much needed additional classes.

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

The concerns of the motion are acknowledged and additional facilities and services in schools are supported. Responsibility for delivery of education facilities and services lies with the Department of Education and Skills (DoES). The Council has worked closely with the DoES since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and to support the Department’s Schools Building Programme. The acquisition of lands and the extension of a school is firstly addressed by the Board of Management and the Department of Education and Skills. The Planning Section and the Department have had recent meetings and the Department have not discussed or sought land for the extension of this school.  The lands referred to in the motion is public open space, owned and maintained by the Council. The Department of Education/ the Board of Management may approach the Economic Development section and request consideration of a purchase of an element of the open space. The issues raised by the Councillor can be raised at the next meeting with the Department, however, it is a matter for the Board of Management to raise any identified needs for the school with the Department in the first instance.

A discussion followed with contribution from Councillors F. Timmons, E. Ó Broin and W. Carey. Mr. E. Burke, A/Senior Planner responded to the members queries and the motion was **AGREED**.

## **Transportation**

### **C/103/23 - Q9 Item ID:77794 – Meeting with TII**

Proposed by Councillor W. Carey:

To ask the Chief Executive for a report on the meeting held between SDCC and TII regarding the problematic junction of N7 and Booth Rd and to ask if provision has been made for councillors to make direct representation for concerns regarding same.

**REPLY:**

*There was a meeting between SDCC and TII regarding this matter on 19th January. A summary from TII of progress to date on the Boot Rd junction is outlined below:*

* *The Feasibility Report was submitted to TII and approved in Dec 2022*
* *The Design Stage Road Safety Audit (RSA) has been completed and the report is due week commencing 6th February 2023.*
* *The Design will be finalised following issuing of the RSA report*
* *Construction works are expected to be completed in end Feb/early March weather dependent for line marking etc.*

The works proposed include “Slow” and “Left arrow” markings, delineation bollards and signage including “Keep Left” and chevrons. These measures will help inform approaching vehicles that there is a sharp change in direction and to decrease speed on approach.

In terms of the bus lane, the N7 will be inspected as part of the Road Safety Inspection (RSI) process in 2023. SDCC have discussed this location with TII who will communicate it to the inspection team. If an issue is identified, it can be addressed.

TII welcome correspondence on this matter from elected representatives, and they can be contacted on the email address[*info@tii.ie*](mailto:info@tii.ie)*and at*[*+353 1 6463600*](tel:+35316463600)*.*

### **C/104/23 - Q10 Item ID:77960 – Riversdale Estate**

Proposed by Councillor F. Timmons:

To ask the Chief Executive Would he undertake to get the roads damaged outside 33 Riversdale avenue , 31 Riversdale avenue and Riversdale Park to be fixed and Footpaths at 28 Riversdale avenue , The path and all around the pylon on Riversdale avenue , 22 Riversdale crescent , outside no 8 Riversdale park , Outside no 7 to no 4 on Riversdale crescent , 14 Riversdale crescent and Footpaths on Riversdale Ave from no 2 onwards as very dangerous for tripping. Plus All the slow down signs need to be repainted (example is outside no 12 Riversdale crescent) and The entrance to Riversdale on the bridge the stop signs need to be painted on the road entrances in and out !

[0710B979-B891-4670-866F-3C01AF259826](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77559)  
[18D3F694-D820-4EF5-85CE-63613864A56A](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77568)  
[37B3F1CE-511F-4714-91C1-E18ED047915A](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77567)  
[56021628-88A8-4063-BF51-F293CE833771](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77564)  
[5D8DD229-CDE1-4E3C-900D-C8A06089C690](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77563)  
[75200842-977A-4104-8F89-A26EA009FDBD](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77560)  
[9AB942EA-1D5E-41C7-BEC9-CAD22CC853EB](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77566)  
[B8E51F0F-D2E5-4369-8912-A988166F4743](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77565)  
[E75B51F1-F050-4411-8632-5FB72398EBCC](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77561)  
[EB27A484-7B10-4292-9AE1-903FE8391CF5](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77562)

**REPLY:**

Road Maintenance DL crew will be addressing footpath issues at these locations in 2023. The crew will also review signage maintenance requirements at the same time.

### **C/105/23 - Q11 Item ID:77967 – Taking in Charge**

Proposed by Councillor E. Ó Broin:

To ask the Chief Executive for an update on his investigations into the taking in charge of the Riverside Estate? Riverside shares the same bridge over the Camac with Thornfield Square. Members Reps. ID: 1681962 refers.

**REPLY:**

The Taking in Charge team have previously spoken to the residents committee about the taking in Charge of the Riverside estate. 

The next steps are as follows:

The residents association needs to nominate a contact to liaise with SDCC in facilitating the Taking in Charge process. This nominated person should be emailed to [tic@SDublin](mailto:tic@SDublin)coco.ie  The SDCC Taking in Charge team will organise an official recognised plebiscite in relation to the Taking in Charge of the Riverside estate.  Only those registered electors with addresses in the Riverside estate will be eligible to vote on the plebiscite.

Dependant on the positive result of the official plebiscite, a Taking in Charge process will be completed by the Council

### **C/106/23 - Q12 Item ID:77968 – Seating at Bus Stop**

Proposed by Councillor E. Ó Broin:

To ask the Chief Executive for an update on their liaison with the NTA to have a seat installed at Bus Stop #2160 on Convent Road outside Tesco in Clondalkin?

**REPLY:**

Age Friendly Ireland have provided a specification for appropriate seating in the public realm. The path at this location is too narrow to facilitate such seating without hindering the clear access for pedestrians to pass and alight from the bus.

Therefore, it has been decided that a Bus stop seat cannot be installed at this location due to width restrictions at this time.

However, our traffic team will approach the shopping centre owners to investigate whether land could be ceded to the council to facilitate a setback bus stop with proper seating.  The success of this approach will be dependent on a third party owners response to this proposal.

Any progress on this negotiation will be forwarded to the members in a group email.

### **C/107/23 - H16 Item ID:77922 – Proposed Declaration of Roads to be Public Roads**

(No Business)

### **C/108/23 - H17 Item ID:77945 – New Works**

(No Business)

### **C/109/23 - C11 Item ID:77935 - Correspondence**

(No Business)

### **C/110/23 - M15 Item ID:77796 - Ramps**

Proposed by Councillor W. Carey, Seconded by Councillor T. Gilligan and unanimously **AGREED** without debate to accept the Chief Executive’s report.

That this Area Committee agrees that SDCC should carry out immediate repairs to the Traffic calming ramps on Willow Ave (Greenpark). These are in such dire condition that they are a danger to traffic and pedestrians traversing the street at this point.

**REPORT:**

Road Maintenance expect to carry out repairs to these ramps in 2023.

### **C/111/23 - M16 Item ID:77675 – Dangerous Slope**

Proposed by Councillor T. Gilligan and Seconded by Councillor F. Timmons:

That this Area Committee requests the management to address the dangerous slope from Monastery road to heights and propose a solution e.g. safety access, handrails, steps, hand rail, etc for pedestrians & cars to and from monastery road.

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

SDCC traffic section has surveyed the location and concludes there is a safety hazard at this location.  Our traffic team will design a suitable footpath and pedestrian access point to the main road from the estate.  When designed we will send our proposal to residents and councillors prior to implementing the improvements.

Following a contribution from Councillor T. Gilligan, Mr. J. Hegarty, Senior Engineer responded to the member’s query and the motion was **AGREED**.

### **C/112/23 - M17 Item ID:77751 – Wall on Aylmer Road**

Proposed by Councillor T. Gilligan and Seconded by Councillor F. Timmons:

That this Area Committee request an update to the repair of the wall on Aylmer Road, Newcastle. Members Rep 1738642 refers.

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

Road Maintenance have completed the repairs to this section of wall on Aylmer Road.

Following a contribution from Councillor T. Gilligan, Mr. L. Brennan, Senior Executive Engineer responded to the member’s query and the motion was **AGREED**.

### **C/113/23 - M18 Item ID:77907 – Entrance of Mount Talbot**

Proposed by Councillor K. Egan and Seconded by Councillor S. O’Hara:

That this Area Committee seeks enhanced safety measures at the shared entrance of Mount Talbot and IBIS including the upgrading and lighting, footpaths and a separated entrances to provide security for all residents in Mount Talbot and IBIS. Cllr Kenneth Egan

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

Please see the attached SDCC Taking in Charge Drawing for the location in question.

It is clearly indicated that the roundabout off which the shared entrance is located, is in the charge of TII.  However, the remainder of the route is not in charge and any matter of upgrade as referred to in the motion is for the attention of the Management Company / developer.

[M18 TIC Drawing for Mt Talbot - Ibis Hotel](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=77710)

A discussion followed with contribution from Councillors K. Egan, W. Carey and E. Ó Broin. Mr. L. Brennan, Senior Executive Engineer responded to the members queries and the motion was **AGREED**.

### **C/114/23 - M19 Item ID:77964 – Cherrywood**

Proposed by Councillor E. Ó Broin, Seconded by Councillor T. Gilligan and unanimously **AGREED** without debate to accept the Chief Executive’s report.

This committee agrees that the alleged damage to the footpath and wall of 63 Cherrywood Crescent, Clondalkin, Dublin 22 and the alleged damage to footpath outside 78 Cherrywood Crescent be investigated and repaired if necessary. Members Rep 1771842 refers.

**REPORT:**

As outlined in reply to Members Rep 1771842 (Public Realm Reply), a full survey of all trees will be undertaken to determine the extent of the requirement for tree maintenance. Arising from the survey, any works considered necessary will be scheduled for completion

Road Maintenance intend to make repairs to the footpaths at 63 and 78 Cherrywood Crescent in February.  During the footpath work, further investigation will be possible to the wall at No 63 Cherrywood Crescent.

The meeting conclude at 17.10 P.M.

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

**Cathaoirleach**