## **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 Corporate Support, Performance & Change Management, Environment, Water & Drainage, Public Realm, Housing, Community, Transportation, Planning, Economic Development and Libraries & Arts held on Wednesday 16th October 2024.

### **COUNCILLORS PRESENT**

Councillor Darragh Adelaide Councillor William Joseph Carey

Councillor Linda De Courcy

 Councillor Eoin Ó Broin

 Councillor Shirley O’Hara

 Councillor Trevor Gilligan

 Councillor Francis Timmons

Cathaoirleach, Councillor Shirley O’Hara presided.

### **OFFICIALS PRESENT**

Senior Executive Officer Ms. Sharon Conroy, Ms. Vivienne Hartnett

Senior Engineer Mr. John Hegarty, Mr. Gary Walsh

A/ Senior Engineer Mr. Damien McNulty

Senior Planner Ms. Hazel Craigie

Senior Executive Parks Superintendent Mr. David Fennell

Executive Librarian (Senior Librarian) Ms. Aoife Horan

Senior Staff Officer Mr. John Savage

A/Staff Officer Mr. Aaron Hartin

Assistant Staff Officer Ms. Roisin Ralph

Clerical Officer Ms. Jennifer Murphy

### **C/299/24 – HI 1 Item ID:84466 – Confirmation and Re-affirmation of Minutes of Meeting Held on 18th September 2024**

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

[HI- 1 Minutes of 18th September 2024](http://intranet/cmas/documentsedit.aspx?id=84466&itemTxt=H-I1)

It was proposed by Councillor S. O’Hara, seconded by Councillor F. Timmons, and **RESOLVED:**

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

**C/300/24 – QUESTIONS**

Questions 1-8 were proposed by Councillor S. O’Hara and seconded by Councillor F. Timmons:

“That pursuant to Standing Order 13, Questions 1 to 8 be **ADOPTED** and **APPROVED.”**

**Performance & Change Management**

**C/301/24 – H2 Item ID:84458 – New Works**

(No Business)

**C/302/24 – C1 Item ID:84445 – Correspondence**

(No Business)

**Corporate Support**

**C/303/24 – H3 Item ID:84453 – New Works**

(No Business)

**C/304/24 – C2 Item ID:84441 – Correspondence**

(No Business)

**C/305/24 – M1 Item ID:84176 – Letter to Clondalkin Superintendent and Community Sergeant**

Proposed by Councillor F. Timmons and seconded by Councillor S. O’Hara

That this Area Committee call on the Clondalkin Superintendent and Community Sergeant to deploy regular and consistent garda presence and resources to the Sallymills and Clondalkin Skatepark area to ensure local safety. (Particularly at weekends after the Clondalkin Leisure Centre has closed or is winding down from 5pm on Saturdays and 3pm Sundays.) Also, the Newcastle Supervalu, Newcastle Park and Graydon Estate and a group of young people causing anti-social behaviour around Newcastle! We support local resident petitions on these issues and will write to Clondalkin Superintendent and Community Sergeant requesting the above.

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

If the motion is agreed, a letter will issue to the Clondalkin Superintendent and Community Sergeant as outlined above.

A discussion followed with contributions from Councillors, F. Timmons, L. De Courcy, W. Carey and S. O’Hara.

Ms. S. Conroy, Senior Executive Officer responded to the members queries and the motion was **AGREED**.

**C/306/24 – M2 Item ID:84469 - Letter to Minister for Children**

Proposed by Councillor D. Adelaide and seconded by

That this Area Committee calls on the government to address the severe lack of childcare facilities in this area, writing to the minister for children requesting a report from their department on how they mean to address this issue

In the absence of Councillor D. Adelaide, the motion **FELL**.

**C/307/24 – M3 Item ID:84470 - Letter to Unite the Union**

Proposed by Councillor D. Adelaide and seconded by

That this Area Committee write to Unite the Union to express our solidarity with mechanical engineering workers (Many who live in our area and have been picketing Pfizer grange castle) who are currently taking strike action for the reinstatement of travel time pay that was cut during the recession.

In the absence of Councillor D. Adelaide, the motion **FELL**.

**C/308/24 – M4 Item ID:84550 – Letter minister for Justice.**

Proposed by Councillor F. Timmons and seconded by Councillor S. O’Hara

That this Area Committee supports our local resident petitions on anti-social behaviours and safety issues by calling on the Minister for Justice to highlight the need for additional guards for our rapidly expanding areas.

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

If the motion is agreed, a letter will issue to the Minister for Justice regarding the need for additional guards as outlined above

A discussion followed with contributions from Councillors, F. Timmons, L. De Courcy, W. Carey and S. O’Hara.

Ms. S. Conroy, Senior Executive Officer responded to the members queries and the motion was **AGREED**.

## **Environment**

**C/309/24 – Q1 Item ID:84486 – Control of animals and invasive species.**

Proposed by Councillor W. Carey

To ask the Chief Executive, what role SDCC has in the control of animals and invasive species such as grey squirrels and foxes from impinging on the community and becoming a problem generally.

**REPLY:**South Dublin County Council (SDCC) do not have a role in the control of urban foxes. Foxes are visible in the urban environment due to food being available, however the council advises against the deliberate feeding of wild animals in the urban environment as it can lead to stressful situations with some residents.

If people are experiencing difficulty with foxes, you can contact animal welfare such as the DSPCA or Wildlife Management Services. Wildlifemanagement.ie

Grey squirrels are listed as invasive species, but SDCC currently are not in a position to implement a control programme for these species.

**C/310/24 – H4 Item ID:84455 – New Works**

(No Business)

**C/311/24 – C3 Item ID:84439 – Correspondence**

(No Business)

**C/312/24 – M5 Item ID:84393 – Graffiti.**

Proposed by Councillor S. O’Hara and seconded by Councillor F. Timmons.

That this Area Committee request the manager to undertake a comprehensive examination of the existing graffiti removal process to identify inefficiencies and propose improvements to ensure a more effective response to graffiti removal requests.

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

South Dublin County Council is responsible for ensuring that public roads are kept litter free (including graffiti) in so far as it is practically possible and the prevention of the creation of litter through the following measures:

Enforcement and Regulation

Public Realm operations programmes

Delivery of Communication, Education & Awareness programmes

Development of protocols for response to service requests

SDCC removes graffiti as it arises around the county, utilising staff and probation services to respond effectively to any graffiti that is reported. Any graffiti that is considered offensive due to its content is always prioritised. Public Realm have examined the existing graffiti removal process and have identified ways in which we can improve our processes.

In addition to the staff and probation services, a contractor has recently been engaged for graffiti and specialist graffiti removal. This will help to ensure a more effective and efficient response to graffiti removal.

There is currently a formal Memorandum of Understanding (MOU) in place with four utility providers. Public Realm have engaged with one of these providers and are currently working on updating our MOU with them. As this progresses, Public Realm will engage with the other utility providers also.

To assist in combatting Graffiti, The Anti-Litter and Anti-Graffiti Awareness Grant is made available to community groups and schools through the Environmental Awareness Section. In addition, the South Dublin Canvas project continues to be delivered and is used to discourage graffiti on traffic light boxes.

It is a criminal offence to deface property, and it is a requirement of Section 20 of the Litter Pollution Act 1997 for property owners to remedy defacement.

The purpose of this protocol below is to set out clearly the basic principles for the Council’s management of graffiti, and to provide consistency in approach to graffiti removal across the county:

If the graffiti is on public property, the Council will arrange for its removal. Depending on the type of surface, chemicals or paint will be used.

It is the responsibility of all property owners to remove graffiti from their premises. Where graffiti is on private property the Council will request the property owner to remove the graffiti in the first instance. Depending on the location, and if the property faces onto a strategic public place, the Council will endeavour to have the defacement removed. The Council will require indemnity from the property owner or an agent of the property owner to enter onto the property for the purpose of removal of the defacement. The property owner or an agent of the property owner will sign an indemnity, and, in all cases, there will be a fee involved. No works will take place on private property in the absence of such indemnity and no chargeable work will be carried out until such charges are agreed by both parties.

If the graffiti is on utility boxes belonging to utility companies, the company concerned will be contacted and requested to remove the graffiti. There is currently a formal Memorandum of Understanding (MOU) in place with four utility providers. These are currently under review. Public Realm senior staff are meeting with the ESB to review their MOU in the first instance and meetings will be arranged with other utility companies following that meeting.

In a limited number of circumstances, it may not be possible to remove the graffiti owing to difficulties accessing sites. There is continuous assessment of benefits and rewards available under the Social Credits Scheme and as groups develop and engage in the Social Credits Scheme more requests are being received and approved for assistance with removal of Graffiti.

SDCC understand the frustrations that graffiti brings to residents and businesses and is working with many groups and organisations to improve the aesthetic appearance of the county. We are gratefulto all Councillors and members of the public who continue to help us by identifying areas of graffiti and also where Tidytowns groups have helped in the clean-up of same.

A discussion followed with contributions from Councillors, S. O’Hara F. Timmons, E. Ó Broin and W. Carey.

Ms. S. Conroy, Senior Executive Officer responded to the members queries and the motion was **AGREED**.

**C/313/24 – M6 Item ID:84495 – Illegal Dumping.**

Proposed by Councillor E. Ó Broin and seconded by Councillor F. Timmons.

That this Area Committee agrees that urgent action is needed to address the regular illegal dumping at the junction of Deansrath Park and Deansrath Road and along the Bawnogue Road between the vehicle entrance to Lindisfarne and the turn for the Lock View Road.

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

The Litter Warden carries out regular inspections of the areas outlined in this motion. Where evidence is found, appropriate enforcement action is taken under the provisions of the Litter Pollution Acts. Increasingly it is found that there is no evidence in the dumped material to identify the alleged polluter. In the absence of evidence, witness testimony and the attendance of witnesses in court it is not possible to successfully prosecute a case.

The following fixed penalty notices were issued in 2024:

Deansrath Park - 5 Reports of Illegal Dumping, 1 fine issued and paid

Deansrath Road - 3 Reports of Illegal Dumping

Bawnogue Road - 3 Reports of Illegal Dumping

Lindisfarne - 4 Reports of Illegal Dumping, 1 fine issued

SDCC is currently monitoring an array of potential sites, including the location that is the subject of the motion, that will meet the Code of Practise criteria for CCTV and have developed Data Protection Impact Assessments (DPIAs) in line with the provisions of the COP and in consultation with the Data Protection Officer. As identified sites meet the COP criteria, business cases will be submitted to the Council's recently established CCTV Oversight Board and subsequently to the Chief Executive for approval.

A discussion followed with contributions from Councillors, E. Ó Broin, W. Carey, F. Timmons, D. Adelaide and S. O’Hara

Ms. S. Conroy, Senior Executive Officer responded to the members queries and the motion was **AGREED**.

**Water & Drainage**

**C/314/24 – Q2 Item ID:84404 – Camac Overflow.**

Proposed by Councillor E. Ó Broin

To ask the Chief Executive if he considers that there should be an information board in Clondalkin Park explaining the Camac overflow system there located where the path of the overflow crosses the footpath and also if he considers that a small footbridge should be erected there as well to allow pedestrians pass when the overflow is in full flow?

**REPLY:** SDCC acknowledges the issue raised relating to the River Camac overflow in Clondalkin Park. The overflow from the Camac River across the path to drainage channels is an infrequent occurrence. Natural Water Section along with Public Realm will carry out a review of the operation of the overflow, and take the issues raised into consideration.

**C/315/24 – H5 Item ID:84462 – New Works**

(No Business)

**C/316/24 – C4 Item ID:84449 – Correspondence**

(No Business)

**C/317/24 – M7 Item ID:84482 – Fairgreen Land Drainage.**

Proposed by Councillor E. Ó Broin and seconded by Councillor F. Timmons.

That this Area Committee agrees that a Surface Water Drainage investigation is needed to address the recent flooding in the back gardens of houses (Address Supplied) in Fairgreen Saggart, which may relate to the ongoing construction of a raised football pitch behind their houses.

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

South Dublin County Council are carrying out ongoing investigations and discussions with the property owner of the adjacent site. Representative of the property owner acknowledged existing land drainage system had been damaged and required repair. As part of the discussion, a written undertaken was given on behalf of the owner, to implement new drainage works to divert excess surface water from the rear of the garden of the affected properties. Works commenced September 2024. A follow up inspection and survey of the site will be carried out by SDCC in the coming week to establish the effectiveness of the works carried out to date. Following the inspection, if required, further discussion with the property owner will be undertaken to rectify the current land drainage issue.

A discussion followed with contributions from Councillors, E. Ó Broin, T. Gilligan, L. De Courcy, F. Timmons, and W. Carey.

Mr. D. McNulty, A/ Senior Engineer responded to the members queries and the motion was **AGREED.**

**Public Realm**

**C/318/24 – H6 Item ID:84460 – New Works**

(No Business)

**C/319/24 – C5 Item ID:84447 – Correspondence**

(No Business)

**C/320/24 – M8 Item ID:84188 – Corkagh Park Fisheries**

Proposed by Councillor F. Timmons and seconded by Councillor S. O’Hara.

That this Area Committee call on SDCC to work with local elected members in creating Corkagh Park Fisheries into a community led facility.

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

The former fishing facility at Corkagh Park was considered in the context of the Corkagh Park masterplan as approved by the Council. The masterplan report recommends that SDCC prioritise immediate future investment in the park on 3 main areas of action as follows:

Improve / enhance entrances and access routes.

Improve signage and branding

Define activity zones (Nature, Family Fun, Event Lawn and central hub area)

A total of 21 projects were appraised as part of the masterplan for the park including fishing. The total estimated cost of delivery all 21 projects amounted to a capital investment of €29 million.

While it was accepted that all 21 projects could enhance the park, the list had to be evaluated and shortened to ensure the masterplan could be delivered within SDCC’s budget. The objectives for the masterplan set by SDCC included projects that represented an acceptable capital investment, are commercially viable in the medium to long term, are going to help animate and enliven the park, fulfil SDCC’s wider corporate objectives and are attractive from a design perspective.

The appraisal of the projects incorporated a qualitative assessment (analysing what extent each project delivered on SDCC’s objectives) and a quantitative assessment (financial outcome of each project in terms of both capital spend and ongoing viability) and a risk assessment.

Fishing scored comparatively low on the qualitative assessment and had medium level risks attached due to significant investment required.

Strategically, with the angling/fishing facility available in Ballymount Park, it was deemed not financially viable to pursue this project in Corkagh Park, however, Corkagh Park lakes do feature in the masterplan for the park as part of the “engaging with nature” zone within the park.

The masterplan proposes lake enhancements such as viewing platforms and picnic areas with the aim to enhance the experience for all people and visitors to the park which will allow them to discover the peaceful and relaxing nature of the lakes as they stroll through the proposed nature zone of the park. Biodiversity enhancements will also be made around the lakes to encourage and enhance the existing wildlife.

A discussion followed with contributions from Councillors, F. Timmons, E. Ó Broin, T. Gilligan, L. De Courcy, W. Carey and D. Adelaide.

Mr. D. Fennell Senior Executive Parks Superintendent responded to the members queries and the motion was **AGREED.**

For the purpose of the minutes, it is noted that Councillor F. Timmons did not accept the managers report.

**C/321/24 – M9 Item ID:84481 – Westbourne Rise ruin.**

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

That this Area Committee that the stonework at the base of the railings of the ruin of Deansrath Castle on Westbourne Rise in Clondalkin, should be repaired by a stonemason rather than having blobs of cement added as has been done recently. See attached photo. In addition, an information notice or name of the ruin should be erected which is #135 on the Register of Protected Structures

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

The ruin at Westbourne Rise is a Recorded Protected Structure (RPS) in the County Development Plan (RPS Ref. 135) and listed on the Record of Monuments and Places (RMP): Castle – tower house - DU017-039. The railing and low wall surrounding the ruin was provided to protect the structure but does not form part of the ruin. Arrangements will be made to have the damaged section of wall below the railing repaired with appropriate stone in keeping with the existing stonework.

Apart from the description “Castle – tower house” in the RMP there is no other confirmed name for the ruin. It would not be appropriate to erect a sign on the ruin naming it “Deansrath Castle” in the absence of evidence to confirm that it is indeed a part of “Deansrath Castle”.

**Community**

**C/322/24 – H7 Item ID:84450 – Deputations for Noting**

(No Business)

**C/323/24 – H8 Item ID:84452 – New Works**

(No Business)

**C/324/24 – C6 Item ID:84440 – Correspondence**

(No Business)

**Housing**

**C/325/24 – H9 Item ID:84456 – New Works**

(No Business)

**C/326/24 – C7 Item ID:84443 – Correspondence**

(No Business)

**C/327/24 – M10 Item ID:84428 – Temporary Walkway Grand Canal Greenway.**

Proposed by Councillor E. Ó Broin and seconded by Councillor F. Timmons.

That this Area Committee agrees that a temporary walkway should be created between the Lockview Road and the entrance to the Grand Canal Greenway opposite the Thomas Omar Lockhouse, adjacent to the Canal Extension housing building site before Winter, as the current path across the grass will become increasingly mucky. See attached photos of start and finish of proposed temporary walkway.

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

The option to provide temporary pedestrian access at this location, and at a number of alternative locations has been examined by the Council previously and deemed unfeasible for safety reasons. As there are two busy construction sites along this short stretch of road, any temporary footpath in this location would encourage pedestrians to cross at a point where construction traffic would present a significant safety risk.

There is alternative access to the canal 200m to the east (Fonthill Road) or 400m to the west (across the green space) connecting to the canal.

118 homes are scheduled to be completed in Q4 2025, at which point the existing walkway that is currently contained within the construction site will be reopened.

A discussion followed with contributions from Councillors, E. Ó Broin and W. Carey.

Ms. Vivienne Hartnett Senior Executive Officer responded to the members queries and the motion was **AGREED**.

**Planning**

**C/328/24 – Q3 Item ID:84471 – Residential properties to short term lettings.**

Proposed by Councillor D. Adelaide

To ask the Chief Executive how many applications for the conversion of residential properties to short term lettings (airBnB etc) have been received in the ACM area and how many of them have been granted permission?

**REPLY:** Following a search of the Planning Register, SDCC Planning advise that it has not received any applications for the conversion of residential properties to short term lettings.

**C/329/24 – H10 Item ID:84459 – New Works**

(No Business)

**C/330/24 – C8 Item ID:84446 – Correspondence**

(No Business)

**C/331/24 – M11 Item ID:84349 – Fitzmaurice Road, Rathcoole Tree Protection Order.**

Proposed by Councillor F. Timmons and seconded by Councillor S. O’Hara.

That this Area Committee supports the establishment of a Tree Protection Order on the Beech Wood and associated trees at Fitzmaurice Road, Rathcoole, in recognition of its iconic status, amenity value and contribution to the landscape of Rathcoole Village and asks the Chief Executive to initiate the process before the end of 2024.

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

Beechwood Lawns, located south of Fitzmaurice Road in Rathcoole, have been taken in charge since 1977 and the Council maintains the lands in question. Protection and management of all existing trees on Council is carried out in accordance with the Living with Trees SDCC Tree Management Policy 2021 -2026.

The Living with Trees SDCC Tree Management Policy 2021 -2026 states that trees contribute greatly to visual amenity by creating a setting for buildings and softening and greening streetscapes in built-up areas and by adding significant visual interest in more rural areas.

The South Dublin County Development Plan 2022 – 2028 and the Living with Trees SDCC Tree Management Policy 2021 - 2026 both state and emphasis the value of trees. The Development Plan, which sets the policy context for the assessment of planning applications, states that trees and landscaping are important for climate amelioration and maintaining a healthy environment. The planting of trees is one of the most cost-effective methods of carbon capture and storage. Trees and the retention of mature trees can be an asset to a new development.

Further to the value of trees being comprehensively integrated into the Living with Trees and the Development Plan 2022 -2028, the Corporate Plan and the Climate Action Plan have objectives and actions in relation to protection of trees.

Section 205 is the relevant provision of the Planning and Development Act (as amended) for a TPO. The following extracts are considered relevant in the context of the question:

Section 205.—(1) If it appears to the planning authority that it is expedient, in the interests of amenity or the environment, to make provision for the preservation of any tree, trees, group of trees or woodlands, it may, for that purpose and for stated reasons, make an order with respect to any such tree, trees, group of trees or woodlands as may be specified in the order.

(2) Without prejudice to the generality of subsection (1), an order under this section may—

(a) prohibit (subject to any conditions or exemptions for which provision may be made by the order) the cutting down, topping, lopping or wilful destruction of trees, and

(b) require the owner and occupier of the land affected by the order to enter into an agreement with the planning authority to ensure the proper management of any trees, group of trees or woodlands (including the replanting of trees), subject to the planning authority providing assistance, including financial assistance, towards such management as may be agreed.

Section 205(10) outlines that the any person who contravenes an order shall be guilty of an offence.

Section 205 (11) outlines some of the limitations of a TPO, namely that no such order shall apply to the cutting down, topping or lopping of trees which are dying or dead or have become dangerous, or the cutting down, topping or lopping of any trees in compliance with any obligation imposed by or under any enactment or so far as may be necessary for the prevention or abatement of a nuisance or hazard.

Section 205 of the Act states that ‘If it appears to the planning authority that it is expedient, in the interests of amenity or the environment, to make provision for the preservation of any tree, trees, group of trees or woodlands, it may, for that purpose and for stated reasons, make an order with respect to any such tree, trees, group of trees or woodlands as may be specified in the order.’

The term expedient is not defined in the Planning and Development Act 2000 (as amended). The Planning Authority considers that practical and necessary is a reasonable interpretation of the term expedient.

As outlined above, the management and protection of trees on potential development sites and on Council owned lands is strongly outlined in the Living with Tree SDCC Tree Management Policy 2021 -2026 and the County Development Plan. The protection of all existing trees in the County on potential development sites is carried out through the assessment of planning proposals (planning applications, Part 10s and Part 8s). Protection and management of all existing trees on Council lands in the public realm will be carried in accordance with the Living with Trees SDCC Tree Management Policy 2021 -2026.

In conclusion, given the strong recognition of the value of trees in the Living with Trees Management Policy, Corporate Plan, Climate Action Plan and the Development Plan, the Planning Authority considers that the proposed TPO is not necessary or practical at this time and concludes that the proposed TPOs are not expedient in the context of Section 205 of the Planning and Development Act 2000 (as amended).

In addition, it is considered that, whilst the value of the trees in the proposed TPO is acknowledged, reasons for the initiation of TPOs on this site are not apparent. It is noted that Section 205 requires stated reasons for the purpose of a TPO.

A discussion followed with contributions from Councillors F. Timmons, W. Carey, T. Gilligan, E. Ó Broin and L. De Courcy.

## Ms. Hazel Craigie, Senior Planner and Mr. David Fennell, Senior Executive Parks Superintendent responded to the members queries.

## Councillor F. Timmons called for, and the Members **AGREED** to a roll call vote on the managers’ report of which was as follows:

## IN FAVOUR: 0 (ZERO)

AGAINST: 6 (SIX) Councillors D. Adelaide, W. Carey, L. De Courcy, E. Ó Broin, S. O’Hara and F. Timmons

ABSTAIN: 1 (ONE) Councillor T. Gilligan

The motion was agreed, and the managers’ report was noted.

**C/332/24 – M12 Item ID:84392 – Rathcoole Woodlands.**

Proposed by Councillor S. O’Hara and seconded F. Timmons.

That this Area Committee recognises the need for active protection of Rathcoole Woodlands within the RU zoned lands and asks the Chief Executive to actively prepare a plan for the conservation and protection of the same in tandem with the progression of CS10 SLO 1.

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

**REPORT:** The County Development Plan includes the following:

**CS10 SLO 1:**

To ensure that the provision of a primary school, library hub, 2 full sized GAA pitches and 1 junior pitch and associated pavilion, access road and open space is provided in tandem with new residential development having regard to the provisions of GI7 SLO2.

**GI7 SLO 2:**

To ensure the adequate protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status

The Council has recently issued a tender for a design team to develop a scheme for the housing and GAA pitches. This will include a planning application to An Bord Pleanála through the Part 10 mechanism. The Part 10 process is being applied due to the sensitivities set out in the SLO 2 and the Council’s assessment that a full EIA is required for this development.

Part of the scope for the development is assessment of the existing masterplan study against any proposal for this application including any implications for the adjoining woodland as well as the Park.

A discussion followed with contributions from Councillors, S. O’Hara, F. Timmons, L. De Courcy and W. Carey.

Ms. Hazel Craigie, Senior Planner responded to the members queries and the motion was **AGREED**.

**C/333/24 – M13 Item ID:84483 – Clondalkin Zoning.**

Proposed by Councillor L. De Courcy and seconded S. O’Hara.

That this Area Committee asks that the land behind the Mill Shopping Centre be rezoned from Residential to Active Open Space (G4) to provide much needed outdoor amenities like tennis courts and sports pitches along with a community orchard as a link to the area's rich history.

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

Lands to the rear of the shopping centre, bordering 9th Lock Road and New Nangor Road with access to Old Nangor Road, consist of approximately 7 hectares. They were previously part of the lands associated with the Paper Mills.

Alongside lands within the village of Clondalkin these lands are zoned Town Centre within the County Development Plan adopted by the Members in June 2022.

These lands are brownfield lands having been lying idle since the cessation of use of the paper mills.  In recognising this, the lands are identified as a framework site as part of a wider urban design strategy underway to inform the Clondalkin LAP area.  Two public consultations have been held to date which have included reference to this framework area based on its current zoning.  Given the proximity to the village centre and associated infrastructure it is anticipated that the lands would facilitate mixed use development with a primary use as residential.  Associated community, amenity and open space standards set out in the County Development Plan would apply.

The lands are in close proximity to Clondalkin Park and leisure centre and to Corkagh Park. The Framework Plan will examine connections and linkages between the lands and the existing parks in addition to provision of on-site open space and community facilities.  Active recreational uses to complement development can be considered as part of the preparation of the plan for the LAP area.

Having regard to the need to deliver housing, focusing on brownfield lands such as these, the lands are included in the housing targets set out in the core strategy of the Development Plan. The policies and standards in the CDP will ensure that the requisite delivery of open space and amenities is achieved to meet the needs of the population.

Taking the above into account it is not considered appropriate to rezone the lands.

A discussion followed with contributions from Councillors L. De Courcy, F. Timmons, E. Ó Broin and W. Carey.

Ms. Hazel Craigie, Senior Planner responded to the members queries and the motion was **AGREED**.

**Transportation**

**C/334/24 – Q4 Item ID:84386 – Saoirse Woman’s Refuge Service.**

Proposed by Councillor E. Ó Broin

To ask the Chief Executive if SDCC can provide for parking spaces to facilitate Saoirse women's refuge service in Rathcoole either through dedicated spaces or through parking permits and to liaise with the service to agree a practical solution to the problem here.

**REPLY:** SDCC will make contact with a representative of the Saoirse Woman's refuge in Rathcoole to discuss any available options to solve the parking problem at the facility.

**C/335/24 – Q5 Item ID:84394 – Green Lane Manor taken in charge.**

Proposed by Councillor S. O’Hara

To ask the Chief Executive when will Green Lane Manor, Rathcoole, Co Dublin, be taken in charge by the Council?

**REPLY:** There are several planning conditions that have not been complied with in this development.  The Taking in Charge of this estate cannot progress until these outstanding planning conditions are complied with to the satisfaction of SDCC.

SDCC are engaging with the developer to have these conditions of planning completed to our satisfaction.  At this stage it is not possible to estimate the time to complete the TIC process in this estate as there are these outstanding items to correct before the TIC main process can move forward.

**C/336/24 – Q6 Item ID:84395 – Potholes at Calliaghstown.**

Proposed by Councillor S. O’Hara

To ask the Chief Executive to repair the super large potholes at Calliaghstown outside LL Concrete.

**REPLY:** A contractor has been appointed and this will be repaired in the coming weeks

**C/337/24 – Q7 Item ID:84396 – Blackthorn Hill Estate taken in charge.**

Proposed by Councillor S. O’Hara

To ask the Chief Executive when will Blackthorn Hill, Estate, Rathcoole, Co Dublin, be taken in charge by the Council?

**REPLY:** The management company of the Blackthorn Hills estate did make contact with SDCC in relation to Taking in charge of the estate back in January 2024.  SDCC sent out a TIC application form to the management company.  SDCC did not receive a completed application form as of this date.

The progress of any TIC process is highly dependent on the positive engagement of the developer or management company and the timely submission of all the relevant TIC information required.

Therefore, it is hard to estimate when this estate will be Taken in Charge with so little engagement from the Management company.  SDCC will contact the Management company again on this matter.

**C/338/24 – H11 Item ID:84461 – New Works**

(No Business)

**C/339/24 – H12 Item ID:84463 – Proposed declaration of Roads to be Public Roads**

The following report was presented by Mr. J. Hegarty, Senior Engineer:

[Newlands Grove Estate, Clondalkin - Map](http://intranet/Cmas/documents/Clondalkin-%20Newcastle-%20Rathcoole-%20Saggart%20and%20Brittas%20Area%20Com/2024/October/Clondalkin%2CNewcastle%2CRathcoole%2CSaggartandBrittasAreaCommitteeMeeti/0d2e6e42-97b7-49f7-b543-d68778459573.pdf)

[Newlands Grove Road Schedule](http://intranet/Cmas/documents/Clondalkin-%20Newcastle-%20Rathcoole-%20Saggart%20and%20Brittas%20Area%20Com/2024/October/Clondalkin%2CNewcastle%2CRathcoole%2CSaggartandBrittasAreaCommitteeMeeti/73656831-8d75-43a6-9d10-ee6bc183303b.pdf)

[Newlands Grove, Clondalkin - Report](http://intranet/cmas/documentsview.aspx?id=83774)

## A discussion followed with a contribution by Councillor W. Carey.

## Mr. J. Hegarty, Senior Engineer responded to members queries and the report was **NOTED**

**C/340/24 – H13 Item ID:84467 – 2025 Winter Service Plan**

The following report was presented by Mr. G. Walsh, Senior Engineer:

[Winter Service Plan](http://intranet/cmas/documentsedit.aspx?id=84467&itemTxt=H-I13)

## A discussion followed with a contribution by Councillor W. Carey.

## Mr. G. Walsh, Senior Engineer responded to members queries and the report was **NOTED**

**C/341/24 – C9 Item ID:84448 – Correspondence**

(No Business)

**C/342/24 – M14 Item ID:84402 – Westbourne Rise ruin.**

Proposed by Councillor F. Timmons and seconded by Councillor S.O’Hara and unanimously **AGREED** without debate to accept the Chief Executive’s report.

That this Area Committee would consider repainting the following yellow boxes to ensure public and vehicle safety at the following locations:

1. Junction Boot Road/Convent Road
2. St Johns
3. St Johns Grove
4. 1st Roundabout Nangor road
5. 2nd Roundabout Nangor road
6. Intreo Office
7. Laurel Park
8. Castle Park
9. Library/Floraville
10. Lexington Nursing Home
11. Monastery Rise
12. Monastery Walk
13. Monastery Heath
14. Top of Woodford Hill?

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

These locations will be inspected and added to the list of locations for our road marking contractor to attend to.

**C/343/24 – M15 Item ID:84468 – Westbourne Rise ruin.**

Proposed by Councillor D. Adelaide and seconded by Councillor F. Timmons and unanimously **AGREED** without debate to accept the Chief Executive’s report.

That this Area Committee agrees to take Blackthorn Hill in charge.

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

The management company of the Blackthorn Hills estate did make contact with SDCC in relation to Taking in charge of the estate back in January 2024.  SDCC sent out a TIC application form to the management company.  SDCC did not receive a completed application form as of this date.

The progress of any TIC process is highly dependent on the positive engagement of the developer or management company and the timely submission of all the relevant TIC information required.

**Libraries & Arts**

**C/344/24 – H14 Item ID:84438 – Application for Arts Grants**

(No Business)

**C/345/24 – H15 Item ID:84451 – Library News and Events**

The following report was presented by Ms. A. Horan, Executive Librarian (Senior Librarian):

## [Library News & Events](http://intranet/cmas/documentsedit.aspx?id=84451&itemTxt=H-I15)

## A discussion followed with contributions by Councillors F. Timmons, W. Carey and S. O’Hara.

## Ms. A. Horan Executive Librarian (Senior Librarian), responded to members queries and the report was **NOTED**

**C/346/24 – H16 Item ID:84457 – New Works**

(No Business)

**C/347/24 – C10 Item ID:84444 – Correspondence**

(No Business)

**Economic Development**

**C/348/24 – Q8 Item ID:84277 – Land at Mill Shopping Centre.**

Proposed by Councillor L. De Courcy.

To ask the Chief Executive has an asbestos survey been done on the land behind the Mill Shopping Centre as there is some concern among residents of asbestos being in the ground?

**REPLY:** The land at this location is not in the ownership of the Council. The Council has no knowledge of surveys that may have been undertaken by the owners.

**C/349/24 – H17 Item ID:84454 – New Works**

(No Business)

**C/350/24 – C11 Item ID:84442 – Correspondence**

(No Business)

### The meeting concluded at 5.40 P.M.

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 **Cathaoirleach**