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

Minutes of South Dublin County Council December 2024 Tallaght Area Committee Meeting held on Monday 16 December 2024

### **PRESENT**

|  |  |
| --- | --- |
| Cllr T. Costello | Cllr Kay Keane |
| Cllr D. Donnelly | Cllr Brito Pereppadan |
| Cllr M. Duff | Cllr D. Richardson |
| Cllr L. Dunne | Cllr J. Spear |
| Cllr P. Holohan | Cllr N. Whelan |

### **OFFICIALS PRESENT**

|  |  |
| --- | --- |
| Senior Executive Engineer | Andrew O’Mullane |
| Senior Executive Librarian | Liz Corry |
| Senior Engineer | Gary Walsh |
| A/Senior Executive Officer | Fiona Hendley |
| Senior Staff Officer | Ann Marie Mulleady |
| Staff Officer | Mark Brown |
| Assistant Staff Officer | Bill Fowler, Marian Travers |

The Mayor, Councillor M. Duff, presided

### **H1/1224 Item ID:85173**

Proposed by Housing Administration

Minutes from Tallaght Area Committee Meeting 25th November, 2024.

[Minuets of Tallaght ACM Nov 2024](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=84655)

Minutes of Tallaght Area Committee Meeting held on 25th November, 2024 which had been circulated, were submitted, and APPROVED as a true record and signed.

It was proposed by Councillor M. Duff, seconded by Cllr L. Dunne, and RESOLVED:

"That the recommendations contained in the Minutes of the Tallaght Area Committee Meeting held on 25th November, 2024 be Adopted and Approved.”

**Questions**

It was proposed by Cllr M. Duff, seconded by Cllr L. Dunne, and RESOLVED:” That pursuant to Standing Order No 1, Questions 1-10 be Adopted and Approved.”

## **Community**

### **H2/1224 Item ID:85187**

Proposed by Community

New Works (No Business)

### **C1/1224 Item ID:85175**

Proposed by Community

Correspondence (No Business)

## **Libraries Arts**

### **H3/1224 Item ID:85172**

Proposed by Libraries Arts

Application for Arts Grants (For Noting)

[SDCC Arts office](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=84612)

### **H4/1224 Item ID:85186**

Proposed by Libraries Arts

Library News & Events

[Library Event Stats](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=84401)  
[Tallaght Library report December 2024](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=84489)

Liz Corry, Senior Executive Librarian, gave the presentation on Library News & Events

There were contributions from Cllr M. Duff and Cllr L. Dunne

The report was **NOTED**

## **Housing**

### **Q1/1224 Item ID:85039**

Proposed by Councillor D. Donnelly

"How many Council houses in the Tallaght area are currently vacant?"

**REPLY:**

There are currently 45 properties vacant within the Tallaght area. 1 property is at survey stage, 28 properties are in progress and 16 are ready for allocation.

The Housing Maintenance and Refurbishment section undertake re-let works on vacant housing stock throughout the County to ensure stock is brought back into productive use for letting as soon as possible. The current turnaround time from the date a property is surrendered to date it is allocated is 21.98 weeks.

### **Q2/1224 Item ID:85332**

Proposed by Councillor D. Donnelly

"What is the average wait (years) for people being housed in the Tallaght area?"

**REPLY:**

The average wait time for housing allocations in South Dublin is currently estimated to be 9.3 years (please note this time can vary depending on the type of property required).

To maximise their chances of securing a suitable property, approved applicants are advised to check the Choice Based Letting website on a weekly basis. Failure to do so may result in missing out on availability of a suitable property that meets their needs.

All housing allocations are carried out in adherence with the Council's Allocation Scheme.

### **Q3/1224 Item ID:85327**

Proposed by Councillor M. Duff

"The Residents Association for the Age Friendly houses at Maplewood Heights and Fernwood Green, Springfield, are seeking to enhance the security of the residents homes. Would the Manager inform this Area Committee if retro fitting garden gates can be considered and if it is possible, that South Dublin County Council and Cluid Housing offer proposals for this work to the Residents Association?"

**REPLY:**

The Age Friendly developments at Fernwood Green and Maplewood Heights is managed by Cluid Housing.

Cluid Housing have advised that their architect is currently liaising with the residents at the scheme to address concerns raised. Cluid Housing are in the process of reviewing what options are available to remedy these concerns. Once a proposal has been agreed an update will issue to the area committee.

### **Q4/1224 Item ID:85295**

Proposed by Councillor L. Dunne

"Can the Manager please confirm whether inspections have been conducted on all properties within the MacUilliam Estate to assess the extent of damp present?"

**REPLY:**

Dampness in a property is related to temperature and humidity of the immediate environment. Due to the nature of our climate and the way we live, most homes would have some element of condensation and dampness that requires interaction of the homeowner to help ventilate, clean and prevent build up over time. The vast majority of condensation and damp issues reported are preventable with the positive interaction of the tenant.

According to our records we have received 36 requests for inspections for properties within Mac Uilliam Estate for condensation/damp related issues. 34 properties have undergone inspection. 19 of these properties required further works and/or upgrades to ventilation systems to rectify the issues reported.

If a tenant is experiencing difficulties with condensation or damp, they should submit a request for an inspection through their Housing Online account.

Stock condition surveys will be implemented over the next four years to assess the overall condition of our housing stock. The findings from these surveys will inform future housing maintenance plans.

### **H5/1224 Item ID:85191**

Proposed by Housing

New Works (No Business)

### **C2/1224 Item ID:85178**

Proposed by Housing

Correspondence (No Business)

## **Planning**

### **H6/1224 Item ID:85194**

Proposed by Planning

New Works (No Business)

### **C3/1224 Item ID:85181**

Proposed by Planning

Correspondence (No Business)

## **Transportation**

### **Q5/1224 Item ID:85331**

Proposed by Councillor M. Duff

"Can the Manager inform this Area Committee, following An Bord Pleanala's decision to allow BusConnects to proceed with the new route through the Old Greenhills Road and the new road through Birchview and the associated Works Compounds, if any discussions have started with BusConnects and South Dublin County Council in respect of a commencement date for the Project?"

**REPLY:**

An Bord Pleannála has announced the planning approval of the Tallaght/Clondalkin Bus Connects Scheme along with the approval of the associated Compulsory Purchase order for the permanently needed lands.

In terms of SDCC discussions with the NTA: SDCC can confirm that during the planning phase and during the public consultation phase, SDCC had discussions and passed on submissions on the concerns of residents about the temporary construction compound at Birchview.  I enclose a map showing the planning stage proposal for a temporary construction compound.

SDCC has had no discussions with the NTA recently in relation to the proposed start date of construction or any further discussions on the siting of the temporary construction compounds for the scheme.

However, SDCC will inform the members of this Area Committee of any discussions or NTA announcements on these questions as soon as it happens.

[Tallaght\_Clondalkin Bus Connects - Birchview Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=84652)

### **H7/1224 Item ID:85196**

Proposed by Transportation

New Works (No Business)

### **C4/1224 Item ID:85183**

Proposed by Transportation

Correspondence (No Business)

### **M1/1224 Item ID:85336**

Proposed by Councillor J. Spear Seconded by Cllr M. Duff

"The Tallaght Area Committee calls on the Manager to please urgently repair the footpath in front of St. Killian's Senior and Junior Schools in Kingswood, Tallaght as it is flooded every time it rains."

**REPORT:**

Following an inspection footpaths on Ballymount Road, in the vicinity of the school, have been listed for consideration for the Roadworks Programme

There were contributions from Cllr J. Spear and Cllr P. Holohan

Gary Walsh, Senior Engineer, agreed to ask Public Realm to look at the drainage int the grass around the footpath

### **M2/1224 Item ID:85337**

Proposed by Councillor J. Spear Seconded by Cllr M. Duff

"The Area Committee requests the manager develop a plan to inform communities adjacent to the Belgard to Clondalkin cycle lane project about the project \*before\* work commences, including when the project will start and end, drawings showing what is being installed, and the positive impact on the local community - that is, safe cycling for children and adults, reduction in traffic, noise, and pollution, and projected emissions reduction, etc.?"

**REPORT:**

As part of the construction contract the appointed contractor will be required to design and distribute flyers to residents and businesses affected by the scheme. These leaflets must be distributed a minimum of 2 weeks before work commences on site. A map will be included in the contract documents indicating exactly which premises will need to be contacted.

The flyer will contain a description/map of the project, a timeline for the construction, links to the scheme drawings, a contact phone number for their dedicated public liaison officer and a description of the project benefits (as outlined below)

**Project benefits**

* Provision of safe, wide, segregated cycle lanes along 1.8km of Belgard Road that are protected from traffic with a new concrete kerb
* Upgrade of Mayberry Road junction to include safe and protected cycle facilities to allow cyclists to make all turning movements and minimise conflicts with vehicles
* Upgrade of roundabout at Belgard Sq N to provide zebra crossings on all arms
* Improved pedestrian crossings with shorter crossing distances and wait times
* Improved road safety throughout
* Contribute to a reduction in greenhouse gas emissions, noise and air pollution by encouraging sustainable travel choices

There were contributions from Cllr J. Spear, Cllr T. Costello, Cllr N. Whelan, Cllr P. Holohan and Cllr M. Duff

Andrew O’Mullane, Senior Executive Engineer, agreed that there will be leaflets sent out, signs put on the street, and images provided of what the scheme will look like. He agreed that the contractor will supply information on the scheme as it progresses, including any changes made. He agreed to communicate with the councillors as the scheme progresses and talk to the councillors in relation to the details of the leaflet drops etc.

The Motion was **AGREED**

### **C5/1224 Item ID:85179**

Proposed by Libraries Arts

Correspondence (No Business)

## **Economic Development**

### **Q6/1224 Item ID:85129**

Proposed by Councillor D. Donnelly

"Does South Dublin County Council own the land where the Tallaght fire brigade/ emergency depot is?"

**REPLY:**

The land that the fire station is located is not in the ownership of South Dublin County Council, further information on registered ownership details can be accessed through the “LandDirect.ie” website. Tailte Eireann operate the “Land Direct “ website and they are the public body responsible for maintaining the public register of ownership of property and land in the state .

### **H8/1224 Item ID:85189**

Proposed by Economic Development

New Works (No Business)

### **C6/1224 Item ID:85177**

Proposed by Economic Development

Correspondence (No Business)

## **Performance Change Management**

### **H9/1224 Item ID:85193**

Proposed by Performance Change Management

New Works (No Business)

### **C7/1224 Item ID:85180**

Proposed by Performance Change Management

Correspondence (No Business)

## **Corporate Support**

### **H10/1224 Item ID:85188**

Proposed by Corporate Support

New Works (No Business)

### **C8/1224 Item ID:85176**

Proposed by Corporate Support

Correspondence (No Business)

### **M3/1224 Item ID:85299**

Proposed by Councillor M. Duff Seconded by Cllr J. Spear

"That this Area Committee writes to the County Sheriff requesting that he ensures that the Polling Station (named) in Tallaght Central, has fully working external lights, before polling starts for the next Election, to ensure that voters can enter and exit in the darker hours, in safety?"

**REPORT:**

 If this motion is agreed, HSCD Administration will write to the Dublin County Sheriff's office on behalf of the Tallaght Area Committee

The Motion was **AGREED**

## **Public Realm**

### **Q7/1224 Item ID:85294**

Proposed by Councillor L. Dunne

"To ask the Manager for an update on the Motion passed regarding the Memorial Plaque for Tommy Gilson on Whitestown Stream and has the family been contacted in relation to the same?"

**REPLY:**

 The Public Realm section is currently reviewing Whitestown Stream to determine an appropriate location for the memorial plaque. The family will be contacted in the new year to obtain their consent.

### **Q8/1224 Item ID:85328**

Proposed by Councillor M. Duff

"That this Area Committee calls on the Manager to repair the damaged pillar on the small pedestrian bridge, that spans the Poddle river, close to the Arena Road, inside Tymon Park?"

**REPLY:**

The damaged pillar on the small pedestrian bridge spanning the Poddle River near Arena Road in Tymon Park is scheduled for repair in early 2025.

### **Q9/1224 Item ID:85329**

Proposed by Councillor M. Duff

"Following complaints received from some residents, could the Manager arrange an inspection of the trees on Seskin View Road, to check if there are any branches obstructing traffic signs or pedestrian lights, on that stretch of road?"

**REPLY:**

Seskin View Road has been recently inspected by staff from the Council's Public Realm Section and no issues of concern were noted with regard to tree branches obstructing traffic signs or pedestrian lights.  Any minor issues that were noted on the inspection will be attended to by operational staff from Tymon depot in due course.

### **H11/1224 Item ID:85195**

Proposed by Public Realm

New Works (No Business)

### **C9/1224 Item ID:85182**

Proposed by Public Realm

Correspondence(No Business)

### **M4/1224 Item ID:85338**

Proposed by Councillor J. Spear

"The Area Committee asks the manager to consider returning the new grassland area next to Scoil Santain off Bolbrook Villas, Tallaght to a regularly cut green space so that local children can use it as a space to play?"

**REPORT:**

The area in question next to Scoil Santain off Bolbrook Villas is managed as a short-flowering meadow. Short-flowering meadows (3 to 5 cuts per year) are designed to suit public open spaces in residential areas where long-flowering meadows may not be practical. This is an objective of the All-Ireland Pollinator Plan and an environmentally enhancing way of managing public open space. The cutting and collecting programme allow short flowering species to flower and set seed, while also aiming to reduce the overall competition from grass species as the ground is depleted from nitrogen.

This area has significant biodiversity value, with bee orchids and pyramid orchids regularly appearing during the growing season, thanks to the calcareous soils present.

During the planning stage for the meadow at Bolbrook Villas, it was noted that there are suitable play opportunities in Avonbeg Field, approximately 50 metres away. This includes a playground, a MUGA, and an informal kick-around area.

If the area committee is in agreement with this motion, the rectangular area in question off Bolbrook Villas will be returned to the regular two-week grass-cutting programme as requested.

The Motion was **WITHDRAWN**

## **Environment**

### **Q10/1224 Item ID:85339**

Proposed by Councillor J. Spear

"Can the Manager please give an update on the dereliction designation of (Address Supplied): Alderwood Grove, Tallaght? Council said it was deemed derelict but it appears the owners have refurbished the property?"

**REPLY:**

The property at Alderwood was inspected by the Senior Clerk of Works on the 30th October 2024. The inspection report was endorsed by the Senior Architect as not a derelict site due to the remedial works carried out. The file was closed on the 6th November 2024.

### **H12/1224 Item ID:85190**

Proposed by Environment

New Works (No Business)

### **C10/1224 Item ID:85174**

Proposed by Environment

Correspondence (No Business)

### **M5/1224 Item ID:85340**

Proposed by Councillor J. Spear Seconded by Cllr M. Duff

"The Area Committee requests the manager designate (Address Supplied):Kingswood Heights, Tallaght derelict and urgently consider compulsory purchase orders?"

**REPORT:**

An inspection was carried out at the property in Kingswood Heights. In accordance with Section 3 of the Derelict Sites Act, the property was deemed derelict. A Section 8(2) has been issued to the registered owner who has 14 days to reply. If no reply is received a Section 8(7) will issue placing the property on the derelict sites register.

There were contributions from Cllr J. Spear, Cllr N. Whelan and Cllr M. Duff

AnnMarie Mulleady, Senior Staff Officer agreed that once the 14 days have elapsed, if there is no reply from the owner, the process will continue to place the property on the derelict sites register.

The Motion was **AGREED**

## **Water Drainage**

### **H13/1224 Item ID:85197**

Proposed by Water Drainage

New Works (No Business)

### **C11/1224 Item ID:85184**

Proposed by Water Drainage

Correspondence (No Business)