## **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 19th February 2025.

### **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. Laura Leonard, Ms. Vivienne Hartnett, Ms. Amanda Mills

A/Senior Executive Officer Ms. Fiona Hendley, Ms. Brenda Shannon

Senior Engineer Mr. John Hegarty

Senior Executive Engineer Mr. Andrew O’Mullane

Senior Parks Superintendent Ms. Suzanne Furlong

Executive Planner Mr. Padraig Collins

Administrative Officer Mr. Ralph McGarry

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/44/25 – H1 Item ID:86260 – Confirmation and Re-affirmation of Minutes of Meeting Held on 15th January 2025**

The minutes of the January 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 15th January which had been circulated, were submitted and **APPROVED** as a true record and signed.

[HI-1 Minutes of 15th January 2025.docx](../1.%20January%202025/DRAFT%20-%20Minutes%20of%2015th%20January%202025.docx)

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

“That the recommendations contained in the minutes of 15th January be **ADOPTED** and **APPROVED.”**

**C/45/25 – QUESTIONS**

Questions 1-13 were proposed by Councillor S. O’Hara and seconded by Councillor F. Timmons:

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

**Libraries & Arts**

**C/46/25 – H2 Item ID:85824 – Application for Arts grants.**

(No Business)

**C/47/25 – H3 Item ID:85837 – Library News & Events**

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

[Library News & Events](http://intranet/cmas/documentsedit.aspx?id=85837&itemTxt=H-I3)

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

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

**C/48/25 – H4 Item ID:85843 – New Works**

(No Business)

**C/49/25 – C1 Item ID:85830 – Correspondence**

(No Business)

**Economic Development**

**C/50/25 – H5 Item ID:85840 – New Works**

(No Business)

**C/51/25 – C2 Item ID:85828 – Correspondence**

(No Business)

**C/52/25 – M1 Item ID:85603 – Mill Ponds Clondalkin.**

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

That this Area Committee agrees to establish who the owners of the Mill Ponds, which are located between Clondalkin Park and Moyle Park College in Clondalkin, and to allow local Councillors enter a dialogue with them.

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

The contents of the motion are noted. Please be advised that the Mill Ponds /lands in question are in private/third party ownership. This Council do not have ownership of lands in this vicinity.

A discussion followed with contributions from Councillors F. Timmons and E. Ó Broin.

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

**C/53/25 – M2 Item ID:85610 – RTVC: directly operated by SDCC.**

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 4 & Motion 5 in tandem with this item as they were of a similar subject matter.

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

That this Area Committee agrees that SDCC should directly manage the gardens, museum, and local produce shop parts of the Round Tower Heritage Centre (Brú Chrónáin).

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

Brú Chrónáin Round Tower Visitor Centre is operated under a management licence model where a commercial operator tenders for the right to operate at the council owned facility. Such a model ensures that an entity working in the area of food preparation, hospitality, and retail, should manage the building. Staff facilities, changing room, and office space are limited and allocated to those involved in delivering the service. This operating model has been in place since the centre opened in 2017 and has ensured the centre has stayed open 7 days a week, 52 weeks of the year. Over that period of time, over 500,000 have crossed the threshold of the centre because it has been open every day of the week. This continuity of service was a feature of the management licence model. The centre only closed when public buildings and visitor attractions were mandated to remain closed during the Covid 19 global pandemic. The most recent operator kept the centre open since Covid 19. Unfortunately, this operator ceased trading in December due to their own commercial situation. The Council is working towards ensuring that the Round Tower Visitor Centre reopens as soon as possible and is working with all stakeholders to ensure this happens. The Council appreciates the understanding given by the public and others as it works through the process to secure a new management licence holder is put in place. Work on this process began immediately the previous operator ceased trading two weeks before Christmas. The Council has now selected a preferred operator and is in negotiations with said operator to arrange a soft launch of the service within the next few weeks, pending contract negotiations. In the meantime, the Council is using this time of temporary closure to undertake some essential maintenance within the visitor centre and to allow for the transition to the new operator. Moreover, within the spirit of maintaining the integral part Brú Chrónáin plays in the life of the community in Clondalkin, the Council has opened the centre for a number of bespoke events and tours which include two Tradfest events and a St Brigid’s Festival event. The Council has met with the volunteer tour guiding group in order to facilitate this group to recommence booked tours at an appropriate time having regard to the maintenance programme.

Mr. Ralph McGarry, Administrative Officer responded to the members queries and the motion was **AGREED.**

**C/54/25 – M4 Item ID:85921 – RTVC: Updates to ACM.**

Proposed by Councillor F. Timmons and seconded by Councillor W. Carey

That this Area Committee requests a full discussion and review of the running and management structure of Brú Chrónáin (Round Towers Visitor's centre) aside from the food offering that involves local elected members. We also request a headed item (three times a year) is brought to this committee with regular updates so elected members can feed into the running of the centre. We recognise Brú Chrónáin as a jewel in the Crown of Clondalkin and we want to explore and develop further tourism potential and ideas for our area.

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

Brú Chrónáin Round Tower Visitor Centre is operated under a management licence model where a commercial operator tenders for the right to operate at the facility. Such a model ensures that an entity in the area of food preparation, hospitality, and retail sector, manages the building. Staff facilities, changing room, and office space are limited and allocated to those involved in delivering the service. This operating model has been in place since the centre opened in 2017 and has ensured the centre has stayed open 7 days a week, 52 weeks a year except when public buildings and visitor attractions were mandated to remain closed during the Covid 19 global pandemic.  This continuity of service was a feature of the management licence model, and the most recent operator kept the centre open since Covid 19. Unfortunately, this operator ceased trading in December due to their own commercial situation.

The Council is working towards ensuring that the Round Tower Visitor Centre reopens as soon as possible and is working with all stakeholders to ensure this happens. The Council appreciates the understanding given by the public and others as it works through the process to secure a new management licence holder. Work on this process began immediately the previous operator ceased trading two weeks before Christmas. The Council has now selected a preferred operator and is in negotiations with said operator to arrange a soft launch of the service within the next few weeks, pending contract negotiations.

Councillors will be aware that quarterly meetings with the operator, council management, tour guides, and the Chair of the Clondalkin, Newcastle, Rathcoole, Saggart and Brittas ACM have been a feature of the operation model over the past number of years. These meetings explore the tourism potential of the offering and often include details of a commercial nature. The Chair of the ACM often brings forward items of interest from the area committee to these meetings. Information about the centre is often shared through the answering of questions and the addressing of Motions when made.

The Council would be happy to accommodate the idea of bringing regular reports to the Economic, Enterprise and Tourism Development SPC as well as the Clondalkin, Newcastle, Rathcoole, Saggart and Brittas ACM.

Mr. Ralph McGarry, Administrative Officer responded to the members queries and the motion was **AGREED.**

**C/55/25 – M5 Item ID:86069 – RTVC: New op model.**

Proposed by Councillor W. Carey and seconded by Councillor F. Timmons

That this Area Committee agrees that the manager should call a meeting to discuss the model of management at Brú Chrónáin/Round Tower Visitor Centre. This meeting to decide on a new management model for the centre. This meeting to include all elected members of the Area Committee and senior management of SDCC and the board members of Brú Chrónáin.

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

Brú Chrónáin Round Tower Visitor Centre is operated under a management licence model where a commercial operator tenders for the right to operate at the facility. Such a model ensures that an entity working in the area of food preparation, hospitality, and retail, manages the building. Staff facilities, changing room, and office space are limited and allocated to those involved in delivering the service. This operating model has been in place since the centre opened in 2017 and has ensured the centre has stayed open 7 days a week, 52 weeks a year.  Over that period of time, over 500,000 have crossed the threshold of the centre because it has been open every day of the week. This continuity of service was a feature of the management licence model. The centre only closed when public buildings and visitor attractions were mandated to remain closed during the Covid 19 global pandemic.  The most recent operator kept the centre open since Covid 19. Unfortunately, this operator ceased trading in December due to their own commercial situation.

The Council is working towards ensuring that the Round Tower Visitor Centre reopens as soon as possible and is working with all stakeholders to ensure this happens. The Council appreciates the understanding given by the public and others as it works through the process to secure a new management licence holder. Work on this process began immediately the previous operator ceased trading two weeks before Christmas. The Council has now selected a preferred operator and is in negotiations with said operator to arrange a soft launch of the service within the next few weeks, pending contract negotiations.

The council is more than satisfied that the current operating model has proven to be very successful since the centre opened in 2017 and therefore will not convene a meeting to decide a new management model at the centre.

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

## Mr. Ralph McGarry, Administrative Officer responded to the members queries. Councillor F. Timmons called for, and the Members **AGREED** to a roll call vote on the motion which was as follows:

## IN FAVOUR: 7 (Seven)Councillors D. Adelaide, W. Carey, L. De Courcy, T. Gilligan, E. Ó Broin, S. O’Hara and F. Timmons

AGAINST: 0 (Zero)

ABSTAIN: 0 (Zero)

The motion was agreed, but it was noted that the managers’ report was not accepted.

**C/56/25 – M3 Item ID:85918 – Fairtrade.**

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

That this Area Committee calls on the executive to meet with Fairtrade Ireland, Fairtrade Clondalkin, and elected members to progress and explore the following objective in the County Development plan EDE8 Objective 11: To support the concept of Fairtrade within the County and establishes a working group to progress SDCC as Fairtrade County. We also acknowledge Fairtrade Fortnight 3rd -16th Match 2025.

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

In response to Headed Item 77788 of the Clondalkin, Newcastle, Rathcoole, Saggart and Brittas Area Committee Meeting held on the 15th of February 2023, the Council indicated that the feasibility of South Dublin being designated as a fairtrade County was being explored in conjunction with South Dublin Chamber, where direct industry engagement and associated insights would inform the Council’s position on this matter. This analysis has now been concluded, with South Dublin Chamber engaging directly with businesses within the County. The analysis determined that there exists a great deal of support and goodwill towards fair trade, ethical and fair-traded products from the business community in South Dublin County. It is also clear that most businesses have the purchases of same as part of their own programmes and processes, with many having this engagement as part of their wider commitments. These wider commitments extend to the UN SDGs (Sustainable Development Goals) Climate Change programmes and their own local and worldwide ESG (Environmental Social Governance) programmes. Businesses, driven by both internal commitments and national and EU regulations, are addressing multiple environmental and social objectives, which are much broader in their impact rather than looking at fair trade in isolation. From the analysis undertaken, it is acknowledged that while fair trade is recognised as important, it has been surpassed by more unified ESG initiatives and businesses prefer to integrate it within their broader sustainability strategies rather than focus on a single centralised fairtrade initiative at the county or town level.  With this in mind, it is not the intention of the Council to pursue a designation as a fairtrade County and instead it will seek to realise the objectives of the SDGs through the implementation of its Corporate Plan and County Development Plan, which will provide for a much broader and integrated approach to meeting its sustainability ambitions. The Council fully acknowledges Fairtrade Fortnight 3rd -16th Match 2025 and are happy to work with South Dublin Chamber, as well as utilise its own communication channels to both support and promote this campaign.

A discussion followed with contributions from Councillors F. Timmons and L. de Courcy.

## Ms. Laura Leonard, Senior Executive Officer 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: 2 (Two) Councillors E. Ó Broin and S. O’Hara.

AGAINST: 4 (Four) Councillors D. Adelaide, W. Carey, T. Gilligan and F. Timmons

ABSTAIN: 1 (One) Councillor L. de Courcy

The motion was agreed, but it was noted that the managers’ report was not accepted.

**Performance & Change Management**

**C/57/25 – H16 Item ID:85844 – New Works**

(No Business)

**C/58/25 – C3 Item ID:85831 – Correspondence**

(No Business)

**Corporate Support**

**C/59/25 – H7 Item ID:85839 – New Works**

(No Business)

**C/60/25 – C4 Item ID:85827 – Correspondence**

(No Business)

**C/61/25 – M6 Item ID:85788 – Clondalkin Civic offices.**

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

That this Area Committee recognises the need for community space and the possibilities of Clondalkin Civic offices, including art space, music events, international and modern dances, art exhibitions, craft exhibitions, drama productions, lectures, spaces, and requests further discussions with elected members before a decision is made.

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

Clondalkin Civic Offices is a place of access for visitors who are attending meetings with officials and Councillors, as well as people making payments to the Cash Office, people who work in the building including Council staff, creche staff and the children, parents using the creche, and staff and clients of offices that are rented to external organisations. Any individual enquiry for use of the space will take these activities and needs into account when considering the request, as they cannot be negatively impacted by any event. The nature of an exhibition/event may mean that the space is not a suitable venue. The Council's network of libraries across the county facilitate lectures and exhibitions for local artists and the Arts Office provides bursaries to support the development of local artist.

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

Ms. Brenda Shannon, A/Senior Executive Officer responded to the members queries. The motion was agreed, but it was noted that the managers’ report was not accepted.

**C/62/25 – M7 Item ID:85793 – Bus stop at Hazelhatch.**

Proposed by Councillor E. O’Broin and seconded by Councillor F. Timmons.

That this Area Committee agrees to collaborate with the NTA, Dublin Bus, Go-Ahead, and any other relevant actors to have a bus stop installed at Hazelhatch to service the W6 bus route post haste.

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, Dublin Bus, Go-Ahead and any other relevant factors.

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

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

**C/63/25 – M8 Item ID:85910 – Trees in Coláiste Chilliain.**

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

That this Area Committee ask the Council to contact Teagasc and ask them to investigate the felling of the saplings and the mature Beech trees in Coláiste Chilliain without a license and why the saplings were not replanted in another location https://www.teagasc.ie/crops/forestry/advice/general-topics/felling-of-trees---legal-requirements/. If the contractors acted contrary to the law, reparations should be made to Stepping Stone.

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

If the motion is agreed, a letter will issue to Teagasc in relation to the issues outlined above.

A discussion followed with contributions from Councillors L. de Courcy and W. Carey.

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

**Water & Drainage**

**C/64/25 – H8 Item ID:85848 – New Works**

(No Business)

**C/65/25 – C5 Item ID:85835 – Correspondence**

(No Business)

**Public Realm**

**C/66/25 – Q1 Item ID:85700 – Monastery Shopping Centre.**

Proposed by Councillor D. Adelaide

To ask the Chief Executive the possibility of providing planters to be placed along the raised curb outside Units 1 and 2 of Monastery shopping centre on the Monastery Road in Clondalkin village.

**REPLY:**  Monastery Shopping Centre has not been taken in charge and is not maintained by South Dublin County Council.  The provision of planters outside Units 1 and 2 would be a matter for the owner/management company.

**C/67/25 – Q2 Item ID:85713 – Kilcronan, Cherrywood Villas and Westbourne.**

Proposed by Councillor F. Timmons

To ask the Chief Executive for a follow up report from the Executive Parks and Landscape Officer in relation to a landscape plan for sites visited at Kilcronan, Cherrywood Villas and Westbourne and what stages these are at?

**REPLY:**

**Kilcronan:** A new link path has been listed in the 2025 Improvement Works Programme to connect Kilcronan Avenue with Kilcronan Court.  Assistance will be provided to the residents to develop a small shrub bed and additional shrub planting on the open space in consultation with the Community Development Section.

**Cherrywood:** Due to the presence of underground services, it is not possible to plant trees on the open space at the side of 27 Cherrywood Villas. The grass at the wall on the open space between 6 and 7 Cherrywood Villas will be strimmed and mulch can be supplied to Cherrywood Tidy Towns/Residents for spreading if required.

**Westbourne:** A total of 14 trees will be planted on the open space during the current planting season.  The trees will comprise of a mix of Birch and native Irish Cherry.

**C/68/25 – Q3 Item ID:85857 – Floraville Monastery Park.**

Proposed by Councillor L. de Courcy

To ask the Chief Executive on behalf of Residents of Floraville, if the green area between their estate and Monastery Rise be made more accessible for people walking with the addition of a path. They would also like a small playground. Can this be included in the LAP?

**REPLY:**  The LUPT Department would be happy to indicate a playspace and a path at this location in the LAP.  To progress the delivery of a path around the open space, it will be listed in the draft Public Ream Improvement Works Programme 2026 for consideration.

**C/69/25 – Q4 Item ID:85858 – Cherrywood Tidy Towns storage.**

Proposed by Councillor L. de Courcy

To ask the Chief Executive if there is an update on the storage container/facility for Cherrywood Tidy Towns? Specifically, has the old caretakers lodge in Corkagh Park been examined to see if it is suitable?

**REPLY:**  To date it has not been possible to assist Cherrywood Tidy Towns with a location for a storage container/facility.  Locations suggested up to now have not been suitable.  The old caretakers lodge in Corkagh Park is not a suitable location and is not available for this purpose.

**C/70/25 – H9 Item ID:85846 – New Works**

(No Business)

**C/71/25 – C6 Item ID:85833 – Correspondence**

(No Business)

**C/72/25 – M9 Item ID:85609 – BMX proposal.**

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

That this Area Committee agrees to consider the inclusion of a BMX Pump Track when the Masterplan for the lands behind Rathcoole Park is being created.

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

As reported to the local area committee of the Council the preferred Land-Use and Movement Concept for the area incorporating the South Dublin County Development Plan 2022-2028 was presented to Council at the May 2023 Council Meeting. The Housing Department is progressing a design with a view to a future planning proposal.  The car parking arrangements for the residential areas, the playing fields and the existing park require consideration through the progression of the concept to a planning proposal. The above proposal includes open space areas that will be considered in tandem with future plans for Rathcoole Park. Public Realm is engaging with the Housing Department through that process, ensuring proposals are integrated into the existing park uses.  Public Realm have agreed that a Dog Run will be incorporated in tandem with the consideration of new proposals.  The provision of a BMX facility/pump track can also be considered in the overall design subject to the availability of space and funding.

**C/73/25 – M10 Item ID:85708 – Tennis/Basketball.**

Proposed by Councillor T. Gilligan and seconded by Councillor S. O’Hara.

That this Area Committee installs tennis & basketball courts / similar to those in Dodder Valley at any location in the Clondalkin LEA, perhaps Clondalkin Park at swimming pool, or Corkagh Park.

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

Public Realm have consulted with the Community Section Active South Dublin Team, and the tennis courts located at Clondalkin Leisure Centre were removed due to disrepair and a low level of demand. The experience in provision of tennis courts has been variable, with only a low number of the courts provided getting a high level of use. Previous discussions with Tennis Ireland has confirmed this experience, and they recommended that 1 additional set of tennis courts be provided in Lucan and these were opened last year at Airlie Park. There are basketball facilities available in Clondalkin Park adjacent to the swimming pool and an additional facility will be developed beside the playground in Knockmitten. In addition; the Active South Dublin Team in the Community Section will be carrying out an audit of recreational provision across the county to assess existing provision, including that of tennis courts and basketball facilities, and make recommendations for future provision. This will provide additional information that can be assessed further at that stage.

 A discussion followed with contributions from Councillors, E. O’Broin and L. de Courcy.

Ms. Suzanne Furlong, Senior Parks Superintendent responded to the members queries and the motion was **AGREED.**

**C/74/25 – M11 Item ID:85712 – Kilcronan playspace.**

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

That this Area Committee support Kilcronan Residents Association in Kilcronan being provided with a playspace and call on SDCC to meet with the Residents group to progress this to the benefit of the local area!

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

Following the completion of the playspace programme, there is currently no funding programme allocated for additional local playspaces, however 2 new playspaces will be provided as part of the St Cuthberts Park Masterplan approved at Part 8. Works on this are well underway.  The playspaces will contain a range of play equipment for children off all ages. There will also be a Multi-use games area, exercise equipment, a ball court and a Teenspace. These facilities will serve the children of Kilcronan and other areas adjoining St Cuthberts Park.

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

Ms. Suzanne Furlong, Senior Parks Superintendent responded to the members queries and the motion was **AGREED.**

**C/75/25 – M12 Item ID:85907 – Willow Avenue trees.**

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 13 & Motion 15 in tandem with this item as they were of a similar subject matter.

Proposed by Councillor D. Adelaide and seconded by Councillor F. Timmons.

That this Area Committee review of trees planted in Willow Avenue Clondalkin due to safety issues and frequent damage due to trees being uprooted several times in the last year.

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

The 20 trees on Willow Avenue have been inspected recently by an independent arborist. The recommendations of the inspection are set out in the table below and categorised according to priority.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Prune** | **Remove tree & stump** | **Remove stump** | **No Maintenance** | **Priority** |
| 12 |  |  |  | Medium |
| 3 |  |  |  | Low |
|  | 2 |  |  | Medium |
|  |  | 1 |  | Low |
|  |  |  | 2 | None |

A medium priority requires attention within the next 12 months and a low priority requires attention within the next 24 months.  The two trees to be removed are outside 18 and 48 Willow Avenue.  As per the maintenance recommendations, Willow Avenue has been added to the Council’s 2026 Tree Maintenance Programme.

**C/76/25 – M13 Item ID:85912 – Willow Avenue trees.**

Proposed by Councillor E. O’Broin and seconded by Councillor F. Timmons.

That this Area Committee agrees that as three street trees have been blown down on Willow Avenue in Clondalkin during Storms Darragh and Eowyn, and that the roots of streets trees on the road appear to the naked eye to have exposed roots, that an arborist is sent to reexamine the remaining street trees there to establish how they might weather the next storm.

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

The 20 trees on Willow Avenue have been inspected recently by an independent arborist. The recommendations of the inspection are set out in the table below and categorised according to priority.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Prune** | **Remove tree & stump** | **Remove stump** | **No Maintenance** | **Priority** |
| 12 |  |  |  | Medium |
| 3 |  |  |  | Low |
|  | 2 |  |  | Medium |
|  |  | 1 |  | Low |
|  |  |  | 2 | None |

A medium priority requires attention within the next 12 months and a low priority requires attention within the next 24 months.  The two trees to be removed are outside 18 and 48 Willow Avenue.  As per the maintenance recommendations, Willow Avenue has been added to the Council’s 2026 Tree Maintenance Programme.

**C/77/25 – M15 Item ID:85927 – Greenpark/St Johns trees.**

Proposed by Councillor W. Carey and seconded by Councillor F. Timmons.

That this Area Committee agrees that SDCC shall carry out an audit on the condition of trees within the Greenpark/St Johns area of Clondalkin. Following windstorms in Jan 24 and Jan 25 it has become clear that large trees within the area are extremely week and need to be addressed.

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

South Dublin County Council operates a 3-year rolling programme of tree maintenance.  In line with the Council's Tree Management Policy "Living With Trees", the focus of the Tree Maintenance Programme is on entire roads or whole estates. In addition to the planned whole estate and road programme, reactive and emergency works is carried out on individual trees as necessary in order to manage risks to the public. An emergency is defined as a tree that is in immediate and present danger of collapse or causing an obstruction requiring urgent attention. Emergency and reactive tree works will normally take priority over the planned programme of tree maintenance works. Saint Johns estate Clondalkin was surveyed in 2019 and maintenance was completed in May 2022 as part of the 2020-2022 Tree Maintenance Programme. The estate is listed for inspection and maintenance as part of the 2026 - 2028 Tree Maintenance Programme. In the meantime, a visual inspection of the trees will be carried out to make sure there is no obvious dangerous or defective trees that required attention. In advance of commencing works within an estate or road, a full survey of all trees at the location is carried out to inform the programme and scheduling of tree maintenance. The survey involves an assessment of each tree’s health and condition and identifies the maintenance required, if any.  Any works scheduled for trees located in close proximity to overhead electricity wires will require to be undertaken by an arborist suitably qualified in the skills of utility arboriculture and approved by the ESB.

 A discussion followed with contributions from Councillors D. Adelaide, E. O’Broin and W. Carey

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

**C/78/25 – M14 Item ID:85925 – trees near services.**

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

That this Area Committee: Due to recent storm damage from falling trees affecting electric and internet services, the council must re-evaluate its tree management practices near essential infrastructure.

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

To reduce power outages and ensure public safety, ESB Networks has a tree and vegetation trimming programme in place. The programme is part of ESB’s work in building and maintaining the electricity network for all customers in Ireland and is carried out on a cyclic basis depending on the line type and voltage. To do this work, ESB contracts tree cutting and clearing companies, who are trained to work safely in the proximity of power lines. The contractor carrying out the tree trimming will endeavour to carry out the work as aesthetically as possible and ESB Networks will work with landowners to obtain the best solution for all. ESB Networks is committed to operating to the highest environmental standards and minimising the environmental impact when working on property and land. The Communications Regulations Act 2002 and the Electricity Regulation Act 1993 give authority to utility suppliers to prune trees. South Dublin County Council operates a 3-year rolling programme of tree maintenance.  In line with the Council's Tree Management Policy "Living With Trees", the focus of the Tree Maintenance Programme is on entire roads or whole estates. In addition to the planned whole estate and road programme, reactive and emergency works is carried out on individual trees as necessary in order to manage risks to the public. An emergency is defined as a tree that is in immediate and present danger of collapse or causing an obstruction requiring urgent attention. Emergency and reactive tree works will normally take priority over the planned programme of tree maintenance works. In advance of commencing works within an estate or road, a full survey of all trees at the location is carried out to inform the programme and scheduling of tree maintenance. The survey involves an assessment of each tree’s health and condition and identifies the maintenance required, if any. The ongoing completion of tree surveys provides a factual account of the condition of the tree stock and the ability to prioritise tree maintenance to areas of greatest need. Any works scheduled for trees located near overhead electricity wires is undertaken by an arborist working on behalf of SDCC and suitably qualified in the skills of utility arboriculture and approved by the ESB.

**Environment**

**C/79/25 – H10 Item ID:85841 – New Works**

(No Business)

**C/80/25 – C7 Item ID:85825 – Correspondence**

(No Business)

**C/81/25 – M16 Item ID:86060 – Trees near services.**

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

That this Area Committee request the Council to address the continuing and worsening litter problem on the Mount Seskin Road between the Blessington Road Junction and the Gortnum Cottages junction. Residents have reported that people are illegally dumping and fly tipping at a worsening rate.

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

The areas in question at Mount Seskin Road are cleaned a number of times per year by the Council's Public Realm section.  Arrangements will be made to schedule a clean-up of these areas in the coming weeks.  Road closures or partial road closures are necessary in some of these locations, and these will be arranged as required with the Council's traffic section and with An Garda Siochana.The Litter Warden service will increase the number of visits in this area for the next number of weeks.

**Community**

**C/82/25 – Q5 Item ID:85919 – Newcastle Village community areas.**

Proposed by Councillor F. Timmons

To ask the Chief Executive how SDCC intend meeting COS5 SLO 4: To provide Newcastle Village with community areas and space to hold community events, a Village Plaza and what progress has been made on this objective?

**REPLY:**  Community Section Comment: South Dublin County Council have made budget provisions within the 3 Year Capital Programme (2025-2027) of €2 Million for the provision of an upgraded and extended Community Centre for Newcastle, with a proposal to extend the existing St Finian’s Community Centre. Subsequently referred & responded to by Development Management 13/02 Planning application SD24A/0071 is a current planning application at additional information stage. The related report available to the planning portal available through the SDCC website refers to the above referenced CDP Specific Local Objective.

**C/83/25 – Q6 Item ID:86013 – Sports centre Clondalkin.**

Proposed by Councillor L. de Courcy

To ask the Chief Executive for a timeframe on when a decision will be made about the refurbishment of the old Sports Centre (the old swimming pool and sports centre Clondalkin) into a community hub for various local groups?

**REPLY:**  The Council is aware of requests from local community groups in relation to the availability of community space in the Clondalkin Village area and these requests and overall availability of Community Infrastructure for all Community Groups in the area is being examined and reviewed within the context of the formulation of the Local Area Plan. There are no immediate plans to upgrade the old swimming pool building beside the Clondalkin Leisure Centre. This will be a long-term project and no budget provision has yet been made for this project in the 3 year Capital Programme. The Capital Project pipeline has a large number of other capital project commitments, with a range of both community facility new builds to be delivered and community facility upgrades/extension and these all need to be progressed first before additional proposals are considered.

**C/84/25 – H11 Item ID:85836 – Deputations for Noting**

(No Business)

**C/85/25 – H12 Item ID:85838 – New Works**

(No Business)

**C/86/25 – C8 Item ID:85826 – Correspondence**

(No Business)

**Housing**

**C/87/25 – H13 Item ID:85842 – New Works**

(No Business)

**C/88/25 – H14 Item ID:85093 – Anti-social Q4 report.**

The following report was presented by Ms. F. Hendley, A/Senior Executive Officer:

[Anti-social Q4 report](http://intranet/Cmas/documents/Clondalkin-%20Newcastle-%20Rathcoole-%20Saggart%20and%20Brittas%20Area%20Com/2025/February/Clondalkin,Newcastle,Rathcoole,SaggartandBrittasAreaCommitteeMeeti/1513377d-69e4-4f95-84bf-90a1b506d679.pdf)

A discussion followed with contributions by Councillors F. Timmons and W. Carey.

Ms. F. Hendley, A/Senior Executive Officer, responded to members queries and the report was **NOTED.**

**C/89/25 – H15 Item ID:85094 – Q4 2024 Allocations Report.**

The following report was presented by Ms. A. Mills, Senior Executive Officer:

[Q4 2024 Allocations Report](http://intranet/cmas/documentsview.aspx?id=85243)

A discussion followed with contributions by Councillor E. O’Broin.

Ms. A. Mills, Senior Executive Officer, responded to members queries and the report was **NOTED.**

**C/90/25 – H16 Item ID:85095 – Housing Delivery Report.**

The following report was presented by Ms. V. Hartnett, Senior Executive Officer:

[Housing Delivery Report](http://intranet/cmas/documentsedit.aspx?id=86095&itemTxt=H-I16)

A discussion followed with contributions by Councillors D. Adelaide, E. O’Broin, F. Timmons and W. Carey.

Ms. V. Hartnett, Senior Executive Officer, responded to members queries and the report was **NOTED.**

**C/91/25 – C9 Item ID:85829 – Correspondence**

(No Business)

**Planning**

**C/92/25 – Q7 Item ID:85979 – One-off rural housing applications.**

Proposed by Councillor S. O’Hara

To ask the Chief Executive how many applications for one-off rural housing have been received in 2020, 2021,2022,2023, 2024 and to date in 2025 and how many of these were granted?

**REPLY:**  In 2020, 17 no. applications for one-off houses were received and 3 no. were granted. In 2021, 16 no. were received and 1 no. was granted. In 2022, 11 applications were received and 2 were granted. In 2023, 8 no. applications were received and 1 no. was granted. In 2024, 10 no. applications were received and 1 no. was granted. In 2025, no new applications received.

**C/93/25 – H17 Item ID:85845 – New Works**

(No Business)

**C/94/25 – C10 Item ID:85832 – Correspondence**

(No Business)

**C/95/25 – M17 Item ID:85885 – Clondalkin LAP Tennis courts.**

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

That this area committee asks for tennis courts to be included in the LAP for Clondalkin.

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

Active recreational activities within the LAP lands (not including Corkagh Park) are generally provided for in Clondalkin and Knockmitten Parks. While the leisure centre at Clondalkin did include a tennis court on their all-weather pitches it is understood that this is no longer marked out and is now primarily used for football. Other spaces which may provide further potential for active recreation, including tennis, are in private ownership, specifically the lands behind the Mill Centre and the lands behind Moyle Park College, the latter which are in the ownership of the school. The lands to the rear of the Mill Centre will be subject to a Framework Plan within the LAP setting out principles for development. Demand for different uses and locations can be discussed with the Public Realm and Active South Dublin teams who are better placed to input. In this context, the provision of tennis courts within the LAP lands can be considered alongside any known demand for other sports / recreational activity.

**C/96/25 – M18 Item ID:85913 – Clondalkin LAP - Walls.**

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

That this Area Committee calls on SDCC for clarity around ''**NCBH21 SLO 1:**To protect and maintain the remaining old stone walls of Clondalkin" and what walls it covers and calls on SDCC to ensure that the walls on Monastery Road, Boot Rood, ARAS, Watery Lane and Floraville are included as part of this to ensure that we also meet **EDE20 Objective 2:**To support the development of local tourist and heritage trails and **EDE11 Objective 4:** To protect the historic village core of Clondalkin, recognising the role it has in placemaking and the attractiveness of the town to retailing and other functions. A list of walls of Clondalkin was provided to SDCC at time of Motion at CDP.

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

In delivering on QDP14 Objective 3 of the County Development Plan work is underway on the preparation of the Clondalkin local area plan (LAP). That objective included for the local area plan to include a conservation plan and in that regard conservation consultants have been employed by the Council. Molloy Associates are in the process of working with the LAP team in preparing a Conservation Plan for Clondalkin which will inform the objectives of the LAP. They are also drafting character statements for each of the ACAs in Clondalkin. Following the second round of LAP public consultations in February to March 2024, at the request of local interests, a walkabout was held by Molloy consultants with those interested in the heritage of the village and its environs. This local knowledge augmented the research already gathered by the consultants, who had also been made aware by the LAP team of the list of walls put forward as a motion to the CDP. The Conservation Plan will include for the protection of old stone walls which have been identified as important to the heritage of the village, and recommendations will be brought forward through appropriate objectives into the local area plan. Having these more focused objectives in the LAP will ensure that there is a clear policy framework, tailored to the walls in Clondalkin, to assist in planning application assessments.

 A discussion followed with a contribution from Councillor F. Timmons.

Mr. Padraig Collins, Executive Planner responded to the members queries and the motion was **AGREED.**

**Transportation**

**C/97/25 – Q8 Item ID:85785 – PL at Crooksling.**

Proposed by Councillor S. O’Hara

To ask the Chief Executive to install additional street lighting between Crooksling and Brittas. This area is currently very poorly lit, contributing to safety concerns and increasing instances of anti-social behaviour after dark.

**REPLY:**  We have carried out an assessment of the location in question with regard to the possible installation of a lighting scheme. The distance is approximately 2.8 km along the N81. A preliminary estimate for the scheme, including traffic management and the sourcing of new ESBN supply points to energise the scheme comes to in excess of €500,000. Given the relatively small demand on the use of the existing path and also ecological concerns given its rural location, we are unfortunately not in a position to move forward on this request at this present time. We would note that the two bus stops in close proximity to Crooksling both have existing street lighting

**C/98/25 – Q9 Item ID:85859 – Taking in Charge of Peyton Estate.**

Proposed by Councillor L. de Courcy

To ask the Chief Executive of behalf of the Residents of Payton Estate in Rathcoole when their estate will be Taken in Charge. They are also asking if the bond can be used to finish the estate.

**REPLY:**  The Peyton Estate is a private estate and is managed by a legally constituted management company.  The management company has said that it is continuing to manage the estate satisfactorily and that it has no intention of offering it for Taking in Charge at this stage.  Relatively recently, when SDCC tried to assist with some infrastructure issues raised by some of the residents, the management company reminded us that SDCC were trespassing on private property and that legal advice would be taken by the management company should this interference be continued. Until a valid TIC application is received from the owner or management company or a valid plebiscite is conducted, SDCC cannot progress a Taking in Charge process for this estate.

**C/99/25 – Q10 Item ID:85860 – School Warden - St Mary NS.**

Proposed by Councillor L. de Courcy

To ask the Chief Executive what progress has been made in getting a School Warden for St Mary's Primary School in Saggart as per the motion passed on 20th November last year?.

**REPLY:**  St Mary's National School was added to a list of school in 2024 for which requests for a School Warden was received. The council recently appointed a Road Safety Officer who is looking at all the requests with a view to carrying out counts at the various locations to ascertain if a school warden is necessary.  St Mary's school will be included. It should also be noted that all recruitment and appointments, including new school wardens, is contingent on approved work force plan numbers and budgetary resources.

**C/100/25 – Q11 Item ID:86062 – Road and footpath maintenance.**

Proposed by Councillor W. Carey

To ask the Chief Executive when SDCC are planning to carry out road and footpath maintenance in the Kilcronan area of Clondalkin.

**REPLY:**  The 2025 RWP has just been finalised. We are currently preparing procurement docs for this scheme and once tenders are received we will discuss a delivery timeline with the successful contractor.

**C/101/25 – Q12 Item ID:85899 – Boundary wall Kilcronan Grove and Kilmahuddrick.**

Proposed by Councillor E. O’Broin

To ask the Chief Executive which department of SDCC is responsible for repairing the section of the boundary wall between the cul-de-sac of Kilcronan Grove and Kilmahuddrick which is broken?

**REPLY:**  Road Maintenance will assess this wall and carry out any necessary works associated with it

**C/102/25 – Q13 Item ID:86063 – Works for** **Bawnogue District Centre Enhancement Scheme.**

Proposed by Councillor W. Carey

To ask the Chief Executive for an estimated start time and duration for works to begin for the Bawnogue District Centre Enhancement Scheme and for the resurfacing of the shopping centre that was recently taken in charge.

**REPLY:**  The car park resurfacing will be undertaken as part of the Bawnogue District Centre Enhancement Scheme. It is hoped that this scheme will commence in mid-March.

**C/103/25 – H18 Item ID:85667 – Safe School Zones Update.**

The following report was presented by Mr. A. Mullane, Senior Executive Engineer:

[Safe School Zones Update](http://intranet/cmas/documentsedit.aspx?id=85667&itemTxt=H-I18)

A discussion followed with contributions by Councillors F. Timmons, E. O’Broin, W. Carey and L. de Courcy.

Mr. A. O’Mullane, Senior Executive Engineer, responded to members queries and the report was **NOTED.**

**C/104/25 – H19 Item ID:85847 – New Works**

(No Business)

**C/105/25 – H20 Item ID:85849 – Proposed Declaration of Roads to be Public Roads.**

(No Business)

**C/106/25 – H21 Item ID:86251 – Information on the taking in Charge of St. Finian’s Road, Newcastle.**

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

[[Information on the taking in Charge of St. Finian’s Road, Newcastle](http://intranet/cmas/documentsview.aspx?id=85261)](http://intranet/cmas/documentsedit.aspx?id=85667&itemTxt=H-I18)

A discussion followed with contributions by Councillor E. O’Broin.

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

**C/107/25 – C11 Item ID:85834 – Correspondence**

(No Business)

### The meeting concluded at 5:48 P.M.

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**Cathaoirleach**