

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL

Minutes of South Dublin County Council November 2025 County Council
Meeting held on Monday 10 November 2025.

PRESENT

Adelaide, D.	Lawlor, B.
Barnes, S.	Mannion, R.
Brady, C.	McCrave, L.
Carey, W.	McMahon, R.
Casserly, V.	McManus, D.
Cosgrave, P.	Moore, G.
de Courcy, L.	Murphy, E.
Donnelly, D.	Ó Broin, E.
Duff, M.	O'Hara, S.
Dunne, L.	O'Toole, L.
Edge, A.	Pereppadan, Baby
Farrell, H.	Pereppadan, Britto
Fennell, N.	Richardson, D.
Gilligan, T.	Sinnott, J.
Hayes, A.	Smyth, A.
Holohan, P.	Spear, J.
Johansson, M.	Timmons, F.
Keane, K.	Tuffy, J.
Kearns, P.	Whelan, N.

OFFICIALS PRESENT

Chief Executive	C. Ward.
Directors	J. Frehill, E. Burke, T. Walsh, E. Leech, L. Maxwell, R. FitzGerald, T. Kavanagh
County Architect	C. Harte
Senior Executive Officer	B. Shannon
Communications Manager	D. Healy
Administrative Officer	M. Reilly
Senior Staff Officer	K. McLoughlin
Staff Officer	P. Mens
Assistant Staff Officer	A. Holohan

The Mayor, Councillor P. Kearns, presided.

Apologies were received from Councillor Y. Collins.

WEBCASTING NOTICE

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Therefore, by entering the Council Chamber and using the seats around the meeting tables, public gallery etc. you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting.

The Mayor, Councillor Pamela Kearns, welcomed everyone and informed the Members of the etiquette for Hybrid Meetings:

Members attending remotely must check that they can access the “Chat Function” before commencing the meeting.

Members can indicate they wish to speak on an item through the chat function – using “Speak please.”

Members must be able to be seen, specifically for roll call, when speaking and voting.

Mics to be on mute until invited to speak through the Chair.

Members attending in person can indicate they wish to speak by signalling to the Chair.

H1/1125 CONFIRMATION AND REAFFIRMATION OF MINUTES - FOR APPROVAL

Minutes of the May Council Meeting held on 6th October 2025 which had been circulated were submitted and **APPROVED** as a true record and signed in the proposition of Councillor P. Kearns and seconded by Councillor F. Timmons.

Minutes for the October 2025 Council Meeting

H2/1125 REPORTS OF AREA COMMITTEES - FOR NOTING **a) Rathfarnham/Templeogue/Firhouse/Bohernabreena Area Committee**

Dealing with Public Realm, Water & Drainage, Housing, Community, Planning, Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management.

*It was **NOTED** that there was **NO** Business under this Heading.*

b) Clondalkin Area Committee

Dealing with Public Realm, Water & Drainage, Housing, Community, Planning, Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management.

*It was **NOTED** that there was **NO** Business under this Heading.*

c) Tallaght Area Committee

Dealing with Public Realm, Water & Drainage, Housing, Community, Planning, Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management.

*It was **NOTED** that there was **NO** Business under this Heading.*

d) Lucan/Palmerstown/North Clondalkin Area Committee

Dealing with Public Realm, Water & Drainage, Housing, Community, Planning, Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management.

*It was **NOTED** that there was **NO** Business under this Heading.*

H3/1125 STANDING COMMITTEES ORGANISATION, PROCEDURE & FINANCE - FOR APPROVAL

*It was **NOTED** that there was **NO** Business under this Heading.*

H4/1125 STRATEGIC POLICY COMMITTEES - FOR NOTING

*It was **NOTED** that there was **NO** Business under this Heading*

H5/1125 REPORTS REQUESTED BY AREA COMMITTEES - FOR NOTING (NO BUSINESS)

*It was **NOTED** that there was **NO** Business under this Heading.*

QUESTIONS

It was proposed by Councillor D. McManus and seconded by Councillor E. Murphy and **RESOLVED**.

“That pursuant to Standing Order No. 22, Questions numbered Q1 – Q18 be **ADOPTED** and **APPROVED**”

Q1/1125 Councillor M. Johansson

To ask the Chief Executive for a report on how many tenants are on the waiting list for the windows and doors programme. Report to include the average time spent on the list?

REPLY:

The council has made provision of €5m expenditure in its 3 year Capital Programme 2025-2027 for window and door replacement across our social housing stock. Requests for inspections of properties to assess windows and doors installed previously by tenants can be arranged and if replacement is required, they can be included in the programme. Any new windows and doors installed through this programme will adhere to the council specifications and will not necessarily be like for like replacements.

214 homes have received new window and door replacements so far this year. 11 homes have been issued to our contractors with a further 70 homes at tender stage with expected award of tender in Q1, 2026. The number for subsequent upgrades will be determined by stock conditional surveys. The table provides a summary by local electoral area and status:

LEA	Pre-Tender Stage	Tender Stage	Contractor Stage	Complete	Total
Tallaght South	0	14	6	382	402
Tallaght Central	0	3	0	80	83
Firhouse Bohernabreena	0	8	2	61	71
Rathfarnham Templeogue	0	2	0	13	15
Clondalkin	0	6	1	82	89
Palmerstown Fonthill	0	28	1	97	126
Lucan	0	9	1	15	25
Total	0	70	11	730	811

Q2/1125

Councillor M. Johansson

To ask the Chief Executive if there are any outstanding development contribution fees from 2020-2025?

REPLY:

Development contributions were initially introduced under section 26(2) of the Local Government (Planning and Development) Act 1963, which empowered local authorities to require payment of a development contribution as a condition of a planning permission. Under Section 48 of the Planning and Development Act 2000 (as amended), planning authorities may include conditions requiring the payment of a contribution towards public infrastructure and facilities provided, or to be provided by the local authority- these developments being of benefit to development in the area.

There was a balance of **€30,802,656 DR** in respect of Development Contributions @ 30/9/2025.

Invoices for payment of the conditioned Development Contributions are issued on receipt of a validated commencement notice. In many cases agreements are made regarding a payment schedule which provides for phased payment options, so although Development Contributions may be outstanding the accounts are being managed via a phasing/payment arrangement which is tracked until payment is made in full.

The following is an outline of the amounts Invoiced, and amounts Received between 01/01/2020 and to 30/09/2024).

YEAR	INVOICES RAISED 01/01/2020 – 30/09/2025	CONTRIBUTIONS RECEIVED 01/01/2020 – 30/09/2025
2020	€27,352,236.23	€25,456,551
2021	€27,842,265.27	€30,574,613
2022	€52,967,945.67	€37,887,379
2023	€50,207,743.39	€57,818,183
2024	€86,855,342.78	€69,126,525
2025	€21,625,337.17	€30,363,346
TOTAL	€266,850,870.51	€251,226,597

On 25th April 2023, the Government approved measures to assist in the delivery of housing supply through a Temporary Development Contribution Waiver Scheme. This scheme applied to residential units

in a planning permission that were commenced between 23rd April 2023 and 31st December 2024 and must be complete by 31st December 2026.

It should be noted that due to the temporary time - limited Development Contribution Waiver Scheme there was an increase in commencement notices submitted between 2023 and 2024 (including a national increase of 22% in 2023, and in 2024, the number of commencement notices was more than double the 2023 figures). Under the Temporary Waiver Scheme, applications have been processed to the value of €80.6 million which is fully recoupable from central government.

Q3/1125

Councillor M. Johansson

To ask the Chief Executive if any unpaid development contribution fees have been written off by the council since 2020?

REPLY:

No unpaid development contributions have been written off since 2020.

Unpaid contributions are treated as debtors. This means that any non payment of Development Contributions or not adhering to phasing arrangements are transferred into the debt management process, and all unpaid contributions remain with the relevant permission and property.

It should be noted however that there are cases where the Planning Department is not always aware (for example at receipt of Commencement Notice when invoices for payment of Development Contributions are issued) that a development, or part of a development will be used for Part V compliance. As these units are generally exempt from development contribution fees, an order may be signed to reduce any resulting overcharge.

Q4/1125

Councillor D. McManus

To ask the Chief Executive if the Biodiversity Action Plan 2020-2026 is subject to oversight of Government Departments, national policy, any relevant legislation for implementation or accountability?

REPLY:

Ireland's 4th National Biodiversity Action Plan (NBAP) was published in January 2024. The NBAP strives for a "whole of government, whole of society" approach to the governance and conservation of biodiversity.

Target no. 1C5 of the NBAP requires that:

By the end of 2026, all Local Authorities will have a Biodiversity Action Plan in place.

The associated Action for this Target states:

All Local Authorities will have a Biodiversity Action Plan adopted by the end of 2026 which is subject to regular review and revision processes in line with relevant guideline standards.

SDCC's BAP was launched in 2020, and it was prepared and is being implemented under the remit of the Council's Heritage Officer in conjunction with an Internal Steering Group comprising staff members drawn from across different operational sections.

The NBAP is also positioned in Target no. 1D5 to support Local Authorities in the implementation of actions for biodiversity:

By 2027, all Local Authorities are supported to carry out biodiversity related projects on an annual basis.

The associated Action for this Target states:

National Parks and Wildlife Service (NPWS) will continue to support Local Authorities biodiversity projects through the Local Biodiversity Action Fund (LBAF), which includes actions on invasive alien species, throughout the lifetime of this Plan.

Grant applications to fund biodiversity projects are submitted annually by the SDCC Heritage Officer to the LBAF following inputs from the Steering Group, and reports on project findings are submitted to NPWS for evaluation in Q4 of each year as part of the grant process.

In addition, the Wildlife (Amendment) Act 2023 (Appendix I) places an obligation on public bodies to have regard to the objectives and targets of the NBAP in the performance of their functions. Since 2025, public bodies are now required to report on the measures adopted by them in compliance with this requirement, i.e. the fulfilment of their 'Biodiversity Duty' within 18 months of the publication of the NBAP.

To fulfil this legislation requirement under the Wildlife (Amendment) Act 2023, a return submitted to the NPWS in April 2025, outlining the range of measures undertaken for biodiversity by SDCC, not only with reference to the actions of the SDCC Biodiversity Action Plan, but also across other areas of responsibility within the Council's wider operations.

Q5/1125

Councillor D. McManus

To ask the Chief Executive if the Living with Trees policy is subject to oversight of Government Departments, national policy, any relevant legislation for implementation or accountability, and how SDCC seeks to protect natural woodlands?

REPLY:

The Council's 'Living with Trees' policy 2021-2026 was adopted by the elected members following a detailed review of policy in this area by the relevant SPC during 2021. The policy is aligned with SDCC's Corporate Plan, County Development Plan and Climate Action Plan.

'Living with Trees' addresses and promotes the role that trees play in fighting climate change and their contribution towards the environment as well as their social, economic, health and wellbeing benefits and outlines the Council's policy for the management of the stock of publicly owned street trees, trees in parkland locations and trees located on estate open spaces. It includes measures to maintain them in accordance with agreed programmes and sets out a proactive tree management programme to expand the tree canopy in the County. It is supported by taking trees and woodland surveys such as the recent Tymon Park study.

SDCC commits to a strategic approach for inspection, planting, and management, improving services and informed maintenance. It has enabled progress towards an improved service and a more effective and informed tree maintenance programme. Its objectives are as follows:

- To continue to implement a proactive tree management programme.
- To expand the tree canopy in the County.
- To implement a public awareness and education programme.

The annual maintenance of trees and hedgerows are dictated by national legislation as set out in Section 40 of the Wildlife Act 1976 (as amended by Section 46 of the Wildlife (Amendment) Act 2000) and restricts the seasonal cutting of vegetation or hedges each year to facilitate the protection of nesting birds. As a local authority South Dublin County Council has an obligation to ensure that our activities and the activities of contractors working on our behalf adhere to this legislation. The only situation where cutting occurs outside of the approved period is for reasons of public health or safety.

In relation to land, both public and private, across the county; the council have adopted policies in the County Development Plan

regarding the retention of trees, and it is an objective across the County Development Plan, including through the Green Infrastructure Strategy and through objectives listed in the Natural, Cultural and Built Heritage Chapter (Chapter 3) and the Green Infrastructure Chapter (Chapter 4). The value of trees is also highlighted in Section 4.2.3 Climate Resilience, and they form part of the calculation process for a successful Green Space Factor which is required from applicants during the planning development application process.

The Living with Trees policy is currently under review, with the review process being presented to the Environment, Public Realm & Climate Change SPC in November 2025.

Q6/1125

Councillor E. Ó Broin

To ask the Chief Executive is there a requirement for rental properties where the Household Assistance Payment (HAP) contributes a portion of the rent, to be registered with the RTB?

REPLY:

Housing Assistance Payment (HAP) is a form of social housing support provided by all local authorities. Under HAP, local authorities can provide housing assistance to households with a long-term housing need, including many long-term Rent Supplement recipients. A property that is receiving the Housing Assistance Payment (HAP) must be registered with the Residential Tenancies Board (RTB). This registration is necessary for the local authority to process HAP payments to the landlord and is a condition for HAP eligibility.

Q7/1125

Councillor E. Ó Broin

To ask the Chief Executive if the Council builds extensions on to existing Social Housing, to meet the needs of a growing family?

REPLY:

Where the housing needs of an existing tenant has changed due to overcrowding or disability an extension to existing accommodation maybe considered as an alternative to re-housing if the property is suitable. In the majority of cases a transfer to another property is deemed to be the more suitable solution.

Any tenant currently residing in overcrowded accommodation, as defined by the Local Authority, is eligible to submit an application for a transfer to alternative accommodation that better suits their household's needs and composition. Approved applicants are placed on the transfer list for certain size of dwelling in accordance with their family size.

The table below lists accommodation sizes and capacity.

Single person or Couple (Certain 1-bed units may be designated for older persons only)	1-bed
Lone Parent or Couple with 1 or 2 children of the same gender regardless of age	2-bed
Lone Parent or Couple with 2 children of opposite gender Lone Parent or Couple with 3 or 4 children	3-bed
Lone Parent or Couple with 5 or more children	4-bed

Q8/1125

Councillor E. Ó Broin

To ask the Chief Executive, if candidates submissions from the public consultation for the Record of Protected Structures will be assessed, as agreed under the 2022 - 2028 County Development Plan, before the commencement of the process for the 2029 - 2039 County Development Plan?

REPLY:

The County Development Plan 2022-2028 includes the following objective:

NCBH19 Objective 9: To investigate the merit of including the following on the Record of Protected Structures and where such merit is identified to undertake the necessary public consultation process under the Planning and Development Acts:

- Palmyra House, Whitechurch Road, Rathfarnham, Dublin 16.
- Friarstown House and outbuildings, Bohernabreena, Co. Dublin D24 F890.
- SIAC Bridge, Monastery Road, Clondalkin, Dublin 22.
- Old Milestone on north-west side of Templeogue Road Set in front of the modern boundary wall of No. 211 Templeogue Road, Dublin 6W.
- Fort (or Callaghan's) Bridge, Kiltipper / Friarstown Upper / Ballinascorney Lower, Dublin 24.
- Granite Boundary Stone outside Nos. 50 / 52, Whitehall Road, Dublin 12.
- Road sign Bothair An Racadair, Whitehall Road

A review of the RPS is on the work programme for 2026 with the intention that any additions and / or deletions can be included on the

RPS before the commencement of the next County Development Plan.

Q9/1125

Councillor J. Sinnott

To ask the Chief Executive if consideration will be given to undertaking an economic impact evaluation arising from the roll out of the Power Up Grant - it is noted that 1,208 SMEs in SDCC received grants totalling €4,832,000 in 2025.

REPLY:

The Power Up Grant was established as a national business support initiative by the Department of Enterprise, Trade and Employment, introduced in the 2024 National Budget and implemented by local authorities throughout 2025. Designed as a successor to the Increased Cost of Business (ICOB) Grants 1 and 2, the scheme aimed to provide targeted financial assistance to small and medium-sized enterprises (SMEs) most impacted by rising operational costs.

Eligible businesses—those previously awarded ICOB 1 and 2 grants and operating within the retail, hospitality, and beauty service sectors—received a flat-rate payment of €4,000 under the Power Up Grant. The administration of the scheme was carried out by local authorities in strict accordance with national guidelines issued by the Department.

South Dublin County Council successfully supported 1,208 local businesses, distributing a total of €4,832,000 in grant funding under the Power Up Grant scheme. Both the Power Up Grant and the Reclassification Grant, similar to ICOB 1 and 2, are scheduled for national audit by external auditors in the coming months. The tender process for these audits is currently being prepared by Department of Enterprise, Trade and Employment. These audits will assess the administration, governance, value for money, and overall effectiveness of the schemes.

Q10/1125

Councillor J. Spear

To ask the Chief Executive for a report on the collection of derelict site levies in 2025? Please include how much is outstanding and what steps the council is taking to collect.

REPLY:

The Derelict Sites Act 1990 imposes a general duty on every owner and occupier of land to take all reasonable steps to ensure that the land does not become, or continue to be, a derelict site as defined in the legislation. The Act also imposes a duty on local authorities to take all reasonable steps, including the exercise of appropriate

statutory powers, to ensure that any land within their functional area does not become, or continue to be, a derelict site.

SDCC maintains a Derelict Sites Register under section 8 of the Act for sites which they consider are derelict under the Act. Sites entered on the Derelict Sites Register are subject to an annual derelict sites levy of 7% of market value which will continue to apply until the site is rendered non-derelict.

To date Derelict Sites Levies totalling €279,722 have been applied in 2025. The Derelict Sites Levies received to date for 2025 is €61,169.

As per Section 24 of the Derelict Sites Act 1990, where derelict site levies remains unpaid, SDCC will place a charge on the relevant urban land, which will remain in place until payment of levies and interest due has been received.

Q11/1125 Councillor J. Spear

To ask the Chief Executive for an update on how many derelict properties, both residential and commercial, have been compulsorily purchased over the last ten years?

REPLY:

The Council remains committed to tackling dereliction through the use of Compulsory Purchase Orders (CPOs) where appropriate, to bring neglected sites back into productive use and support community regeneration.

A total of 8 derelict properties have been compulsorily acquired in the last ten years, with none of these sites being commercial. Three Section 15 Notice of Intention to acquire have been served this year, with a further one being progressed.

There are currently 79 case files open for continuing investigation under the Derelict Sites Act 1990. There have been 36 ‘first inspections’ by the Senior Clerk of Works (January 2024 to October 2025) in response to reports of derelict property received by SDCC. There have been 294 re-inspections by the Senior Clerk of Works (January 2024 to October 2025) as part of ongoing derelict sites investigations.

In collaboration with the Vacant Homes section, three properties listed on the Derelict Sites Register are now sale agreed on the private market, with two additional properties currently due to close by private sale. These sites will be re-inspected to monitor progress before they are removed from the Derelict Sites Register.

The Department of Housing, Local Government and Heritage has set annual targets under the CPO Activation Programme for the commencement of compulsory purchases or acquisitions. For 2025, SDCC has been assigned a target of initiating three such acquisitions. This target is reflective of the comparatively low vacancy rate within the county.

Q12/1125 Councillor J. Spear

To ask the Chief Executive to explain the process by which a property is added to the derelict sites registry - Can you please include the average time it takes from when a property is identified to when it is added to the registry?

REPLY:

Under Section 3 of Derelict Site Act 1990, South Dublin County Council monitors sites in the county that may meet the criteria of a 'derelict site' which are not entered on the register until such time as investigations are completed and a determination made that the site is derelict.

When a report is received, a new file is opened, an inspection is carried out by the Senior Clerk of Works and an inspection report is completed. The inspection report and a map is added to the file. The inspection report is then endorsed by the County Architect, with recommendation on actions to be taken under the relevant legislation.

An ownership check is carried out and once finalised, a **Section 11 Notice** is served where in the opinion of the local authority it is necessary to do so, to prevent land situated in their functional area from becoming or continuing to be a derelict site.

A notice under this section becomes effective after the expiration of fourteen days from the date of service of the notice, and

- specifies the measures which the local authority consider to be necessary in order to prevent the land from becoming or continuing to be a derelict site,
- direct the person on whom the notice is being served to take such measures as may be specified in the notice, and
- specify a period (being not less than one month from the effective date of the notice) within which such measures are to be taken

Should insufficient action be taken, a **Section 8(2) Notice** is served on the owner and occupier (where they can be ascertained by reasonable enquiry) before making any entry on the register in relation to any land advising of their intention to make such entry. The

Local Authority shall review any written representations submitted by an owner or occupier within fourteen days of the date specified in the notice and may, after considering those representations, decide whether or not to make the entry as they consider appropriate.

A **Section 8 (7)** is served on the owner and occupier of a site where there is failure by the owner / occupier to respond to a Section 8 (2) Notice and where the owner/occupier has failed to take steps to render the site non derelict, advising that an entry has been made in the register.

After each notice is served, a further re-inspection is required to take place, to determine if any remedial works have been completed. The re-inspection report is then endorsed.

The serving of all Notices under the relevant legislation, is approved by Chief Executive Order. Where difficulty exists in identifying and engaging with the owner of a particular site, notices are affixed to the property by the Senior Clerk of Works.

There are many variables that occur when SDCC investigate reports of a derelict site, therefore it is not possible to provide an average timeline. Sometimes significant delays can occur when attempting to communicate with the registered owners of sites. Registered post is often returned as undelivered, which has an impact on timelines.

Not all reports received are added to the Derelict Sites Register. Following inspection, reported sites may be deemed non-derelict by the Senior Clerk of Works/Senior Architect or require further monitoring. Alternatively, actions are often taken on the property by the registered owners to avoid being entered onto the derelict sites register.

Q13/1125 Councillor F. Timmons

To ask the Chief Executive would SDCC investigate the buying of an outdoor cinema screen and set up a system where local groups can request it for movie nights in their area instead of giving grants to pay private companies to rent a tv screen for movie nights?

REPLY:

The Community Development team will examine the cost, practicality and sustainability of purchasing an outdoor cinema screen for use by community groups. This examination will need to take into consideration the number of screens which would be required, the storage and upkeep of the screens and the required budget and administration of such an initiative.

Q14/1125 **Councillor F. Timmons**

To ask the Chief Executive for a report on the council fleet including age of vehicles.

REPLY:

SDCC operates and maintains a fleet of 257 vehicles ranging from small, medium, and large vans to large trucks, tractors, a fleet of mowers, and winter maintenance equipment such as gritters and snow ploughs. The fleet is largely made up of SDCC owned vehicles with a small portion of hired vehicles supplementing the fleet when required. The median age of the fleet is 8 years old. The average fleet age is 10 years old.

As outlined in the Climate Action Plan 2024-2029, SDCC is committed to the decarbonisation of its fleet. A Fleet Transition and Replacement Plan, which is being undertaken in line with the Clean Vehicles Directive and consideration of climate targets, is currently being implemented with the assistance of SDCC's new Fleet Management System (FMS). The FMS was rolled out in 2025 and will ensure a data led approach to the replacement of Internal Combustion Engine (ICE) vehicles with zero emission vehicles. Where an Electric Vehicle (EV) is not deemed suitable to replace an ICE vehicle, such as in our large winter maintenance vehicles, Hydrotreated Vegetable Oil (HVO), which is considered a zero emission fuel, will be used.

Under the plan, initial procurement has commenced, with the purchase of 2 electric pedestrian sweepers (Green Machines or equivalent) and the purchase of 6 new EVs which will replace ICE vehicles in the fleet. A further 6 medium electric vans and 4 large electric vans have been ordered with a delivery date expected in Q1 2026. SDCC has planned purchases of zero turn mowers and is also engaging with the OGP Framework supplier for the purchase of new HVO fuelled 18T and 26T trucks, with an exact delivery date in 2026 to be confirmed.

Q15/1125 **Councillor F. Timmons**

To ask the Chief Executive for a detailed report into Have Your Say funding that went unspent on various projects by LEA over the length of the Fund and where that money went?

REPLY:

A total of 62 projects were voted on by 42,342 citizens across the county through the participatory budgeting initiative that ran from

2017 to 2023. 45 projects of those projects have been delivered, and the full list of those projects is presented below.

Of the remaining 17 projects, 12 are still ongoing and delivery is planned and 4 were not possible to deliver. 3 projects were not delivered because of failure to secure agreement of the hosting facility or local community and one project proved to not be feasible.

The total value of those 4 projects, based on the estimates given at the time, comes to €105,000. 3 of the undelivered projects were in the Clondalkin LEA with a total estimated value of €45,000, and one project was in Tallaght Central with an estimated value of €60,000.

As evidenced by several evaluations carried out on the initiative, the value of the participatory budgeting initiative was threefold - 1] the extent of the citizen engagement achieved, 2] delivery of projects on the ground, and 3] greater awareness of SDCC and its role in community development. While there is disappointment in the projects that were not delivered, and frustration at the delays in the delivery of the remaining 12 projects that the Council is still working to deliver, the list below of the 45 projects that have been delivered shows the variety and significant impact that the initiative had in local communities across every LEA and demonstrates the overwhelming success and value of the initiative overall.

More detail on all projects is given below.

45 Completed Projects:

1. Playground in Waterstown Park, Palmerstown
2. Feasibility Study for the Restoration of Silver Bridge, Palmerstown
3. Christmas Lights in Lucan Village
4. Planting Native Apple Trees, Lucan Electoral Area
5. Free Library Book Banks in Public Places - Lucan Electoral Area
6. Multi-Games Wall in Lucan
7. Restoration of King John's Bridge Griffeen Park – Lucan
8. Renovate Portocabin for the Clondalkin Men Shed
9. Restoration of Old Nangor Road Water Pump
10. Christmas Lights for Clondalkin Village
11. A Community Orchard, Clondalkin Electoral Area
12. Irish Signs for Clondalkin
13. Planting Flowers across the Bawnogue Area
14. Safety and Inclusivity Study of Clondalkin's Public Spaces
15. On-Street Bicycle Pump, Clondalkin Village
16. WiFi Activated Self-Guided Historical Trail of Clondalkin
17. Gym Equipment and Activities for Rathcoole Community Centre

18. Health and Wellbeing Garden in Firhouse Community Centre
19. Nature Trail along the river Dodder
20. Playground Facilities at Ballycragh Park
21. Native Tree Trail in Woodlawn Park
22. Sensory garden / accessible playground Tymon Park
23. Improve the Kingswood playground
24. Native tree trail in Sean Walsh Park
25. Upgrade the playground at Sean Walsh Park
26. Upgrade the playground at Aylesbury Field
27. Fruit Trees along Bolbrook Stream and Avonmore Road
28. Toddler specific playground for Old Bawn
29. A book of short stories and poetry
30. A nature trail in Rathfarnham Castle Park
31. Planting fruit trees throughout the Rathfarnham Templeogue electoral area
32. Christmas lights for Templeogue Village and Rathfarnham Village
33. Outdoor nature classrooms on local greens in Rathfarnham – Templeogue
34. A bicycle pump for Templeogue Village
35. Run a STEAM (Science, Technology, Engineering, Arts, Mathematics) Project for children from the Traveller Community
36. Drinking water stations for Rathfarnham
37. Place QR code stands near Templeogue Cemetery and the nearby Old Church
38. Run a poetry competition in Rathfarnham
39. Solar Panels on Killinarden Community Centre and CARP Killinarden
40. Foraging and land-based skills workshops in parks
41. Bicycle Repair Station Next to the Saggart Luas Stop
42. Christmas Lights for Saggart Village
43. New Park Benches in Carrigmore Park
44. A Public Drinking Water Pump in Saggart Village
45. Native Tree Trail in Carrigmore Park, Citywest

12 Ongoing Projects still in delivery:

1. Access to Church and Graveyard at Mill Lane, Palmerstown
2. Pedestrian Link between the Round Tower and Corkagh Park
3. New Play Ground, Forest Hill Estate
4. Intergenerational Outdoor Activity Spaces in Glenasmole
5. Signage for viewing points of the Dublin Mountains
6. Outdoor event space in Sean Walsh Park
7. Signage for Tallaght waterway

8. Green laneways for Rathfarnham
9. Playground and seating for the College Drive/Fortfield Road
10. Community Wellbeing Garden at Killinarden Community Centre
11. Heritage Trail App for Saggart Village
12. Men's Shed upgrade at the Fettercairn Youth and Community Centre

4 Projects that are not progressing:

1. Bottle banks and recycling facilities for Cherrywood (€20,000) - not wanted by centre
2. Acoustic Piano for the Rathcoole Community Centre (€5,000) - not wanted by centre
3. Welcome to Clondalkin Hedge Signage (€20,000) - The project to create a 'Welcome to Clondalkin' hedge sign couldn't proceed because there was no suitable location to situate the hedge signage with the required space.
4. Basketball and tennis court in Kilnamanagh (€60,000) - Local Community Groups have rejected the winning project. Submission was not made by a community group. Funding remains unused and project cannot progress. Funds remain available to be used on this project

Q16/1125 Councillor E. Timmons

To ask the Chief Executive for a detailed report on dumping by LEA and how CCTV is and will be used in each LEA?

REPLY:

Reports of illegal dumping are in the first instance referred to and investigated by the Council's Litter Warden Service, if evidence is found then enforcement action may be pursued under the Litter Pollution Act 1997 as amended. Following the litter warden investigation cases are then referred to the Public Realm section for the removal of waste.

The Council endeavours to arrange removal of dumped material within 48 hours where possible. This timeframe may not always be achievable however due to factors such as the volume and nature of the waste, site accessibility and the availability of resources or specialised equipment which may be required in some instances. Despite these operational constraints the removal of illegal dumping is prioritised and every effort is made to ensure timely removal within a 48-hour time period to maintain clean and safe public spaces.

All illegal dumping incidents are logged into the Environmental Complaints system but there is no provision to produce a report by LEA.

In accordance with the LGMA codes of practice for the operation of CCTV for the purposes of prevention, detection and prosecution of waste and litter offences, both the litter enforcement and the waste enforcement sections are continually reviewing sites subject to complaints across the county.

Waste Enforcement & Licencing recently deployed CCTV at various locations where multiple reports of illegal dumping had been received. Seven overt CCTV cameras were installed on site for a period of up to 8 weeks.

During this time, the data from these cameras was routinely downloaded and if alleged illegal dumping was observed this information was forwarded for appropriate enforcement action. In total eight incidents of alleged illegal dumping were recorded over the trial period (July to September). Interestingly all the alleged illegal dumping took place during daylight hours.

As a result of evidence retrieved from the CCTV cameras several individuals were invited to attend an 'interview under caution' regarding the alleged incidents. However, as none of the alleged offenders attended, prosecution proceedings have now been initiated against them.

During this period three of the cameras were vandalised and had to be replaced. The locations and dates for the next installation of CCTV are currently being finalised.

Q17/1125 Councillor F. Timmons

To ask the Chief Executive for a detailed report regarding any plans to increase staffing in Public Realm given the huge amount of housing in SDCC?

REPLY:

There has been significant development across the county which has necessitated the provision of additional staff resources for the maintenance and upkeep of the new public realm areas and new and regenerated park developments.

A review of Public Realm staffing requirements took place in 2022 as part of the overall Council Strategic Workforce Plan, which considered the ongoing growth of the county and future service demands. Sanction was sought and approved for 25 additional

outdoor staff within Public Realm operations. The key areas of work include cleansing, town and village centre maintenance, park ranger service, tree maintenance and planting, grass cutting, dog warden service, pitch and play spaces maintenance and new facilities management. In 2022 the Public Realm section consisted of 199 outdoor staff rising to 224 outdoor staff in January 2024.

The most recent staffing review took place earlier this year as part of the Council's Strategic Workforce Plan. This resulted in a submission to the Department proposing a further increase in the number of outdoor staff in Public Realm operations, on a phased basis over the next four years. A total of 31 additional posts have been submitted for sanction to the DHLGH.

The Council remains committed to maintaining high standards in the Public Realm and will continue to monitor service demands closely, bringing forward proposals as necessary, to ensure that growth across the county is matched by sustainable service delivery.

Q18/1125 Councillor N. Whelan

To ask the Chief Executive how many offers of housing have been revoked due to applicants being over the income limit after assessment?

REPLY:

The maximum income threshold for social housing supports is set out under the Housing (Miscellaneous Provisions) Act 2009 and the Social Housing Regulations 2011, as amended and the Social Housing Assessment (Amendment) (No.3) Regulations 2022.

The council do not have any discretion that we can apply to applicants that are deemed to be over the income threshold.

To date in 2025, eight households were deemed to be over the income threshold for social housing supports which resulted in the withdrawal of an offer of accommodation.

H6/1125 DECLARATION OF ROADS TO BE MADE PUBLIC ROADS

*It was **NOTED** that there was **NO** Business under this Heading.*

H7/1125 PROPOSED DISPOSAL OF PROPERTIES/SITES - FOR APPROVAL

The following reports by the Chief Executive, which had been circulated, were presented by Mr. J. Frehill, Director of Economic Development and were **CONSIDERED**.

HI 7 (a)(i) Report - Proposed Disposal to ESB - Sarsfield Park, Lucan
HI 7 (a)(ii) Map- Proposed Disposal to ESB - Sarsfield Park, Lucan

A discussion followed with contributions from Councillors J. Tuffy, L. O'Toole and C. Brady with queries raised regarding public consultation and existing sub-station.

Mr. J. Frehill, Director of Economic Development, responded to the members queries.

The report was **NOTED** and it was proposed by Councillor P. Kearns seconded by Councillor E. Murphy and **RESOLVED:**

That the proposed disposal of substation site to ESB to facilitate power supply to Age Friendly Social Housing Development on Council land at Sarsfield Park, Lucan, Co. Dublin be **ADOPTED** and **APPROVED**.

HI 7 (b)(i) Report - Proposed Disposal to ESB for Substation Site at Grange Castle West Business Park, Dublin 22
HI 7 (b)(ii) Map - Proposed Disposal to ESB for Substation Site at Grange Castle West Business Park, Dublin 22

A discussion followed with contributions from Councillors B. Lawlor, L. O'Toole, R. McMahon, E. Murphy, E. Ó Broin, M. Johansson, C. Brady, F. Timmons, J. Tuffy, L. McCrave, D. Adelaide, V. Casserly, W. Carey, T. Gilligan, and P. Kearns. Queries were raised regarding delay in response times from and engagement with ESB.

Mr. J. Frehill, Director of Economic Development, responded to the members queries.

A **Roll Call Vote** was called for in the names of Councillors B. Lawlor, D. McManus and R. McMahon the results of which are as follows:

FOR 25 (TWENTY-FIVE)

Councillors D. Adelaide, W. Carey, P. Cosgrave, D. Donnelly, M. Duff, H. Farrell, N. Fennell, T. Gilligan, A. Hayes, P. Holohan, M. Johansson, K. Keane, P. Kearns, R. Mannion, G. Moore, E. Murphy, E. Ó Broin, L. O'Toole, D. Richardson, J. Sinnott, A. Smyth, J. Spear, F. Timmons, J. Tuffy and N. Whelan.

AGAINST 8 (EIGHT)

Councillors S. Barnes, C. Brady, B. Lawlor, L. McCrave, R. McMahon, D. McManus, S. O'Hara and Baby Pereppadan.

Abstain 2 (TWO)

Councillors V. Casserly and L. De Courcy.

As a result of the **Roll Call Vote** and proposal by Councillor P. Kearns, Seconded by Councillor F. Timmons it was **RESOLVED:**

That the disposal of MV substation site to ESB to facilitate power supply to Grange Castle West Business Park, Dublin be **ADOPTED** and **APPROVED**.

HI 7 (c)(i) Report - 113 Sarsfield Park, Lucan, Co. Dublin

HI 7 (c)(ii) Map - 113 Sarsfield Park, Lucan, Co. Dublin

It was proposed by Councillor P. Kearns, seconded by Councillor L. O'Toole **RESOLVED:**

That the disposal of fee simple in 113 Sarsfield Park, Lucan, Co. Dublin be **ADOPTED** and **APPROVED**.

HI 7 (d)(i) Report - 27 Balrothery Estate, Tallaght, Dublin 24

HI 7 (d)(ii) Map - 27 Balrothery Estate, Tallaght, Dublin 24

It was proposed by Councillor P. Kearns, seconded by Councillor R. McMahon and **RESOLVED:**

That, the disposal of fee simple in 27 Balrothery Estate, Tallaght, Dublin 24 be **ADOPTED** and **APPROVED**.

HI 7 (e)(i) Report - Proposed Disposal of Laneway of to 1B, Tymonville Court

HI 7 (e)(ii) Map- Proposed Disposal of Laneway of to 1B, Tymonville Court

It was proposed by Councillor P. Kearns, seconded by Councillor N. Whelan and **RESOLVED:**

That the disposal of land/laneway to rear of 1B Tymonville Court, Tallaght, Dublin 24 be **ADOPTED** and **APPROVED**.

H8/1125 **CHIEF EXECUTIVE'S REPORT - FOR NOTING**

The following report by the Chief Executive, which had been circulated, was presented by Mr. C. Ward, Chief Executive and was **CONSIDERED**.

HI 8 (a) Chief Executive's Report - November 2025

HI 8 (b) Statistics Report

HI 8 (c) Finance Report

The report was **NOTED**.

H9/1125 **LOCAL GOVERNMENT AUDITORS REPORT – FOR NOTING**

The following report by the Chief Executive, which had been circulated, was presented by Mr R. FitzGerald, Director of Finance and was **CONSIDERED**.

HI 9 (a) Local Government Audit Report

HI 9 (b) 2024 Audited AFS

A discussion followed with contributions from Councillors R. McMahon, M. Johansson, L. O'Toole, E. Ó Broin, J. Sinnott, E. Murphy, C. Brady, and J. Tuffy. Queries were raised in relation to rent arrears, Part 5, Lucan swimming pool and rate collectors.

Mr C. Ward, Chief Executive and Mr R. FitzGerald, Director of Finance, responded to the members queries.

The report was **NOTED**.

H10/1125 **COMMUNITY & SPORTS DEVELOPMENT GRANTS - FOR NOTING**

The following report by the Chief Executive, which had been circulated, was presented by Ms. L. Maxwell, Director of Community and was **CONSIDERED**.

The online rolling application process provides community and voluntary groups who are responding to locally identified needs within their communities with the opportunity to apply for assistance from the Council under the following categories:

- Community Development Grants
- Community Events Funding
- Sport Development Grants

Applications are assessed by the Community Development Team under the following criteria:

- Impact on local community and local community involvement.
- Proven track record of project delivery and non-duplication of activities in the local area.
- Sustainable and value for money projects with clear/accurate costings.
- Existing funds available to the group/alternative funding sources.

Following the assessment process and having regard to the available budget **8** grants totalling **€7,800.00** were approved for **8** local groups summarised as follows:

Category	No:	Amount
Community Development Grants	1	€1,000.00
Community Events Funding	1	€1,300.00
Sport Development Grants	6	€5,500.00
Total	8	€7,800.00

The final list of approved grants together with their respective approved grant amounts is as follows:

Name of Group	Funding Category Applied For	Sub-Category of Grant	Amount
Gaelphobal Thamhlacta	Community Development Grant	Running Costs Grant	€1,000.00
Clondalkin Camera Club	Community Events Funding	Community Event	€1,300.00
103rd Dublin (Willington) Scout Group	Sports Development Grant	Programme Delivery	€1,700.00
Citywest Badminton Club	Sports Development Grant	Programme Delivery	€1,000.00

Doddervally Club	Sports Development Grant	Equipment	€600.00
Lucan Boxing Club	Sports Development Grant	Equipment	€1,500.00
Lucan ETNS	Sports Development Grant	Equipment	€400.00
St Thomas' J.N.S. - Jobstown	Sports Development Grant	Equipment	€300.00
Total			€7,800.00

Councillor E. Murphy raised a query in relation to Dodder Valley Club.

Ms. L. Maxwell, Director of Community, responded to the member's query.

The report was **NOTED**.

C1/1125

REPLIES, ACKNOWLEDGEMENTS & CORRESPONDENCE

Replies

(a) Reply from Irish Business Against Litter

Correspondence

(b) Correspondence received from Sligo County Council

(c) Correspondence received from Monaghan County Council

(d) Correspondence received from Kerry County Council

(e) Correspondence received from Kildare County Council

(f) Correspondence received from Limerick City and County Council

(g) Correspondence received from Limerick City and County Council

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(h) Correspondence received from Meath County Council County Development Plan

The correspondence was **NOTED**

M1/1125

Review the system of funding of grant allocation

It was proposed by Councillor W. Carey, seconded by Councillor F. Timmons:

This Council agrees that SDCC should review the system of funding of grant allocation and that start up grants and regular running costs should be financed up front for registered groups and that these Community groups should provide end of year accounting for the funding.

REPORT:

The Community Grants Programme is reviewed annually to ensure that the delivery process remains consistent with the Council's objectives of providing opportunities for all.

Where grants are requested to be front loaded sanction must be received from DPER as per DPER Circular 13/2014.

There are a limited number of Community Grants that are front loaded but there is a strict procedure to be followed and this is documented in the procedure manual. Start up grants are one of the front loaded grants however running cost grants are paid retrospectively, as it is not possible to determine exact running costs until expenditure has occurred.

We encourage all groups to engage with their relevant Community Officers to ensure they receive the best possible advice and support.

A discussion followed with contributions from Councillors W. Carey, J. Sinnott, T. Gilligan, F. Timmons, E. Murphy, and P. Kearns, it was proposed to bring the item to the Social, Community, Equality and Integration SPC for consideration.

Ms. L. Maxwell, Director of Community, responded to the Members.

The Motion was **AGREED**.

M2/1125

Initiate the process for a tree preservation order

It was proposed by Councillor F. Timmons, seconded by Councillor P. Kearns.

That this Council requests SDCC to initiate the process for a tree preservation order (TPO) for : A heritage burgage hedgerow above 120m altitude along Green Lane / Stoney Hill Road in Rathcoole, as agreed by Motion 6 at the April 2025 Clondalkin Local Area Committee meeting.

REPORT:

Section 205 is the relevant provision of the Planning and Development Act 2000 (as amended) for a Tree Preservation Order (TPO)

Legal Protection of Hedgerows

The relevant legislation (Planning and Development Act, Section 205) for a TPO is designed for the preservation of “any tree, trees, group of trees or woodlands.” It does not include hedgerows within its scope. TPOs are not intended to represent or protect hedgerows.

The legal protection for hedgerows is through a combination of wildlife law, agricultural policy and planning regulation. Section 40 of the Wildlife Act 1976 (as amended) prohibits the cutting, burning, or destruction of hedgerows between March 1st and August 31st to protect nesting birds and wildlife during breeding season. Under the Environmental Impact Assessment (Agriculture) Regulations, removal of hedgerows may require screening and approval from the Department of Agriculture. In this context, following notification of hedgerow removal in Rathcoole, the Council liaised with the Department of Agriculture, under whose remit tree felling and hedgerow removal lies. The Department has advised the Council that inspectors visited the site, and that the Department is considering what action it can take. The Council has sought to establish a protocol with the Department to ensure that County Development Plan objectives are considered in any enforcement or screening process. The Planning Authority wrote to the Department in February to advise of 14 objectives in the South Dublin County Development Plan 2022-2028 which are relevant to the definition of ‘nature area’ in the Agriculture (EIA) Regulations and the need for screening.

Hedgerows can also be protected through plan making and through the planning application process with supporting information. The County Development Plan provides the framework for the protection of trees, woodlands and hedgerows in the following objectives:

- To protect and retain existing trees, hedgerows, and woodlands which are of amenity and/or biodiversity and/or carbon sequestration value and/or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council’s Tree Management Policy (2015-2020) or any superseding document and

to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area (NCBH11 Objective 3)

- To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries (NCBH11 Objective 4)

- To ensure that intact hedgerows / trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted and that important heritage features and potential wildlife corridors are protected (NCBH11 Objective 5)

It is noted that there is a proposed Protection of Hedgerows Bill 2024 currently before the Oireachtas which aims to establish a register of significant hedgerows, prohibit removal except in defined circumstances and introduce offences and appeals procedures.

Tree Preservation Orders

At present, there are 4 TPOs in South Dublin County Council and they are listed in the County Development Plan in Table 3.3

- Dublin County Council (St. Brigid's Clondalkin) Tree Preservation Order 1973 at St. Brigid's (now Newlands Garden Centre), New Road, Clondalkin
- Dublin County Council Tree Preservation Order (Beaufort Downs, Rathfarnham) Order 1987 at Beaufort Downs, Rathfarnham
- Dublin County Council Tree Preservation (Quarryvale, Brooklawn) (Liffey Valley No.1) Order 1990 at Townland of Quarryvale and Brooklawn, Palmerstown
- South Dublin County Council (Coolamber Site) Tree Preservation Order 2015 at Newcastle Road, Lucan

It is noted that SDCC has created 1 TPO in the last 35 years. In the Development Plan, it is a policy (NCBH11) of the Council to review Tree Preservation Orders (TPO) within the County and maintain the conservation value of trees and groups of trees that are the subject of a Tree Preservation Order while also recognising the value of and protecting trees and hedgerows which are not subject to a TPO.

Furthermore, there is an objective to regularly evaluate and identify trees of amenity value within the County with a view to making them the subject of Tree Preservation Orders or otherwise protecting them and further, to furnish information to the public in this regard. (NCBH11 Objective 2)

Section 205 (1) of the Planning and Development 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. This is replicated in Section 267 (1) of the new Planning and Development Act 2024 (relevant Part not commenced to date).

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. Interpreted in this context, it must appear to the planning authority that it is practical or necessary (expedient) in the interests of amenity or the environment, to make a TPO. The legislation also requires stated reasons for making an order, this is in addition to it appearing to the planning authority to be expedient in the interests of amenity or the environment.

Subsection 2 indicates that there may be financial and / or human resource implications to the Planning Authority because where an order is made on the owner and occupier of the land to manage the trees it may be subject to providing assistance as part of the required agreement with the planning authority. There is no criteria set out for when such assistance is appropriate.

The County Development Plan 2022 – 2028 and the Living with Trees SDCC Tree Management Policy 2021 - 2026 both state and emphasise the value of trees. 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. Hedgerows often mark historic field patterns and townland boundaries and significantly enhance the landscape character of rural areas. Trees and hedgerows also perform a vital role as wildlife habitats, biodiversity corridors and essential green elements in the County's green infrastructure network. They have a

further crucial role in carbon sequestration (capturing and storing carbon), contributing to the alleviation of climate change.

Additionally, the Development Plan outlines that trees and landscaping are important for climate amelioration and maintaining a healthy environment. Wooded areas have a carbon absorption rate that is approximately three times that of areas covered in grassland. Trees absorb carbon as they grow, and woods and forests provide long-term carbon reduction benefits. Planting in urban areas, at the source of many atmospheric pollutants, can filter out those pollutants, reduce water run-off, improve water quality, reduce noise and provide shading to help reduce urban heat island effects. 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 Policy and the County Development Plan 2022 - 2028, the Corporate Plan and the Climate Action Plan have objectives and actions in relation to protection of trees and green infrastructure. **This integrated policy approach provides a consistent framework for protecting trees countywide rather than relying on ad hoc designations.**

The Planning Authority has concerns in relation to commencing statutory Tree Preservation Orders at this time and the potential diluting and undermining of the value/ strength of the policies, objectives and actions in the Living with Trees and County Development Plan policies.

Given the context of the Living with Trees, Corporate Plan, Climate Action Plan and the Development Plan policies, the Planning Authority considers that it is unlikely for a proposed TPO to be considered expedient in the context of Section 205 of the Planning and Development Act 2000 (as amended).

In accordance with NCBH11 Objective 2 of the County Development Plan, the Council will continue to evaluate trees of amenity value within the County.

The making of a TPO is a reserved function of the Council. The making, amending or revoking of a TPO would need to include stated reasons to inform any final decision. Assessing a proposal for a TPO and initiating a TPO process is considered to be an executive function. Under the new Planning and Development Act 2024, TPOs are legislated for in Section 267. This part of the Act is not yet commenced. It is noted that Section 267(12) outlines that a person,

in writing, or the members of the planning authority, by resolution, may request the planning authority to propose the making of an order and the planning authority may, where it considers it appropriate, do so. When this legislative provision is commenced, it will provide clarity on the process for a person or a member to request the planning authority to propose an order. No assessment of the proposed hedgerow has been carried out to date. Any recommendation from the planning authority to make a new TPO would need to demonstrate significant value.

In summary, the Chief Executive recommends that the motion is not agreed as the subject proposal is for a hedgerow and does not meet the scope of Section 205 of the Planning and Development Act 2000 (as amended).

A discussion followed with contributions from Councillors B. Lawlor, P. Kearns, E. Murphy, F Timmons, E. Ó Broin, H. Farrell, J. Spear, L. De Courcy, D. Adelaide, R. McMahon, M. Johansson, S. O'Hara, P. Holohan, W. Carey, and L. O'Toole.

Mr E. Burke, Director of Planning and Transport, responded to the members.

The motion was **AGREED**.

M3/1125 Issue warning letters to properties registered on short-term letting sites

It was proposed by Councillor D. Adelaide, seconded by Councillor J. Spear

That this Council agrees that planning enforcement should begin to proactively issue warning letters to properties registered on short-term letting sites 'Airbnb' and 'Booking.ie' that have not applied for the appropriate change of use permission or submitted the appropriate notification to the planning department

REPORT:

Principal Private Residence (PPR) and Short term Lettings:

- You can let rooms in your own home without restriction.
- If you rent your entire PPR while away, you can do so for **up to 90 days per year** without planning permission. Beyond that, you need permission for a **change of use**
- Short-term letting is defined as "Renting a property or room for 14 days or less at a time"

As part of the measures to help address pressures in the private housing rental market, planning legislative reforms to regulate the short-term letting sector - as provided for in the Residential Tenancies (Amendment) Act 2019 and supplementary regulations made by the Minister for Housing, Planning and Local Government entitled the "Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019" - came into effect on 1st July 2019.

Where a person owns a property in a rent pressure zone which is not their principal private residence and intends to let it for short-term letting purposes, that person is required to apply for a change of use planning permission unless the property already has a specific planning permission to be used for tourism or short-term letting purposes.

This Planning Authority manages this process under the Planning Enforcement regime and will pursue cases of notified alleged breaches where there is no record of an application for the appropriate change of use or registration of these properties.

A discussion followed with contributions from Councillors D. Adelaide, L. Dunne, M. Johansson, J. Spear, E. Ó Broin, K. Keane, F. Timmons, W. Carey and P. Kearns.

Mr E. Burke, Director of Planning and Transport, responded to the members.

The motion was **AGREED**.

M4/1125 Planning infringements relating to illegal development

It was proposed by Councillor L. de Courcy, seconded by Councillor P. Cosgrave.

That this council agree large scale planning infringements relating to illegal development or occupation of land/buildings be prioritised and acted on in a timely manner, with enforcement proceedings against the owner/developer expedited and taking priority.

REPORT:

The Chief Executive recognises the importance of maintaining the integrity of the planning system and ensuring compliance with planning legislation.

Large-scale planning infringements, including unauthorised development or occupation of land and buildings, represent serious breaches of planning control. These cases can undermine sustainable development objectives and public confidence in the planning process. Therefore, it is appropriate that such infringements are prioritised for investigation and enforcement.

The Council cannot comment on individual cases but in general, large scale planning infringements are vigorously pursued for enforcement action in accordance with the statutory provisions of the Planning and Development Act 2000, as amended.

Under the 2000 Act, planning authorities are empowered to investigate unauthorised development, issue warning letters and enforcement notices, and initiate legal proceedings where necessary.

The Council encourages members of the public to report suspected breaches and assure them that such reports will be investigated thoroughly and acted upon in accordance with the law. The Draft Budget 2026 provides for additional recruitment of resources in this area.

In the August 2024 Office of the Planning Regulator (OPR) Review Report of South Dublin County Council under section 31AS of the Planning & Development Act 2000, as amended, stated

'The planning department is committed to delivering an effective planning enforcement service with dedicated resources in place, including planning, technical and administrative staff. Furthermore, service delivery is well organised with established documented procedures in place and a fit-for purpose case management system as well as GIS functionality, which allows the integration of enforcement responses with development management responsibilities.'

The OPR Review Report did not include any process improvement recommendations for planning enforcement.

M4. (b) A Guide to Planning Enforcement

A discussion followed with contributions from Councillors L. de Courcy, P. Cosgrave, P. Holohan, E. Ó Broin, F. Timmons, J. Spear, L. Dunne, J. Sinnott, W. Carey, M. Johansson, S. O'Hara, and P. Kearns.

Mr E. Burke, Director of Planning and Transport, responded to the members.

The motion was **AGREED**.

M5/1125 **Feasibility study into continuing MetroLink from the city to Southwest Dublin be commissioned**

The motion **FELL** as Councillor Y. Collins was not present in the meeting.

That this Council writes to the Minister for Transport to request that an independent feasibility study into continuing MetroLink from the city to Southwest Dublin be commissioned as soon as possible pursuant to the commitment given in the Programme for Government

Meeting ended 18.08