

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



Comhairle Contae South Dublin
Átha Cliath Theas County Council



Minutes of South Dublin County Council November 2025 Tallaght Area
Committee Meeting held on Monday 24 November 2025

PRESENT

Cllr D Donnelly	Cllr D Richardson
Cllr M Duff	Cllr A Smyth
Cllr P Holohan	Cllr J Spear
Cllr K Keane	Cllr N Whelan

OFFICIALS PRESENT

Senior Executive Parks and Landscape Officer	B Redmond
Senior Executive Parks Superintendent	L Colleran
Senior Executive Officer	M Murtagh, V Hartnett, A Mills
A/Senior Executive Officer	F Hendley
Senior Engineer	G Walsh
Executive Librarian	M Leamy
Administrative Officer	M Connell
Staff Officer	E Meyler
Assistant Staff Officer	B Fowler, M Travers

Councillor M Duff, presided

Apologies were received from Cllr L Dunne

H1/1125 Item ID:88852

Proposed by Housing Administration

Minutes from Tallaght Area Committee Meeting 28th October, 2025.

Minutes of Meeting 28th October, 2025

Minutes of Tallaght Area Committee Meeting held on 28th October 2025 which had been circulated, were submitted, and APPROVED as a true record and signed. It was proposed by Cllr M. Duff, seconded by Cllr A Smyth, and RESOLVED:

Questions 1-14

It was proposed by Cllr M Duff, seconded by Cllr A Smyth, and RESOLVED:” That pursuant to Standing Order No 1, Questions 1-14 be Adopted and Approved.

Public Realm

Q1/1125 Item ID:88978

Proposed by Councillor J. Spear

"Can the Manager please report on when the Contractor for maintaining the pavilions and dressing rooms in Ballymount Park in Tallaght will be hired and commence work?"

REPLY:

On 8th October 2025, SDCC published a tender for the appointment of a contractor through a Single Party Framework for the Maintenance of Pavilions across the county. The tender allows for maintenance including

- Fire and Safety Systems: fire alarm, emergency lighting, intruder alarm, disabled refuge alarm, fall arrest system.
- Mechanical and Electrical Systems: Building Management System (BMS), underfloor heating, air-to-water heat pump, heat recovery unit, booster and recirculation pumps.
- Water Systems: cold water storage tank, water heaters, sanitary fittings, Legionella testing and compliance.
- Building Fabric and Finishes: doors, ironmongery, carpentry, roofing, cladding, insulation, internal finishes.
- Access and Security: access control, automatic doors, CCTV interface where required.
- General Services: cleaning, waste management, consumables replenishment, minor repairs.

Closing date for submission of tenders was 29th October 2025. Tender assessment is currently being undertaken. Subject to tendering parties meeting the council requirements, it is expected the contractor will be appointed in December 2025.

Q2/1125 Item ID:88997

Proposed by Councillor J. Spear

"Could the Manager please consider installing an area for small dog breeds adjacent to the dog park installed in Ballymount Park, Kingswood, Tallaght, similar to Corkagh Park?" I understand that the intent is that the dog park is

for all breeds, but sometimes it's not safe to co-mingle small breeds with larger breeds, so residents are asking for a small breed space.

REPLY:

The existing dog park in Ballymount Park was designed to accommodate all breeds within a single, open space. The footprint of the facility is not large enough to subdivide without significantly reducing the overall usability and exercise space for dogs.

Q3/1125 Item ID:89007

Proposed by Councillor A. Smyth

"Can I ask the Manager to report on how much was spent in the clean up of stockpiling and clean ups around Halloween period this year across the Tallaght area?"

REPLY:

As clean-ups are still ongoing across multiple areas, it is not possible to put a monetary value on the bonfire clean-up for the Tallaght area at this time. There were 76 bonfires recorded in Tallaght this year, representing a reduction of 16 compared to 2024.

H2/1125 Item ID:88989

Proposed by Housing Administration

3 Year Tree Maintenance Programme (For Noting)

REPLY:

Tree Maintenance Programme 2026-28 – Tallaght South/Central Areas.

Tree Maintenance will be carried out according to the Council's Tree Management Policy 2026-2031 'Living with Trees'. The focus of the Council's three-year Tree Maintenance Programme is on entire roads or whole estates. 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 tree surveys record data on tree species, age, maintenance required and photographic data.

The proposed three-year programme for the period 2026-2028 includes the following locations:

Whitebrook Park Estate

Watergate Estate

St Maelruans Park Estate

Seskin View Road and Estate

Rathmintin Estate

Parkwood Estate

Pairc Gleann Trasna Estate

Carrigmore Estate

Fortunestown Crescent, Lane and Way

Castletymon Road

Bawnville Estate

Bawnlea Estate

Balrothery Estate

Alderwood Estate

Bancroft Estate

Newhall Estate

Belgard Square North, East, South

Belgard Road

Aiton Road

Cookstown Way and Cookstown Est Road

Whitestown Way

Virginia Heights Estate

Dunmore Estate

Forest Estate

Ballymount Road

Tynan Hall Estate

Old Bawn Way, Avenue, Park and Drigve

Newbawn Park and Drive

Heatherview Estate Tymonville Estate

Castle Lawns Estate

Kiltipper Estate

Tymon Estate

Brookview

Calmount Road/Ballymount Avenue

Sylvan Drive

Broomhill Road

Brendan Redmond, Senior Executive Parks and Landscape Officer, presented the Tree Maintenance Programme 2026-28 – Tallaght South/Central Areas

There were contributions from Cllr M Duff

Brendan Redmond agreed that there could be changes considered if highlighted by the Councillors

H3/1125 Item ID:88873

Proposed by Public Realm

New Works (No Business)

C1/1125 Item ID:88861

Proposed by Public Realm

Correspondence(No Business)

M1/1125 Item ID:89012

Proposed by Councillor A. Smyth

Seconded by Cllr M Duff

"This Committee call on the Council to replace the Bollard on the field at Bancroft Park?"

<http://intranet/cmas/documentsview.aspx?noinc=true&id=87641>

REPORT:

The Council will assess the existing bollards along the green space in Bancroft Park estate. As part of this review, the Council will consider

opportunities to enhance the boundary through appropriate treatments such as tree planting and pollinator-friendly bulb planting.

<http://intranet/cmas/documentsview.aspx?noinc=true&id=87642>

<http://intranet/cmas/documentsview.aspx?noinc=true&id=87640>

There were contributions from Cllr A Smyth

Brendan Redmond, Senior Executive Parks and Landscape Officer, agreed to look at what the residents would like to do in relation to tree/bulb planted

The Motion was **AGREED**

M2/1125 Item ID:88974

Proposed by Councillor N. Whelan

Seconded by Cllr M Duff

"This Area Committee requests that additional benches be installed in Bancroft Public Park, to cater for the Community who walk it on a regular basis?"

REPORT:

The Council will assess suitable locations for additional benches in Bancroft Park. If suitable locations are identified and the Area Committee is in agreement, the benches will be included in the draft 2026 Public Realm Improvement Works Programme.

There were contributions from Cllr N Whelan

Bredan Redmond, Senior Executive Parks and Landscape Officer, agreed to look at including the park in the improvement works programme

The Motion was **AGREED**

M3/1125 Item ID:89004

Proposed by Councillor N. Whelan

Seconded by Cllr M Duff

"This Area Committee requests that the play space at Aylesbury field is upgraded with additional equipment?"

REPORT:

Aylesbury Playground was originally installed in 2015 and received a major upgrade in 2022 and it is very well used. SDCC has recently adopted a new Play Policy – *The Nature of Play* under which upgrades and extensions to existing playspaces can be considered. The Public Realm team is currently preparing proposals to present to Councillors, outlining options for implementing this new Play Policy and seeking input. It is expected that this programme will be discussed with Councillors in advance of the next Tallaght Area Committee Meeting.

The Council remains committed to meeting the play needs of all children growing up in the county. In line with the Play Policy, decisions on future investments should be based on a strategic assessment of areas of highest need and where local demand has been identified.

There were contributions from Cllr N Whelan and Cllr M Duff

Laurence Colleran, Senior Executive Parks Superintendent, agreed to meet with the Councillors to agree a strategy for the park

The Motion was **AGREED**

Environment

Q4/1125 Item ID:89015

Proposed by Councillor K. Keane

"To ask the Manager for an update on the Killinarden to Sean Walsh Park Greenway, and a timeline for when this will be completed?"

REPLY:

The Killinarden to Sean Walsh Park Greenway will link Sean Walsh Park, at the Old Bawn Road and N81 junction, with Killinarden Way along Whitestown Stream. Prior to developing the Greenway, improvements are required at Old Bawn Road and N81 junction as this junction has not yet been improved to provide to a configuration compliant with the Cycle Design Manual. These works will be provided by schemes currently in design as part of the N81 Tallaght Central strategy. The Killinarden to Sean Walsh Park Greenway will be developed following the installation of improved cycle and pedestrian facilities along the Old Bawn Road and N81.

Q5/1125 Item ID:89000

Proposed by Councillor J. Spear

"Can the Manager please give an update on the CPO proceedings that were initiated on the properties on the derelict sites registry in Tallaght? Please include when the owner was notified, the response from the owner, and what steps the Council is taking for each property.

REPLY:

Under the provisions of the Derelict Sites Act 1990, South Dublin County Council has recently served Section 15, Notices of Intention to Acquire on two properties in the Tallaght area. The first notice was served on 19th June and the other was served on 30th October. Both Section 15 Notices were published in local and national newspapers, listed on the SDCC website and affixed to the respective properties. The Section 15 Notices were also sent by registered post to the registered owner of the properties and legal representatives where applicable.

SDCC received initial correspondence and a subsequent formal appeal, in response to the serving of one Section 15 Notice. The content of the correspondence and subsequent appeal was referred to the Law department for review. A decision was subsequently taken to refer both the initial correspondence and the formal appeal to An Coimisiún Pleanála (ACP), as outlined in Section 16 of the Derelict Sites Act 1990.

Following consultation with ACP, SDCC has written to the legal representatives of the registered owner of this property, on 4th November. SDCC has reiterated our position on this property and highlighted the actions that have taken so far under the Derelict Sites Act 1990.

SDCC has received no correspondence in relation to the other property in the Tallaght area, following the serving of a Section 15 Notice. An appeal can be submitted up to the 24th of November. Should an appeal not be received before the deadline, SDCC will proceed to vesting the title of this property.

Q6/1125 Item ID:89003

Proposed by Councillor J. Spear

"Can the Manager please give an update on when the Tallaght to Clondalkin Village cycle project will commence?"

REPLY:

Due to ongoing drainage works on Belgard Road the Tallaght to Clondalkin Active Travel scheme is currently on hold. It is intended that the first phase scheme can commence in the spring of 2026 subject to satisfactory completion of the Uisce Eireann works.

H4/1125 Item ID:88868

Proposed by Environment

New Works (No Business)

C2/1125 Item ID:88853

Proposed by Environment

Correspondence (No Business)

Water Drainage

H5/1125 Item ID:88875

Proposed by Water Drainage

New Works (No Business)

C3/1125 Item ID:88863

Proposed by Water Drainage

Correspondence (No Business)

Housing

Q7/1125 Item ID:89013

Proposed by Councillor K. Keane

"To ask the Manager what actions the council undertakes to ensure that minimum housing standards and necessary maintenance is provided to those from the Councils Housing list who are housed by Approved Housing Bodies in Tallaght?"

REPLY:

SDCC works closely with all Approved Housing Bodies to ensure that tenants housed through these organisations are accommodated in properties that meet the required minimum housing standards and are properly maintained.

Each AHB operates under a Service Level Agreement with the Council, which sets out the respective roles and responsibilities in relation to tenancy

management, property maintenance, and compliance with housing standards.

In addition, the Council holds regular meetings—on a monthly basis—with all AHBs operating within the area. These meetings provide a structured forum to discuss tenancy issues, property maintenance matters, and any concerns raised by tenants or the Council.

Through these ongoing engagements and monitoring arrangements, the Council ensures that AHB-provided housing continues to meet statutory standards and that necessary maintenance is undertaken promptly where required.

Q8/1125 Item ID:89014

Proposed by Councillor K. Keane

"To ask the Manager for a detailed breakdown in tabular form of the amount of inspections of rental accommodation have taken place in Tallaght in the last two years, and how many of those resulted in improvement notices being issued, and if those improvements have been completed or are still pending?"

REPLY:

Please see detailed breakdown below:

Year	Inspections carried out on private rented properties Tallaght area	No. of Improvement Notices Issued	Improvement Notices Completed (complied with)	Improvements Pending
2024	1890	5	2	3
2025 to date	1206	6	1	5

Those cases at 'Improvement Pending' stage are subject to ongoing enforcement by Environmental Health Officers (EHOs) from the HSE and legal proceedings are initiated where necessary.

H6/1125 Item ID:88986

Proposed by Housing Administration

Anti-Social Behaviour Report

REPLY:

Anti-Social Behaviour statistics up to 30th September 2025.

ANTI-SOCIAL BEHAVIOUR REPORTING & STATISTICS FOR TALLAGHT					
Incidents	1st Qtr 2025	2nd Qtr 2025	3rd Qtr 2025	4th Qtr 2025	2025 TOTAL
CATEGORY A					
Drugs Activity reported to SDCC	27	17	26		70
Criminal Activity reported to SDCC	2	2	2		6
Joyriding reported to SDCC	1	1	1		3
Violence/intimidation/ harassment reported to SDCC	14	22	23		59
CATEGORY B					
Squatters/illegal occupiers reported to SDCC	16	16	13		45
Vandalism reported to SDCC	1	1	4		6
Physical condition of property reported to SDCC	9	12	11		32
Physical condition of Garden reported to SDCC	26	27	27		80
Racism reported to SDCC	0	0	0		0
Vacant House reported to SDCC	24	20	25		69

Neighbour Dispute (including parking) reported to SDCC	2	1	7		10
CATEGORY C					
Noise/disturbance reported to SDCC	9	3	7		19
Pets/animal nuisance reported to SDCC	1	0	3		4
Children Nuisance reported to SDCC	1	0	1		2
Selling alcohol	0	0	0		0
Total Incidents reported to SDCC	142	124	154		420
Total Complaints reported to SDCC	65	95	111		271
Total Actions taken by Allocations Support Unit Staff - Main actions listed below					
	741	737	885		2363
House call / Inspection	119	129	177		425
Demand for Possession Section 15 & 17	1	0	0		1
Abandonment notice served	0	2	7		9
Surrenders Obtained (including Termination of Tenancy under Section 15)	14	11	14		39

Warnings issued	29	42	29		100
Interviews held (formal office and by phone)	76	98	133		307
Pre-Tenancies (includes following up Tenancy Checks) Group Tenancies were held in respect of new developments.	114	38	66		218
Complaints received by WhatsApp	7	10	12		29

Fiona Hendley, A/Senior Executive Officer, presented the report on Anti-Social Behaviour statistics up to 30th September 2025

The Report was **NOTED**

H7/1125 Item ID:88987

Proposed by Housing Administration

Housing Delivery Report

Housing Delivery Report

Vivienne Hartnett, Senior Executive Officer, presented the report on Housing Delivery

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

Vivienne Hartnett, agreed to forward figures to Cllr P Holohan and to revert to Cllr M Duff in relation to the removal of the heavy equipment

The Report was **NOTED**

H8/1125 Item ID:88988

Proposed by Housing Administration

Housing Allocation Report

REPLY:

Q3 Housing Allocations Report for the Tallaght area:

Allocations	County wide Total	Tallaght
CBL-General	467	190
CBL-HAP	241	97
Homeless	150	68
Medical	55	12
Age Friendly	31	15
Tenant/Ras in Situ	38	23
Total	982	405
Transfers	31	13
RAS NTQ	46	17
Priority Welfare	28	12
TOTALS	1,087	447

Amanda Mills, Senior Executive Officer, gave the presentation on Q3 Housing Allocations Report for the Tallaght area

There were contributions from Cllr N Whelan, Cllr J Spear, Cllr A Smyth, Cllr P Holohan and Cllr M Duff

Amanda Mills, agreed to send the DRHE Cold Weather Strategy to the Councillors

The Report was **NOTED**

H9/1125 Item ID:88869

Proposed by Housing

New Works (No Business)

C4/1125 Item ID:88857

Proposed by Housing

Correspondence (No Business)

Community

Q9/1125 Item ID:89016

Proposed by Councillor K. Keane

"To ask the Manager for an update on the planned fit out of the Citywest Youth Service which was due to take place in Q2 of this year, and a timeline for when this will be completed?"

REPLY:

Planning permission for change of use needs to be submitted for the identified space in Citywest to provide a youth service. Design plans are currently being agreed to enable the planning application. A further update on project timeline can be provided once the planning permission is lodged.

Q10/1125 Item ID:89017

Proposed by Councillor K. Keane

"To ask the Manager for an update on long promised Community Centre in Citywest, and a timeline for when this will commence/completed?"

REPLY:

The Developer submitted their planning application for Citywest Community Centre on Sept 18th and a decision was due on Nov 12th. Additional information has been requested.

Once the planning permission has been granted and the developer can commence on site the build is set to be 24 months.

Q11/1125 Item ID:89006

Proposed by Councillor A. Smyth

"Can I ask the Manager for a breakdown of how much was spent by SDCC (grants or own events) for Halloween activities across the Tallaght area this year?"

REPLY:

A total budget of €40,000 was allocated, covering both Spookdalkin and Tallaween. These two initiatives were costed together, as they formed part of a joint programme and were delivered from a single shared budget line.

Also, a total of €4,500 was allocated to 7 Community Centre's located in the Tallaght DEDs who applied to put in Local Halloween Community Events as part of the Annual Community Centre Management Support Fund awarded to centres in 2025.

H10/1125 Item ID:88865

Proposed by Community

New Works (No Business)

C5/1125 Item ID:88854

Proposed by Community

Correspondence (No Business)

Transportation

Q12/1125 Item ID:88736

Proposed by Councillor M. Duff

"Could the upgraded works at the Junction of Suncroft and Kiltalown have one of the crossing points converted to a pelican crossing, on the Mount Seskin side, to facilitate students crossing a very busy road and could this matter be brought to the next Tallaght Traffic Management Meeting in November, please?"

REPLY:

The Traffic Section has reviewed the request for a pelican crossing at the Suncroft / Kiltalown junction on the Mount Seskin side. This location will be added to our list for the delivery of a pedestrian crossing and will be included in the 2026 assessment review.

The delivery of any new crossing will depend on the design constraints at the junction, available funding and the resources needed to bring it forward.

This can also be discussed as an item in the November TMM meeting.

H11/1125 Item ID:88874

Proposed by Transportation

New Works (No Business)

C6/1125 Item ID:88862

Proposed by Transportation

Correspondence (No Business)

M4/1125 Item ID:89019

Proposed by Councillor K. Keane

Seconded by Cllr M Duff

This Area Committee asks to urgently address the issue of flooding on the N81(Blessington Road)?"

REPORT:

Funding was received from TII in Q3 this year to investigate and resolve this issue.

A drainage survey has been completed which identified a number of failed gully connections, a collapsed section of sewer and silting.

A contractor has been appointed to undertake this remedial work but it is likely going to be early 2026 before this issue is resolved

There were contributions from Cllr K Keane

The Motion was **AGREED**

Planning

H12/1125 Item ID:88872

Proposed by Planning

New Works (No Business)

C7/1125 Item ID:88860

Proposed by Planning

Correspondence (No Business)

Economic Development

Q13/1125 Item ID:88998

Proposed by Councillor D. Richardson

"Can the Manager report on the upgrade planned for the floodlights at Tallaght Stadium?"

REPLY:

The floodlight upgrade is currently project is currently going through the required Large Scale Sports Infrastructure Fund (LSSIF) process, further update will be available when we receive it from the Department.

Q14/1125 Item ID:88999

Proposed by Councillor D. Richardson

"Can the Manager report on parking availability at Tallaght Stadium for Astro at Sean Walsh Park and can this be considered for parking for this?"

REPLY:

The car park at Tallaght Stadium was designated and developed specifically for stadium-related operations and events. It is a private car park, managed under the stadium's operational remit, and was not intended to function as a general-use facility for neighbouring amenities. The planning and design rationale for the Astro pitch recognised this from the outset; access to that facility was structured around public transport, cycling, and local pedestrian routes rather than reliance on car parking at the stadium.

Operationally, Tallaght Stadium is experiencing increased demand on its car park due to a growing calendar of events, including European football fixtures and planned concerts and large-scale events in the year ahead. Maintaining full control of the site, including its parking infrastructure, is critical for crowd management, safety protocols, emergency access, and the delivery of these events to required standards.

H13/1125 Item ID:88867

Proposed by Economic Development

New Works (No Business)

C8/1125 Item ID:88856

Proposed by Economic Development

Correspondence (No Business)

Libraries Arts

H14/1125 Item ID:88993

Proposed by Housing Administration

Applications for Arts Grants-No Report since last ACM.

H15/1125 Item ID:88864

Proposed by Libraries Arts

Library News & Events

Library Event Stats

Tallaght Library events Nov 2025

Michelle Leamy, Senior Executive Librarian, gave the presentation on Library News & Events

There were contributions from Cllr M Duff, Cllr J Spear and Cllr D Donnelly

H16/1125 Item ID:88870

Proposed by Libraries Arts

NEW WORKS (No Business)

C9/1125 Item ID:88858

Proposed by Libraries Arts

Correspondence (No Business)

Corporate Support

Q15/1125 Item ID:89018

Proposed by Councillor K. Keane

"To ask the Committee if there is a Disability officer for the Tallaght area on the Council staff, and if not, are there plans to hire one?"

REPLY:

Our Equality Officer, Gráinne Meehan, leads our work on equality, diversity, inclusion, and human rights, ensuring compliance with key legislation and conventions and she works across the council to eliminate discrimination,

promote equality, and uphold human rights—core priorities in our Corporate Plan. The functions of the Equality Officer include Access Officer and Disability Liaison Officer.

Access Officer:

Under Section 26(2) of the Disability Act 2005, each public body is required to appoint an Access Officer. The Equality Officer fulfils this role in SDCC by supporting access for disabled people to the services, buildings, and information provided by the Council.

SDCC's Access Officer can be contacted to assist with access to council services through:

- arranging an Irish Sign Language Interpreter or other appropriate access support,
- liaising on your behalf with council staff,
- providing information in a format that is accessible to you.

The Access Officer can assist in reporting any access difficulties that are encountered when moving around the County.

Disability Liaison Officer:

It is the responsibility of SDCC's Disability Liaison Officer to support and guide the Council with regard to:

- Implementation of the Disability Act 2005; and
- Co-ordination of the National Human Rights Strategy for Disabled People 2025-2030.

H17/1125 Item ID:88866

Proposed by Corporate Support

New Works (No Business)

C10/1125 Item ID:88855

Proposed by Corporate Support

Correspondence (No Business)

M5/1125 Item ID:89011

Proposed by Councillor A. Smyth

Seconded by Cllr M Duff

"This Committee ask the Manager to send a letter on behalf of the Tallaght ACM, to Shamrock Rovers FC to congratulate them on the recent achievement on winning both the League of Ireland and the FAI Cup 2025?"

REPORT:

If this Motion is agreed, Housing Administration section will write to Shamrock Rovers Football Club to congratulate them on their recent achievement on winning both the League of Ireland and the FAI Soccer Cup 2025.

There were contributions from Cllr A Smyth and Cllr M Duff

Micheal Murtagh, Senior Executive Officer, agreed to issue a letter to Shamrock Rovers Football Club if the motion is agreed

The Motion was **AGREED**

Performance Change Management

H18/1125 Item ID:88871

Proposed by Performance Change Management

New Works (No Business)

C11/1125 Item ID:88859

Proposed by Performance Change Management

Correspondence (No Business)

There was no other business and the meeting concluded at 3.42 p.m.