

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

Minutes of South Dublin County Council February 2026 County Council Meeting held on Monday 9 February 2026.

**PRESENT**

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

**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  
Senior Executive Parks and D. Wildes  
Landscape Officer  
Senior Engineer G. Walsh  
Staff Officer P. Mens  
Assistant Staff Officers A. Holohan, R. Murray

The Mayor, Councillor P. Kearns, presided

Apologies were received from Councillor D. Adelaide, Baby Pereppadan, Britto Pereppadan and D. Richardson.

## **WEBCASTING NOTICE**

This meeting may be filmed for live or subsequent broadcast via the Councils website. At the start of the meeting the Chair will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is subject to the Freedom of Information Act 2014, the Data Protection Acts 1988 to 2018, Regulation (EU) 2016/679 (General Data Protection Regulation) and the Defamation Act 2009. Data collected during this webcast will be retained in accordance with the legislation.

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 Deputy Mayor, Councillor Trevor Gilligan, 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.

### **H1/0226      CONFIRMATION AND REAFFIRMATION OF MINUTES - FOR APPROVAL**

Minutes of the January Council Meeting held on 6 January 2026, which have been circulated were submitted and **APPROVED** as a true record and signed in the proposition of Councillor P. Kearns and seconded by Councillor A. Smyth and the members **AGREED**.

[Minutes for the January 2026 Council Meeting](#)

**H2/0226**      **REPORTS OF AREA COMMITTEES**  
**(NO REPORTS)**

*It was NOTED that there was no business under this Heading.*

**H3/0226**      **STANDING COMMITTEES ORGANISATION, PROCEDURE & FINANCE - FOR APPROVAL**

- (a) Local Priorities Fund Protocol
- (b) Calendar of Meeting Dates
- (c) Report On Conferences and Training

The reports were **APPROVED** on the proposition of Councillor P. Kearns and seconded by Councillor K. Keane and **AGREED**.

**H4/0226**      **STRATEGIC POLICY COMMITTEES**  
**(NO BUSINESS)**

*It was NOTED that there was no business under this Heading.*

**H5/0226**      **REPORTS REQUESTED BY AREA COMMITTEES**  
**(NO REPORTS)**

*It was NOTED that there was no business under this Heading.*

**QUESTIONS**

It was proposed by Councillor P. Kearns and seconded by Councillor E. Murphy and **RESOLVED**:

**“That pursuant to Standing Order No. 22, Questions numbered Q1 – Q41 be ADOPTED and APPROVED”**

**Q1/0226**      **Councillor D. Adelaide**

To ask the Chief Executive to outline the feasibility of providing a waste collection service to estates across the county, or a staggered cut in charges for using Ballymount in the run up to Halloween to limit the quantity of waste burned.

**REPLY:**

SDCC adopts a cross-departmental approach in relation to the prevention of bonfires at Halloween, working with Public Realm, Waste Enforcement, Environmental Awareness, Library Services, Housing and Community Services to promote the “Safe Halloween” message. Liaison with An Garda Síochána also forms part of this approach, ensuring that actions taken by both SDCC and Gardaí are coordinated and effective.

SDCC continues to engage with local communities by providing information and opportunities for alternate and a safe way to celebrate Halloween. Initiatives include

- Bulbs not bonfires initiative where resident groups are provided with flowering bulbs to plant in their estate to promote pride in their green areas.
- Social media posts advising risk of bonfires to environment and personal safety.
- Each year, the social credits scheme facilitates community groups who are registered on the scheme with the disposal of materials free of charge at the Council's civic amenity site in Ballymount.
- SDCC operates mattress, hazardous chemicals and WEEE amnesty prior to Halloween of each year, to provide disposal of items which frequently is found illegally dumped or burnt on bonfires. As part of the 2025 amnesty, 1,225 mattresses and 8.4 tonnes of hazardous waste was collected free of charge to SDCC residents.
- SDCC, through RecycleIT, operate free door to door electrical recycling collection days in residential areas across South Dublin prior to Halloween. These collection days are now annual events and help ensure hazardous electrical equipment and batteries don't find their way onto seasonal Bonfires.
- In 2025 SDCC's Samhain and Halloween events held across the County provided creative and fun events for families, including costumes swaps, creepy crafts, silent discos, spooky science, and Storytime sessions across SDCC Libraries. SDCC will continue to work into 2026 to develop fun, creative, and family friendly Halloween events for the whole community.
- SDCC provides contact details for the public to report locations of suspected bonfire material. In the weeks prior to Halloween, SDCC crews, in conjunction with local Gardaí, arrange for the collection of the stockpiled material and ensure its correct disposal. Based on collection data it is estimated 130 tonnes of bonfire material was intercepted prior to Halloween 2025.
- As a large source of the stockpiled material originates from industrial areas, SDCC write to business owners reminding them of their obligations under the Waste Management Act for the correct safe storage and disposal of waste. As required, Waste Enforcement carry out further inspections to ensure compliance with the act.

In relation to the specific request to examine the feasibility of providing a waste collection service to estates across the county or cut in customer charges for using Ballymount civic amenity, current waste management and circular economy legislation focuses on the

recovery rather than the disposal of waste. The introduction of landfill and waste recovery levies is reflective of the cost associated with the disposal of waste. The cost of the levy is imposed on the end user, to ensure wider society prioritises the principle of reduce, reuse, recycle and discourage the dumping of unsegregated waste. Existing private authorised waste collectors are available to be used by SDCC residents. Residents are encouraged to visit [mywaste.ie](http://mywaste.ie) ([How to deal with waste at home - My Waste](#)) to ensure collectors have the appropriate waste disposal permissions.

Ballymount Civic Amenity promotes the principle of reduce, reuse, recover, through the provision of facilities allowing the segregations and recovery of waste. Prior to visiting the facility, members of the public are encouraged to review the council website ([Recycling Centres - SDCC](#)) where details of materials accepted, including items accepted free of charge, are listed. The website also provides details of the gate fees applicable to customers, which have remained unchanged since 2016, despite the increase of landfill and waste recovery levies. Based on an assessment of neighbouring LA civic amenity sites and privately operated facilities, the current SDCC gate fees are comparable if not lower for typical car users. It should also be noted, of the 146,727 vehicles received at Ballymount civic amenity in 2025, approximately 22% incurred no charge due to appropriate segregation and recovery of disposed material.

Based on the extensive level of services currently provided on the lead up to Halloween, SDCC does not believe there is a need to provide additional waste collection services in housing estates. SDCC does not recommend the reduction of waste disposal costs for specific times of the year, as this will likely result in an increase in the storing and hoarding of waste, resulting in issues such as attracting vermin, increased risk of fire and general litter/waste management issues. As always, SDCC Public Realm team are available to work with the elected members and communities, to identify additional or alternate methods to help reduce the occurrence of bonfires and promote the value of our parks and green spaces.

**Q2/0226**

**Councillor W. Carey**

To ask the Chief Executive if it would be possible for a funding stream to be made available to the anti-social unit to provide for supports such as counselling where critical incidents occur in local areas?

**REPLY:**

Our Housing Welfare team provides a professional social work support service to council tenants. They work in partnership with the

Estate Management Team, An Garda Síochána and the HSE to formulate a support plan for the person(s) involved.

Their fundamental role is to help connect the tenant/victim(s)/family to HSE mental health services, victim support and following up with safeguarding procedures which may include referrals to Tusla in the context of child protection or to HSE adult safeguarding. Housing Welfare may also work to support other council tenants who have been impacted by the critical incident.

Social work intervention may continue long after the incident, with a view to providing emotional and practical support, identifying day-to-day coping strategies and support networks.

**Q3/0226**

**Councillor Y. Collins**

To ask the Chief Executive for an update in relation to the appointment of third-party subcontractors by ESB Networks to work with the Council to repair public lighting outages.

**REPLY:**

ESB Networks (ESBN) have only recently informed us that they plan to send third-party contractors to our sites in early 2026. These contractors will support ESBN's unbundling programme under the supplemental agreement. Their work will also help us progress our own upgrade from low-pressure sodium lights to LED.

This planned work is separate from day-to-day outage repairs, which continue to be handled by our own contractor.

Before the third-party contractors begin, we will meet with ESBN to confirm how much of this new resource will be available to us. ESBN has advised that the contractors currently completing accreditation and training will also be supporting the 21 local authorities involved in the national LED upgrade programme.

Our working relationship with ESBN has been getting stronger in recent years, and we are confident that this additional support will further enhance our collaboration.

**Q4/0226**

**Councillor Y. Collins**

To ask the Chief Executive, once the assistance of the ESB Networks subcontractors is up and running, how long it is estimated it will take to repair and/or replace the outages caused by the old obsolete low-pressure sodium 'orange' lights.

**REPLY:**

We can't estimate this yet because we don't know what level of on-site support ESB Networks will provide or how much it will speed up our LED upgrade programme. Our target for 2026 is 1,750 LED upgrades, including 1,000 low-pressure sodium replacements. This target is based on completing over 1,000 upgrades in 2025.

With the extra support from ESB Networks, we expect to exceed our target this year. The more upgrades we complete, the more lamps and spare parts we will have available to fix outages in other areas.

**Q5/0226**

**Councillor Y. Collins**

To ask the Council how long on average it takes to process applications for Housing Adaptation Grants.

**REPLY:**

The average turnaround time for processing a fully completed application for a Housing Adaptation Grant for Older People and Disabled People is currently 10.44 weeks. Our aim is to reduce this time to a maximum of six weeks; however, delays may occur where applications are submitted without all required supporting documentation.

A checklist of all required documentation is included on the grant application form. If assistance is required, the private grants team can be contacted by emailing [hgrants@sdublincoco.ie](mailto:hgrants@sdublincoco.ie) or by phoning 01-4149373. Support is also available from local co-ordinators of the Healthy Age Friendly Homes Programme. They can be contacted by phoning 046-9248899. These local co-ordinators support the population over 65yrs in the South Dublin County Council area and will make an appointment to visit an applicant in their home to advise and assist with the application form. Their contact information is now included on correspondence sent to applicants whose incomplete application forms are returned.

In 2025, the council fully spent the funding allocation provided by the Department of Housing, Local Government and Heritage across the three private grant schemes available to private homeowners.

**The Housing Aid for Older People Grant:**

This scheme is available to assist older people (aged 66+) living in poor housing conditions to have necessary repairs or improvements carried out.

The effective maximum grant of €10,700 to cover up to 100% of the cost of works, may be available to applicants with gross household incomes of up to €37,500 per annum, tapering to 30% for applicants

with gross household incomes of between €62,501 to €75,000 per annum. The same means test applies in every local authority area and is in line with the criteria for assessment of need for social housing.

The grant can be used for essential repairs including:

- Roof repair or replacement
- Electrical wiring upgrade
- Repair or replacement of doors and windows
- Repair broken heating or provide heating where there is none.

Grants are no longer available for the purchase of new fossil fuel boilers.

### **The Mobility Aids Grant:**

This scheme provides grant aid to cover a basic suite of works to address mobility problems, primarily, but not exclusively, associated with ageing.

The effective maximum grant under the Mobility Aids Housing Grant Scheme is €8,000, which may cover 100% of the cost of works. Applicants must have a gross household income of up to €37,500 per annum.

The types of work allowable under this scheme are to improve access in your home, for example:

- Installation of grab rails
- Ramp construction
- Accessible shower installation
- Stair lift installation
- Fixed track hoists (excluding service, maintenance, and training costs)

### **The Housing Adaptation Grant for Disabled People Grant:**

This scheme provides grant aid to applicants to assist in the carrying out of works that are reasonably necessary for the purposes of rendering a house more suitable for the accommodation needs of a person with a physical, sensory, mental health or intellectual disability.

The effective maximum grant of €40,000 to cover up to 100% of the cost of works, may be available to applicants with gross household incomes of up to €37,500 per annum, tapering to 30% for applicants with gross household incomes of between €62,501 to €75,000 per annum.

The types of work allowable under the scheme can be varied and may include:

- Ramp or other access solutions
- Grab rails installation
- Accessible bathroom facilities, for example an accessible shower or a downstairs toilet
- Stair lift installation
- Fixed track hoists (excluding service, maintenance, and training costs)
- Space for wheelchair access
- Extension (typically for a bedroom or bathroom to accommodate a person with a disability)

More information on the schemes is available on [www.sdcc.ie](http://www.sdcc.ie)

**Q6/0226**

**Councillor Y. Collins**

To ask the Chief Executive what are the issues which cause the most delays in processing Housing Adaptation Grant applications which are ultimately successful?

**REPLY:**

We acknowledge that delays in the processing of grant payments may cause hardship for applicants and every effort is made to minimise such delays. However, this may arise where applications are submitted without all required supporting documentation. The principal reasons delays occur in approval of housing adaptation grants include the following:

- Incomplete application forms- Application forms are submitted with sections left incomplete, or with insufficient information provided to allow a full assessment.
- Insufficient proof of income-Applicants may fail to submit the required documentation to verify income, such as a Statement of Liability for those in employment or in receipt of private pensions, or confirmation from the Department of Social Protection for applicants solely in receipt of social welfare payment or the State Pension.
- Occupational Therapist (OT) reports and receipts- Occupational Therapist reports are required to assess certain adaptations. Where such reports are not provided, applications cannot progress. The cost of a private OT report, up to a maximum of €300, may be claimed where an application is approved.
- Local Property Tax (LPT) compliance- Applicants may not provide the required documentation to demonstrate LPT compliance. Acceptable evidence includes proof of payment, deferral, or exemption. LPT documentation also serves to verify the identity of the registered property owner.

- Required contractor reports and drawings- For applications involving works such as heating, electrical, or roofing repairs, contractor reports are required. Applications involving extensions must also be accompanied by appropriate architectural drawings.

A checklist of all required documentation is included on the grant application form. When applications are incomplete, further information must be sought before assessment can proceed, which can extend overall processing times. The current average return rate across the South Dublin administrative area for applications is 45%, primarily due to the reasons outlined above.

Once the works have been completed to the satisfaction of our Clerk of Works, the processing time for grant payment varies depending on the completeness and accuracy of the documentation submitted by the applicant. The formal approval letter issued prior to the commencement of works clearly outlines the documentation required for payment to be processed.

The required documentation includes:

1. A completed supplier setup form (containing the applicant's PPS number and bank account details)
2. A bank header dated within the previous six months
3. A completion slip signed by both the applicant and the contractor
4. An itemised invoice from the contractor
5. Where the approved grant amount exceeds €10,000, a valid tax clearance certificate is required. This tax clearance is verified by a member of the Private Grants Team through the Revenue Commissioners' online system. Where an applicant's tax clearance has expired or is not in place, the applicant is contacted and advised to engage directly with the Revenue Commissioners to regularise the matter.

Where documentation is outstanding or incomplete, a member of the private grants team liaises directly with the applicant to ensure that all required information is submitted. This includes direct engagement with contractors where clarification is required, most commonly in relation to itemised invoices, which are a requirement under the grant scheme. Upon receipt of complete and accurate documentation, the grant payment is approved, and the file is forwarded to the Finance Department for payment.

Applicants who need support with the process may contact the private grants team by emailing [hgrants@sdublincoco.ie](mailto:hgrants@sdublincoco.ie) or by telephone at 01 414 9373. Additionally, where the applicant is aged 65 or over, further assistance is available through the Healthy Age Friendly Homes Programme. This is a free service that provides

access to a local co-ordinator who can visit the applicant in their home and offer guidance through the grant process. The programme can be contacted via its National Office at 046 924 8899. These local co-ordinators support the population over 65 years in the South Dublin County Council area and will make an appointment to visit an applicant in their home to advise and assist with the grant application. Their contact information is included on correspondence sent to applicants whose incomplete application forms are returned.

In 2025, the council fully expended the funding allocation provided by the Department of Housing, Local Government and Heritage across the three private grant schemes available to private homeowners.

More information on the schemes is available on [www.sdcc.ie](http://www.sdcc.ie)

**Q7/0226**

**Councillor D. Donnelly**

To ask the Chief Executive what is the current cost to energy retrofit a 3 bed house in south Dublin?

**REPLY:**

The Energy Efficiency/Retrofitting Programme (EERP) was launched in 2013 with the aim of funding the retrofit of local authority social housing to improve the energy efficiency to a B2 Building Energy Rating (BER) or cost-optimal equivalent. The programme provides for a significant level of funding focusing on ensuring that the fabric of the home is upgraded. Key improvements include: installation of heat pumps, wall and attic insulation and new windows and doors.

Costs can vary subject to the specific scope of works required in each property. Based on the programme delivered to date, the average cost of EERP works per dwelling is approximately €40,000.

**Q8/0226**

**Councillor D. Donnelly**

To ask the Chief Executive on average what is the current savings on energy retrofitting compared to insulating and door/window upgrades on a 3 bed house with gas or oil heating?

**REPLY:**

The Energy Efficiency Retrofit Programme (EERP) is committed to delivering homes that are warmer, more energy-efficient, and more cost-effective to maintain. By implementing high-specification retrofit works, the programme optimises the energy performance of our housing stock and significantly reduces heating demand. These upgrades ensure tenants enjoy consistent access to hot water and increased thermal comfort, directly enhancing their overall quality

of life. Furthermore, the transition to cleaner energy sources fosters a more sustainable community by lowering collective CO2 emissions.

Actual financial savings achieved in retrofitted homes vary depending on individual household energy usage and are not monitored by the council.

Based on Building Energy Ratings (BER) achieved by homes completed under the programme, properties reaching a rating of B2 or higher demonstrated an average reduction in energy consumption of approximately 70%.

Continued investment in retrofitting our housing stock ensures that we provide high-quality, sustainable homes for the future.

**Q9/0226**

**Councillor D. Donnelly**

To ask the Chief Executive, over the past 5 years, what is the average number of parking spaces allocated to each house and/or apartment?

[Q9 \(b\) South Dublin County Council - Maximum Car Parking Table](#)

**REPLY:**

The County Development Plan 2022-2028 adopted residential car parking standards. These standards are aligned with national policy guidance supporting our Climate Action targets, sustainable transport objectives and sustainable development objectives.

The residential parking provision in the County Development Plan 2022-2028 is based on maximum permissible numbers related to the location of the development and its accessibility to public transport and services. The maximum allowable car parking is based on the various accessibility areas in the county. "Zone 1" maximum parking standards are applied in areas of the county that are less well connected with high quality public transport. "Zone 2" is the more restrictive parking category that applies to areas such as town and village centres, REGEN-zoned lands, and brownfield or infill sites within urban areas that are close to high frequency public transport. A table of the County Development Plan maximum standards is attached to this response.

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities were introduced in 2024 and these guidelines re-affirm national policy and the principle of reduced car parking provision in accessible and urban residential developments. Car parking requirements in these guidelines are framed as maximum standards to be considered by local planning authorities. The guidelines explicitly advise that in more accessible

urban areas, car parking should be minimised, substantially reduced, or wholly eliminated where justified by access to public transport and other sustainable modes of travel. The guidelines introduced SPPR 3 on car parking. SPPR is a specific planning policy requirement that planning authorities are required to apply. As such, SPPRs supersede the County Development Plan.

SPPR 3 states

'It is a specific planning policy requirement of these guidelines that:

- In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.
- In accessible locations, defined in Chapter 3 (Table 3.8) car parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.
- In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling

Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street electric vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.'

It is important to note that maximum parking standards are not seen as targets. In practice, car parking rates granted permission are based on a case-by-case assessment that take into account a range of factors including: access to multidirectional and frequent public transport and the proximity of essential amenities and services such as access to work, schools, retail, amenity infrastructure and facilities.

The Planning Department do not keep records on the average parking rates granted in the county in the past 5 years. However, all aspects of a granted planning permission for a site in our county, including the car parking provision is available on the Planning Portal, which is accessible to the public on the SDCC website at <https://www.sdcc.ie/en/services/planning-building-control/planning-applications/search-and-view/>

**Q10/0226 Councillor D. Donnelly**

To ask the Chief Executive are there any plans to expand on the garden/vegetable allotments to areas accessible by foot or on public transport?

**REPLY:**

SDCC's County Development Plan and Parks and Open Space Strategy supports the provision of allotments in new developments. SDCC's county development plan also supports the development of compact settlements and the provision and support of sustainable transport to new developments. The policies supporting smaller gardens in new developments, as per the government published compact settlement guidelines, and increased apartment living, is likely to increase demand for allotments. Provision of allotments contribute to delivering the Green Infrastructure Strategy and Climate Change Action for the county as they act as both a mitigation and adaptation measure to combat Climate Change.

A new allotment site has been planned and built in Newcastle and will have approx. 29 sites. The allotments have been built, and all associated infrastructure (car parking, access road, electric gates, power, water) has been delivered. SDCC are currently progressing the taking in charge process with the developer. The proposed allocation model (once available) will be: 5 plots to community groups, 24 plots to individuals living within the SDCC area. Priority may be given to local residents of Graydon, subject to applications. There is currently 1 person on the waiting list from the Newcastle area.

There are also plans for developer delivered allotments as part of the planned delivery of the Clonburris Strategic Development Zone (SDZ) and the planning scheme in place there. Planning has recently been granted for the parks in the SDZ and include the provision of allotments. Clonburris has been designed to support sustainable transport and the parks and open spaces will be very accessible via sustainable transport measures.

SDCC currently manage and provide a total of 443 allotments. Friarstown: 312; Corkagh: 42; Mill Lane: 74; Tymon: 15.

Within the existing allotment sites, there are plans for repairs to car parks where surfaces have deteriorated, the revamping of plot number signage and the assessment of toilet provision across all sites. Soil improvement works in several locations where plots are currently offline due to standing water issues. Minor improvement works across all sites, such as replacing existing wooden pillar bunkers which will reduce the need for regular replacement and ongoing maintenance. A provision has been made within the capital budget in January 2026 for the upgrade of existing and provision of new allotments. A feasibility study to identify suitable areas for provision will consider items such as sustainable access etc.

All existing Council-provided allotments are accessible to the public either on foot or via existing public transport services, with only short walking distances required from the nearest bus stops.

### **Friarstown Allotments**

- Friarstown Allotments are accessible on foot and by public transport. The site is served by the F1 and S6 bus services, with stops at Old Bawn Shopping Centre, and by the SD3 bus service, with a stop at St Anne's Church, Friarstown, all within walking distance of the allotments.

### **Palmerston Allotments**

- Palmerston Allotments are accessible by public transport, with a short walk from nearby bus stops. Dublin Bus routes 52, 80, C1, C2, C3, C4 and C5 all serve the surrounding area. The nearest stops include Belgrove Park, Kylemore Road, Ashtown, The Oval, and Palmerstown Bypass, with walking times ranging from approximately 3 to 12 minutes, depending on the stop used.

### **Corkagh Park Allotments**

- Corkagh Park Allotments are accessible by public transport. Dublin Bus routes 69, W4, and 69X serve stops within walking distance of the park. The closest stops include Corkagh Demesne, Saint John's Drive, and the Green Isle Road / Green Isle Hotel area, all providing pedestrian access to the allotments.

### **Tymon Park Allotments**

- Tymon Park Allotments are accessible by public transport, with Dublin Bus routes 77A, 77X, and 27 stopping within approximately 5-10 minutes' walking distance of the allotments, depending on the stop used.

**Q11/0226 Councillor D. Donnelly**

To ask the Chief Executive how many Councils provided allotments are currently accessible to people by foot or on public transport?

**REPLY:**

SDCC's County Development Plan and Parks and Open Space Strategy supports the provision of allotments in new developments. SDCC's county development plan also supports the development of compact settlements and the provision and support of sustainable transport to new developments. The policies supporting smaller gardens in new developments, as per the government published compact settlement guidelines, and increased apartment living, is likely to increase demand for allotments. Provision of allotments contribute to delivering the Green Infrastructure Strategy and Climate Change Action for the county as they act as both a mitigation and adaptation measure to combat Climate Change.

SDCC currently manage and provide a total of 443 allotments. Friarstown: 312; Corkagh: 42; Mill Lane: 74; Tymon: 15.

All Council-provided allotments are accessible to the public either on foot or via existing public transport services, with only short walking distances required from the nearest bus stops.

Details are outlined below.

**Friarstown Allotments**

- Friarstown Allotments are accessible on foot and by public transport. The site is served by the F1 and S6 bus services, with stops at Old Bawn Shopping Centre, and by the SD3 bus service, with a stop at St Anne's Church, Friarstown, all within walking distance of the allotments.

**Palmerston Allotments**

- Palmerston Allotments are accessible by public transport, with a short walk from nearby bus stops. Dublin Bus routes 52, 80, C1, C2, C3, C4 and C5 all serve the surrounding area. The nearest stops include Belgrove Park, Kylemore Road, Ashtown, The Oval, and Palmerstown Bypass, with walking times ranging from approximately 3 to 12 minutes, depending on the stop used.

**Corkagh Park Allotments**

- Corkagh Park Allotments are accessible by public transport. Dublin Bus routes 69, W4, and 69X serve stops within walking distance of the park. The closest stops include Corkagh Demesne, Saint

John's Drive, and the Green Isle Road / Green Isle Hotel area, all providing pedestrian access to the allotments.

### **Tymon Park Allotments**

- Tymon Park Allotments are accessible by public transport, with Dublin Bus routes 77A, 77X, and 27 stopping within approximately 5–10 minutes' walking distance of the allotments, depending on the stop used.

### **Q12/0226 Councillor H. Farrell**

To ask the Chief Executive for the full details on Derelict Sites Levies applied and monies collected in 2025, per site and per Local Electoral Area, in South Dublin.

### **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.

Levies of €280,000 were applied to sites on the Derelict Sites Register in 2025 with almost half of this amount collected to date. 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. The Derelict Sites section has sought legal guidance and is currently liaising with the Law Department regarding the pursuit of uncollected levies. In addition to pursuing outstanding levies, SDCC will soon begin the process of applying levies to properties on the Derelict Sites Register for 2026.

As per Section 24 of the Derelict Sites Act 1990, where derelict site levies remain 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. In addition to pursuing outstanding levies, SDCC will soon begin the process of applying levies to properties on the Derelict Sites Register for 2026.

SDCC does not record this data by Local Electoral Area and therefore cannot provide a breakdown as requested. We are unable to provide site-specific information due to ongoing legal engagement in relation to individual cases.

**Q13/0226 Councillor H. Farrell**

To request that the Chief Executive provide an overview of the principal developments and investments in the areas of heritage, such as built, natural and cultural heritage, proposed for 2026.

**REPLY:**

The Council's Heritage Programme and adopted Biodiversity Action Plan identify the key areas of work to be progressed in 2026, with an associated spend of €250,700. This budget is increased to expand the programme in tandem with increasing grant funding allocations from the Heritage Council and the National Parks & Wildlife Services (NPWS). A new County Heritage Plan will be brought to Council in 2026.

€241,500 is allocated for architectural conservation works, including provision of €100,000 to fully fund and/or support conservation elements of projects in the Council's Capital Programme. Grant funding to support local conservation projects, via the Built Heritage Investment Scheme and Historic Structures Fund, is also provided.

The work programmes within this budget area comprises of two main strands – Heritage and Biodiversity managed by the Heritage Officer and Architectural Conservation managed by the Architectural Conservation Officer. The following provides an overview of work and planned investments within both strands covering natural cultural and built heritage within the County.

**Heritage and Biodiversity:**

The Heritage and Biodiversity work programme is influenced by the success of grant applications under the Local Biodiversity Action Fund and from the Heritage Council. These fund applications are under consideration and being prepared.

The Heritage Council, through grants, supports the implementation of Local Authority County Heritage Plans through annual applications for projects. This grant programme for 2026 is currently open and a number of project applications are under development. The submission deadline is 18<sup>th</sup> February, with expected notification of grant awards by late March. A more comprehensive report can be

made on the confirmation of successful projects at that time.

The Local Biodiversity Action Fund is administered by the National Parks and Wildlife Service, and it aims to financially support Local Authorities in the implementation of their County Biodiversity Action Plans. The LBAF grant programme for 2026 is currently open and a number of project applications are under development. The submission deadline is the 17<sup>th</sup> February, with expected notification of grant awards by late March/early April. A more comprehensive report can be made on the confirmation of successful projects.

In addition to the above, the Revenue Budget supports a range of projects every year including Biodiversity Week and Heritage Week; support for relevant internal and externally produced heritage-related publications; contributions to inter-departmental and inter-county heritage projects and support to local community heritage initiatives. A survey for Light-Bellied Brent Geese and heritage feasibility studies on the Millponds in Clondalkin, St. Kevin's Church in Kilnamanagh and the Dodder Mills will also be part of the work programme.

#### Architectural Conservation:

South Dublin County Council recommended 7 projects to the Department of Housing, Local Government and Heritage for funding under the Built Heritage Investment Scheme 2026. On the 23<sup>rd</sup> of January the Department notified the Council that all 7 projects had been approved for funding totalling €121,011 across the 7 projects.

The Historic Structures Fund offers grants from €50,000 up to €200,000, and focuses on larger enhancement, refurbishment or reuse projects involving structures, where: a clear community or public benefit has been demonstrated, or a clear residential benefit has been demonstrated. The closing date for applications was the 16<sup>th</sup> of January 2026. 2 applications are pending formal approval from the Department. South Dublin County Councils Open House Dublin (OHD) event has also been allocated funding of €15,000 within the Conservation Budget.

Further to the above, the Architectural Conservation Officer inputs to assessment of relevant planning applications, inputs to the Capital Programme projects such as Lucan House, Rathfarnham Castle, 12<sup>th</sup> Lock Masterplan, Clondalkin Library, Kiltalown house and inputs on the Community Climate Action Grant Applications.

**Q14/0226** **Councillor H. Farrell**

To ask the Chief Executive to provide a list of all locations on regional roads across the County that have been identified, to date, as requiring road-marking repainting in 2026.

**REPLY:**

The Road Maintenance Team have the following Regional Roads identified for remarking

- R113 – between Ballyboden Way and roundabout on Ballyboden Road
- R136 – various locations
- R135 – various locations
- R113 (Fonthill Rd) – various locations
- R134 – various locations

If there are locations of concern, please contact the Road Maintenance Team with specific details to inform the consideration of further locations.

**Q15/0226** **Councillor H. Farrell**

To ask the Chief Executive if it is known if Repair Cafes (i.e. furniture / textiles / small electricals / jewellery) are something that SDCC is considering for 2026 in any section, in the context of the European Commission's Right to Repair Directive, which is due to be transposed into Irish law by July 2026.

**REPLY:**

SDCC's Climate Change and Environmental Awareness section is committed to supporting events, such as Repair Cafes, which prevent the generation of waste by promoting sustainable consumption and increasing repair and reuse of goods. SDCC has identified Repair Cafes as a key component in the transition to a Circular Economy to enable a reduced requirement on natural resources, support Sustainable Development Goals and work towards achieving climate targets.

In collaboration with Clondalkin Tidy Towns, and The Rediscovery Centre, SDCC facilitated a successful textile, furniture and bicycle Repair Cafe in 2023, where expert volunteers skilfully assisted in the repair, restoration, redesign and upcycling of household items. The free volunteer-led Repair Cafe event enabled a community-driven knowledge sharing approach to reducing waste and fostering sustainability.

Building on the success of last years Bicycle Repair Cafe, SDCC will run bicycle Repair Cafes during Dublin Climate Action Week and Bike

Week in May 2026. The Climate Change and Environmental Awareness Section is currently engaging with the 14 Tidy Towns groups in the county and exploring the possibility of the groups running Repair Cafes through 2026 grant funding provided by SDCC. In addition, SDCC is engaging with TOG hackerspace regarding electronics Repair Cafes for items such as kettles, toasters, coffee machines, electric bikes and toys. TOG hackerspace is a shared space where members can have a place to be creative and work on their projects in an environment that is both inspiring and supportive of both new and old technologies.

Every item restored at the Repair Cafes reduces the energy needed to make new products, encourages a behavioural change by optimising circularity and enables compliance with legislative requirements such as the National Waste Management Plan For A Circular Economy 2024-2030.

**Q16/O226 Councillor N. Fennell**

To ask the Chief Executive for a report, in a tabular format, on the approximate number of years that people are waiting to be housed, on various waiting lists, including the standard, medical priority and homeless lists.

**REPLY:**

Our Allocation Scheme prioritises applicants based on a range of criteria and allows for the disregard of the standard order of priority in exceptional circumstances including preventative homeless allocations for older persons, allocation of tenancies to transition from congregated settings, and allocations on exceptional compassionate grounds.

The tables below outline the average waiting time (in years) by property type and area of preference for allocations completed in 2025 from the standard housing list, homeless list and medical approval list:

<b>Standard Housing List</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>
North of Naas Road	7.7	10.3	11.6	18
South of Naas Road	9.6	9.6	12.3	12.5

Homeless list	1 bed	2 bed	3 bed	4 bed
North of Naas Road	4.5	5.3	6.5	15
South of Naas Road	5	5	6	5.5

Medical list	1 bed	2 bed	3 bed
North of Naas Road	3.7	6.5	8.1
South of Naas Road	5.4	5.5	8

**Q17/0226 Councillor N. Fennell**

To ask the Chief Executive for a report on the number of people currently on the social housing waiting list in the county broken down by areas of preference.

**REPLY:**

The tables below provide a breakdown of the number of households on the housing list and the HAP transfer list:

Total No. Applications				6,196			
North of Naas Road Only		South of the Naas Road Only		North & South Naas Road		Totals	Ad/Child
1-Bed	819	1-Bed	1190	1-Bed	1304	<b>3,313</b>	3842
2-Bed	596	2-Bed	598	2-Bed	698	<b>1,892</b>	2,513/2,488
3-Bed	331	3-Bed	261	3-Bed	283	<b>875</b>	1,501/2,680
4+Bed	40	4+bed	35	4+Bed	41	<b>116</b>	227/658
<b>Total</b>	<b>1,786</b>		<b>2,084</b>		<b>2,326</b>	<b>6,196</b>	<b>8,710/9307</b>

HAP Transfer List				4,641	
North of Naas Road Only		South of the Naas Road Only		North & South Naas Road	
1-Bed	185	1-Bed	285	1-Bed	489
2-Bed	422	2-Bed	667	2-Bed	1,118
3-Bed	295	3-Bed	359	3-Bed	731

4+Bed	25	4+Bed	14	4+Bed	51
<b>Total</b>	<b>927</b>		<b>1,325</b>		<b>2,389</b>

**Q18/0226 Councillor N. Fennell**

To ask the Chief Executive to report, in tabular form, details of all glass bottle banks under its jurisdiction, including any newly introduced units, including details of the tonnage of glass recycled in 2025, 2024 and 2023 and detailing any planned new sites for 2026.

**REPLY:**

Currently SDCC operates Bring Banks with glass collection at 45 locations around the county. The public realm team are looking to identify additional suitable sites, with a particular focus in the Rathcoole, City West, Adamstown and North Clondalkin areas, to ensure the council achieves its target of providing glass recycling facilities within 1km of residential properties. It should be noted, due to potential noise issues, suitable convenient site identification in urban areas can be problematic, due to the required separation distance of 50m from the glass collection location to residential properties. [Bring Banks - SDCC](#)

The following is the list of SDCC Bring Banks with glass collection in operation since 2023.

<b>SDCC Glass Collection Site</b>	<b>2023 Tonnes Collected</b>	<b>2024 Tonnes Collected</b>	<b>2025 Tonnes Collected</b>
Aherns Public House Car Park	184.5	191.8	159.9
Ashleaf SC ®	196.1	197.2	228.5
Avoca Rathcoole	168.2	158.7	174.1
B&Q Liffey Valley (R)	6.7	43.4	99.9
Bawnogue Enterprise Centre	44.2	7.1	6.5
Bohernabreena Bus Terminal		47.2	43.5
Clock Tower Pub	141.9	141.9	126.2
Corkagh Park	83.6	88.9	56.7

Corkagh Park Green Isle Road	51.7	21.8	30.9
Corkagh Park West	New Site in 2025		10.8
Dodder Riverbank Carpark	New Site in 2024	13.8	50.3
Fettercairn Community Centre	39.9	49.9	48.6
Firhouse Community Centre	251.8	222.9	221.2
Grange Castle Business Park	2.0	1.7	2.1
Grange Road	108.1	107.9	110.8
Greenhills Community Centre	36.8	34.6	33.3
Griffeen Road	125.8	126.8	118.6
Griffeen Valley Park Haydens Lane Lucan	77.4	68.7	64.8
Griffeen Valley Park Newcastle Road	78.8	72.3	56.1
Killinarden Heights SDCC Maintenance	141.0	131.6	141.0
Kilnamanagh Family Rec Centre (R)	102.5	94.7	93.0
Knocklyon Supervalu (R)	274.6	304.1	296.5
Lucan Ballyowen (R)	306.8	305.8	278.8
Lucan Supervalu (R)	346.5	319.5	341.2
Mill Clondalkin (R)	449.0	445.2	423.0
Naas Road - Camac Valley Caravan Park (R)	1.8	2.2	2.3
Newcastle - Lord Lucan (R)	16.7	15.3	13.7
Palmerstown Supervalu (R)	243.4	227.4	210.1
Perrystown Community Centre	121.2	116.2	122.5

Quarryvale Community Centre	16.6	18.9	14.3
Rathfarnham - Old Orchard Pub (R)	39.3	34.9	34.7
Rathfarnham Buglers (R)	177.5	175.3	159.5
Rathfarnham SC (R) Tesco	321.6	338.5	317.2
Roadstone Sports Club	58.2	60.3	63.0
South Dublin County Council HQ	48.7	49.8	45.1
Square Tallaght (R)	108.3	107.4	85.6
Tallaght Leisure Centre	104.5	122.0	117.9
Tandys Lane Lucan (R) New Site in 2023	10.2	36.2	51.6
Texaco Newcastle (R)	22.8	56.1	60.0
Thomas Davis GAA (R)	10.9	11.2	12.2
Tymon Park Limekiln Road	99.7	107.4	113.6
Tymon Park Tymon North Road	140.2	146.1	130.8
Tymon Park Wellington Lane	158.3	121.2	99.2
Waterstown Park Car Park, Palmerstown	4.3	17.1	20.9
Whitechurch SC	52.7	52.7	50.8
Sean Walsh Park	4.8	Removed due to new age friendly housing development	
Spa Hotel	2.7	Removed due to limited public access	
<b>Total Glass Collected</b>	<b>4974.7</b>	<b>5013.2</b>	<b>4941.1</b>

**Q19/O226 Councillor N. Fennell**

To ask the Chief Executive to outline the Council's current tenant in situ policy.

**REPLY:**

Our Acquisition Programme 2026 will see capital funding continue to be used for priority categories of need listed below with mandatory criteria as set by the Department of Housing, Local Government and Heritage (DHLGH).

The priority categories are as follows:

1. Tenancy Sustainment - Tenant in Situ (TiS)
2. Exits from homeless services
3. People with a disability and older persons requiring urgent housing responses

Unit cost guidelines apply to all categories listed above with an upper ceiling cost applicable to different unit types.

Under the Acquisitions Programme, TiS is now a tenant-led scheme for households who have received a notice of termination due to a landlord selling the property. Tenants at risk of homelessness should contact our Homeless Services team in the first instance for assessment, after which the team will engage with the tenant to explore all available alternatives. Where households meet mandatory criteria, fall within priority categories, and where all other options have been exhausted, the case may be referred to the acquisitions team, who will engage with the landlord seeking to acquire the property under TiS.

There is no direct referral pathway from landlords to the Housing Department for property acquisition.

**Q20/0226 Councillor T. Gilligan**

To ask the Chief Executive to report on the number of submissions or observations that were made in relation to live planning applications in 2025 and the amount of fees collected in relation to them.

**REPLY:**

There were 725 submissions received in 2025 and the amount of fees collected was €10,400 (ten thousand and four hundred euro). Under the Planning and Development Regulations 2001 (as amended), a standard submission or observation on a planning application carries a €20 fee for members of the public. Some of these submissions were made by Elected Members in a representational capacity and Elected Members are exempt from this fee.

**Q21/0226 Councillor T. Gilligan**

To ask the Chief Executive how much was spent by the council, for all planning notices including Part 8s, in local papers in 2025?

**REPLY:**

The council spent €11,957.83 on advertising planning notices, including Part 8 notices, in local newspapers in 2025.

**Q22/0226** **Councillor P. Holohan**

To ask the Chief Executive what invasive plant species have been identified on the Hellfire Club Trail?

**REPLY:**

All works on the Hellfire Club Trail are being carried out strictly in accordance with the planning permission granted for the project, which is publicly available online. As part of the planning process, an Environmental Impact Assessment Report (EIAR) and associated ecological assessments were completed and considered by the planning authority. The planning permission includes conditions and mitigation measures arising from the EIAR that require SDCC to manage invasive species appropriately, protect biodiversity during works, and retain and safeguard native vegetation of ecological and landscape value where feasible. Compliance with these conditions ensures that all works on the trail are undertaken in a manner that protects the environment and aligns fully with the findings and recommendations of the EIAR and the requirements of the planning permission.

**Q23/0226** **Councillor P. Holohan**

To ask the Chief Executive what protocols have Coillte in place to protect bird habitats, feeder plants and flowers while carrying out works on the Hellfire Club Trail?

**REPLY:**

All works on the Hellfire Club Trail are being carried out strictly in accordance with the planning permission granted for the project, which is publicly available online. As part of the planning process, an Environmental Impact Assessment Report (EIAR) and associated ecological assessments were completed and considered by the planning authority. The planning permission includes conditions and mitigation measures arising from the EIAR that require SDCC to manage invasive species appropriately, protect biodiversity during works, and retain and safeguard native vegetation of ecological and landscape value where feasible. Compliance with these conditions ensures that all works on the trail are undertaken in a manner that protects the environment and aligns fully with the findings and recommendations of the EIAR and the requirements of the planning permission.

**Q24/0226** **Councillor P. Holohan**

To ask the Chief Executive have Coillte identified the hawthorn tree on the Hellfire Club Trail and what measures have they taken to see to its preservation?

**REPLY:**

All works on the Hellfire Club Trail are being carried out strictly in accordance with the planning permission granted for the project, which is publicly available online. As part of the planning process, an Environmental Impact Assessment Report (EIAR) and associated ecological assessments were completed and considered by the planning authority. The planning permission includes conditions and mitigation measures arising from the EIAR that require SDCC to manage invasive species appropriately, protect biodiversity during works, and retain and safeguard native vegetation of ecological and landscape value where feasible. Compliance with these conditions ensures that all works on the trail are undertaken in a manner that protects the environment and aligns fully with the findings and recommendations of the EIAR and the requirements of the planning permission.

**Q25/0226** **Councillor P. Holohan**

To ask the Chief Executive if the Council would explore the creation of an online portal that tenants can advertise their dwelling for mutual transfer and downsizing and have the ability to communicate with each other.

**REPLY:**

A mutual transfer may be facilitated between South Dublin County Council (SDCC) tenants and tenants of another Local Authority (LA) or Approved Housing Body (AHB). All transfers are subject to the agreement of the relevant LA/AHB and contingent on both applicants meeting the criteria outlined below:

- Submission of a completed application-A fully completed Mutual Transfer Application Form must be submitted to the council for assessment and approval.
- Clear rent accounts-Both parties must demonstrate that their rent accounts are up to date and free of arrears.
- Compliance with tenancy conditions-Each applicant must be in full compliance with the terms of their existing tenancy.
- Acceptance of property condition-Both tenants must agree to accept the new dwelling in its existing condition at the time of transfer.

- Property inspection and approval-A full inspection of each property will be carried out by the Housing Maintenance Team, and formal sign-off will be required before a transfer can proceed.
- Suitability of accommodation-Each dwelling must meet the assessed housing need of the incoming household, including compliance with bedroom requirements as set out in the Department of Housing, Local Government and Heritage (DHLGH) guidelines.
- Completion of new tenancy agreements-Both applicants must sign new tenancy agreements for their proposed homes and provide updated household income information to support rent assessment.

The Housing Department will prepare a detailed business case for the development/sourcing of a secure online portal to facilitate mutual transfers for council tenants. This assessment will be undertaken in collaboration with the Housing Strategic Policy Committee and will examine the potential benefits, costs, operational impacts and risk-mitigation requirements associated with introducing a digital platform.

Any proposed online portal must:

- Improve transparency and accessibility by providing tenants with a centralised, user-friendly system to register interest in transfers, view eligible matches and track application progress.
- Strengthen safeguards against illegal or informal transfers by ensuring all interactions take place within a controlled, monitored environment.
- Enhance efficiency for both tenants and council staff through automated checks, digital document submission, and streamlined communication.
- Support data integrity and regulatory compliance by ensuring all applications are processed through an auditable system aligned with statutory requirements and data-protection obligations.
- Promote fairness and consistency in the transfer process, with clear eligibility criteria embedded within the system to prevent inappropriate matches.

The integrity, security, and governance of such a portal will be central to its design, with appropriate controls implemented to protect tenants and the council from fraud, misrepresentation or unauthorised property exchanges.

**Q26/0226 Councillor P. Holohan**

To ask the Chief Executive for a report on how many homes have been built in each Local Electoral Area, in each of the last ten years, in graph form?

**REPLY:**

The attached table and graph provide the data on the number of residential units built in each LEA over the ten-year period 2015 to 2025. This data has been sourced from the Central Statistics Office (CSO).

In total, 19,178 units were recorded by the CSO as completed over the period across all seven LEAs.

[Q26 \(b\) Attachment - Home completions by LEA 2015-2025](#)

**Q27/0226 Councillor M. Johansson**

To ask the Chief Executive how many social housing tenants are paying rent under the differential rent scheme in South Dublin County (including council, AHB and HAP/HHAP/RAS)?

**REPLY:**

A total of 20,727 social housing tenants are currently paying/charging rent in accordance with South Dublin County Council's Differential Rent Scheme.

The table below details the number by category type:

SDCC Social Housing	10,412
Approved Housing Bodies	5,138
Leased Units	600
Rental Accommodation Scheme	464
Housing Assistance Payment	1,975
Homeless Housing Assistance Payment	2,138

**Q28/0226 Councillor R. Mannion**

To ask the Chief Executive for a report on all financial contribution conditions attached to planning permissions granted by the Council over the past ten years, and to confirm that all contributions due have been received and to detail how and where these monies have been expended within the Council's administrative area?

**REPLY:**

Under Section 48(1), when granting planning permission, the planning authority may include financial conditions requiring the payment of a contribution where a development benefits from public infrastructure or facilities provided (or intended to be provided) by or on behalf of a local authority.

Financial contributions are apportioned (as legally required) through the Development Contribution Scheme to various classes of infrastructure as set out in the scheme. Typically these include transport / cycle / pedestrian facilities, surface water and flood relief works, parks, open spaces and recreational facilities, community and library facilities, economic enterprise and tourism related infrastructure etc (See Current DCS attached for ease of reference and explanation).

Invoices are issued to developers on receipt of a valid Commencement Notice and this income, along with other Council resources and central government grants is critical to the delivery of the Council's 3 Year Capital Programme which is noted annually by the Council.

Not all contributions as invoiced have been received. While payment of development contributions is rigorously pursued, outstanding development contributions can arise in predictable situations. For example where agreement has been made for payment on close of sale; where the developer completes only part of the project; where a developer enters liquidation; or in some cases where there is a phased payment arrangement put in place but payment is missed.

Similarly, development contributions are not due in respect of all / certain types of development and adjustments may be required to accounts for exemptions as set out in the Development Contribution Scheme e.g. Part V units.

The following table outlines the financial value of invoices and receipts over the past 10 years and it should be noted that

1. Payment received in any year are not necessarily relative to the year of invoice
2. Buoyancy in recent years is mainly attributed to the Temporary Development Contribution Waiver Scheme whereby in April 2023, the government agreed to pay these contributions directly to the Council to incentivise developers to activate planning permissions. Applications for this scheme closed in February 2025 and in total over €80m has been received from central funds.

<b>Period</b>	<b>Invoices</b>	<b>Receipts</b>
<b>01/01/2015 - 31/12/2025 - Cum</b>	€373,535,779.90	€334,467,498.47
<b>COMMUNITY</b>	€89,948,411.62	€80,831,634.90
<b>ECONOMIC, ENT &amp; TOURISM</b>	€68,459,776.22	€59,269,042.05
<b>IRISH WATER</b>	€203,285.83	€3,031,571.47
<b>PARKS</b>	€60,729,535.06	€50,152,717.34
<b>ROADS</b>	€110,352,943.20	€102,680,409.69
<b>SURFACE WATER</b>	€43,621,540.71	€38,409,558.41
<b>WATER &amp; DRAINAGE</b>	€220,287.36	€92,564.61

Q28 (b) Development Contribution Scheme 2026

**Q29/0226 Councillor R. Mannion**

To ask the Chief Executive how many older persons units are currently available in the county to facilitate downsizing, and how many are planned?

**REPLY:**

The table below provides the number of local authority age friendly homes by electoral area as of December 2025:

<b>Electoral Area</b>	<b>Number</b>
Clondalkin	74
Firhouse-Bohernabreena	21
Lucan	54
Palmerstown-Fonthill	85
Rathfarnham-Templeogue	56
Tallaght-Central	94
Tallaght-South	25
<b>Total</b>	<b>409</b>

In addition, the council in recent years has supported Approved Housing Bodies to deliver age friendly housing at:

<b>Electoral Area</b>	<b>Number</b>
Tallaght-Central - Fernwood / Maplewood	40
Tallaght-Central - The Weir	81
Tallaght - Central- New Seskin	35
Tallaght - South-Cuil Duin- Citywest	24
Tallaght - South-City West Village	21
Clondalkin - Sallymills	87

Rathfarnham-Templeogue – Courtyard, Fortfield Square	23
Rathfarnham-Templeogue - Cromwellsfort Place	20
Rathfarnham-Templeogue - Stoneview	16
Firhouse-Bohernabreena - Watsons Place	2
<b>Total</b>	<b>349</b>

The following age-friendly developments are either currently on-site or in planning with indicative timelines for delivery:

<b>Electoral Area</b>	<b>Development</b>	<b>Number of Units</b>	<b>Delivery Type</b>	<b>Status</b>	<b>EDD</b>
Clondalkin	Alpine Heights	13	SDCC Build	Construction	Q3.2026
Clondalkin	Deansrath/Melrose	27	SDCC Build	Construction	Q4.2026
Clondalkin	Gordon Park	6	AHB Delivery	Construction	Q1.2026
Clondalkin	Tay Lane, Rathcoole	54	AHB Delivery	Planning Granted	Q4.2027
Clondalkin	Clonburriss Site 4	3	SDCC Build	Planning Application	Q4.2029
Clondalkin	Rathcoole Lands	11	SDCC Build	Pre-Planning	Q2.2030
Lucan	Sarsfield Park	5	SDCC Build	Construction	Q2.2026
Lucan	Somerton Gate	68	AHB Delivery	Construction	Q3.2026

Palmerstown/Fonthill	St Ronans Crescent	9	SDCC Build	Construction	Q3.2026
Tallaght Central	St Aongus Green	12	SDCC Build	Construction	Q1.2026
Rathfarnham/ Templeogue	Whitehall Road	13	AHB Delivery	Construction	Q1.2026
Firhouse / Bohernabreena	Pearse Brothers Park	10	SDCC Build	Construction	Q4.2026
Firhouse / Bohernabreena	Stocking Avenue	9	SDCC Build	Planning Granted	Q2.2027

**Q30/0226 Councillor R. Mannion**

To ask the Chief Executive for a schedule of the "window and door replacement" stock assessments which are taking place across the county on an estate-by-estate basis, with a view to updating tenants on when older, draughty windows and doors can expect to be inspected and listed for replacement.

**REPLY:**

In 2025, we commenced periodic property inspections, whereby properties will be inspected on a 5-year cycle. The findings of the surveys will feed into an ongoing multi-annual Stock Investment Programme which will include the Window and Door Programme. Our aim is to reduce the current level of reactive maintenance request, improve the overall value for money and enhance maintenance service delivery to our tenants.

217 homes received new window and door replacements in 2025. Tenders are due to be awarded at 70 locations in 2026 including the following areas: Kilmartin, Lealand, Liscarne Gardens, Melrose, Moorfield, Neilstown, Saint Finian's, Saint Ronan's and Taylors Court.

The table below provides a summary of works by local electoral area and current status since the programme commenced:

LEA	Pre-Tender Stage	Tender Stage	Contractor Stage	Complete	Total
Tallaght South	0	14	7	386	407

Tallaght Central	0	3	0	80	83
Firhouse Bohernabreena	0	8	3	61	72
Rathfarnham Templeogue	0	2	0	13	15
Clondalkin	0	6	1	84	91
Palmerstown Fonthill	0	28	1	99	128
Lucan	0	9	2	15	26
<b>Total</b>	<b>0</b>	<b>70</b>	<b>14</b>	<b>738</b>	<b>822</b>

**Q31/0226 Councillor J. Sinnott**

To ask the Chief Executive what the value is of outstanding derelict levies owed to South Dublin County Council and to outline the mechanisms used by the Council to ensure levies are paid?

**REPLY:**

A Derelict Site is defined in the Act as any land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of –

- (a) The existence of structures which are in a ruinous, derelict or dangerous condition
- (b) The neglected, unsightly or objectionable condition of the land or any structures on the land
- (c) The presence of litter, rubbish, debris or waste on the land.

The Act places a 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.

The Council is required by the Act to:

- (a) Maintain a Derelict Sites Register.
- (b) Make the Register available for public inspection.
- (c) Take all reasonable steps to ensure that any land situated in this administrative area does not become or continue to be a derelict site

**The actions available to the local authority/mechanisms used are as follows:**

Under Section 3 of Derelict Site Act 1990, SDCC monitors sites in the county that may meet the criteria of a 'derelict site'.

- 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. Section 11 directs 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.
- A Section 8(2) Notice is served on the owner and occupier (where they can be ascertained by reasonable enquiry) when insufficient action has been taken. Section 8(2) advises of intention to enter the particulars of a site into the Derelict Sites Register, maintained under Section 8(1) of the Derelict Sites Act, 1990.
- 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.
- Section 22 informs owners and occupiers of sites on the Derelict Sites register of a determination of market value and Section 23 is utilised for the application of levies.
- Section 15 Notice of Intention to Acquire is issued when a local authority intends to acquire a derelict site compulsorily, to remove a property/site from a state of dereliction.

Levies of €280,000 were applied to sites on the Derelict Sites Register in 2025 with almost half of this amount collected to date. 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. The Derelict Sites section has sought legal guidance and is currently liaising with the Law Department regarding the pursuit of uncollected levies. In addition to pursuing outstanding levies, SDCC will soon begin the process of applying levies to properties on the Derelict Sites Register for 2026.

**Q32/0226 Councillor J. Sinnott**

To ask the Chief Executive to advise on the number of new groups that availed of Community and Sports Development Grants for the first time in 2025.

**REPLY:**

**Community Grants Programme**

The Community Grants Programme supports Community Development and Community Events through financial assistance to community and voluntary groups across the county. The programme is designed to assist organisations responding to locally identified needs and to promote community participation, inclusion, and development. The next funding round is scheduled to open on 16 February 2026

In 2025, a total of 21 first-time applications were received under the Community Grants Programme. Applications were assessed in line with the programme's terms and conditions, with 13 approved and the remaining applications either unsuccessful or withdrawn.

The geographic distribution of first-time Community Grant applications in 2025 was as follows:

- Clondalkin: 7 applications (6 approved)
- Tallaght Central: 4 applications (all approved)
- Rathfarnham/Tempelogue: 2 applications (none approved)
- Tallaght South: 1 application (1 approved)
- Firhouse/Bohernabreena: 1 application (1 approved - summer project grant)
- County-wide groups: 6 applications (1 approved)
- Lucan: No first-time applications

Applicant organisations typically included residents' associations, active retirement groups, allotment groups, music and cultural organisations, outreach and support groups, and other community-based organisations.

The principal reasons for applications being unsuccessful included:

- Failure to meet eligibility criteria as set out in the grant scheme
- Applicants based outside the Council's administrative area
- Full allocation of available funding for the year exhausted

### **Sports Development Grants Programme**

The Active South Dublin Sports Development Grants Programme provides funding to sporting, educational, and community organisations to support equipment purchase, leader training, programme delivery, and operational costs. The programme aims to increase and sustain participation in sport and health-enhancing physical activity across South Dublin County, with a particular emphasis on inclusion and engagement of non-active members of the community.

In 2025, 58 first-time applications were received for Sports Development Grants from across all Local Electoral Areas. A total

of 22 first-time applications were approved, with the remaining applications either unsuccessful or withdrawn.

Reasons for unsuccessful applications were consistent with those under the Community Grants Programme and included ineligibility under the scheme criteria, applicants based outside the administrative area, or the exhaustion of available funding.

The geographic breakdown of first-time Sports Development Grant applications in 2025 was as follows:

- Rathfarnham/Temploeague: 10 applications (5 approved)
  - Lucan: 8 applications (6 approved)
  - Clondalkin: 7 applications (3 approved)
  - Tallaght Central: 6 applications (3 approved)
  - Tallaght South: 6 applications (2 approved)
  - Firhouse/Bohernabreena: 6 applications (3 approved)
  - Outside the county: 15 applications (none approved)
- Typical applicant organisations included schools, football, basketball and volleyball clubs, and scouting groups.

**Q33/0226 Councillor J. Sinnott**

To ask the Chief Executive to provide approximate data in relation to the total number of representations received in relation to trees and tree management across South Dublin County Council in 2025.

**REPLY:**

In 2025, SDCC received a total of 1,818 customer cares and 836 members representations relating to trees and tree management.

**Q34/0226 Councillor J. Sinnott**

To ask the Chief Executive what specific powers (apart from issuing letters and site visits) does South Dublin County Council have to enforce planning conditions on a developer or builder such as working at hours that are outside the agreed times in the permission granted including the escalation procedures?

**REPLY:**

Unauthorised development and breaches of planning conditions are criminal offences, and there is a strong, escalating enforcement regime set out in the **Planning and Development Act 2000**, as amended, which requires developers to comply with planning permissions and conditions.

A S. 152 Warning Notice commences investigation of alleged breaches and gives the developer an opportunity to respond. The response / lack of response determines the next course of action.

A S. 154 Enforcement Notice requires a developer to do any of the following:

- cease unauthorised development,
- comply with permission granted and its conditions,
- to remove / demolish/ alter/ discontinue use
- restore land to its previous conditions

Where a breach is serious and urgent, it may be necessary to bypass certain steps and issue an enforcement notice immediately.

Breaches of planning law or failure to comply with an enforcement notice are criminal offences and developers may be prosecuted in the District Court.

A S. 160 injunction is a very powerful tool whereby the court can order the developer to cease activities, secure compliance, remove unauthorised works, or restore the site. Failure to comply with this order can result in attachment, sequestration or imprisonment for contempt. It is important to be aware that while Section 160 injunctions exist, and that while they are powerful, they are *not* taken frequently and are used only selectively, in very serious, urgent, or high-impact planning breaches.

**Q35/0226 Councillor J. Sinnott**

To ask the Chief Executive if the Council can identify the total number of build-to-let units that were given planning permission in 2024 and 2025 to include the percentage of the overall number of new units approved that this represents?

**REPLY:**

There were no new permissions granted for build-to-let units in 2024 and 2025. There were two extension of duration to existing permissions granted. Please note that the amended Section 28 Sustainable Urban Housing - Design Standards for New Apartments Guidelines removed the distinct status of Build to Rent (BTR) developments in the planning system. This amendment removed the difference in standards for apartment developments, regardless of the development type. All apartment developments now adhere to the same standards. The amendment took effect from 22nd December 2022.

**Q36/0226 Councillor F. Timmons**

To ask the Chief Executive to detail the legislation related to posters of all types including timeframes and height restrictions.

**REPLY:**

The erection and display of posters within the administrative area of SDCC are governed by a combination of national legislation and local authority controls, primarily under planning, roads, and litter legislation including:

1. Litter Pollution Act 1997, amended by the Electoral (Amendment) (No. 2) Act 2009
2. Protection of the Environment Act 2003
3. Planning and Development Regulations 2001-2013
4. European Parliament Elections Act 1997
5. Local Elections Regulations 1995
6. Referendum Act 1994
7. Electoral Act 1992
8. Road Traffic Act 1961

Posters for **elections** can be displayed either

1. 30 days before the poll day or
2. From the date the Minister makes the polling order appointing the polling ..... whichever provides the shorter period of time

National legislation permits election posters and does not (subject to road safety) put restrictions on where they should be erected, but rather when they can be erected and when they should be removed.

Posters for **referendum** can be displayed from the date on which the Minister makes the polling day order appointing the day on which the referendum shall be held. **Section 19 of the Litter Pollution Act 1997**, as amended, and **Section 9 of the Electoral (Amendment) (No. 2) Act 2009** require that all posters/advertisements relating to an election / referendum must be removed within 7 days of date of polling day.

Posters for **public meetings** can be displayed in accordance with Section 19(7) of the Litter Pollution Act which provides that an advertisement advising of a public meeting can be in place for up to 30 days before and within 7 days after a public meeting.

Section 19(7)(b) of the Litter Pollution Act, 1997 (the Act) provides that:

"it shall not be an offence for a person to exhibit an advertisement if the advertisement advertises a public meeting, other than an auction, unless the advertisement has been in place for 30 days or more prior to, or for 7 days or more after, the date specified in the advertisement for the meeting."

The Act and, it seems, the law is silent as to the definition of a "public meeting". It has been generally accepted that a public meeting means any gathering organised for discussion of matters of interest to the general public, which is held in a public place, i.e. a place where public have access to.

Under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001–2023, posters are generally considered advertisements and are subject to planning control. In the case of election posters, exemptions are time-limited and require removal within a specified period following polling day.

The placement of posters on or adjacent to public roads is further regulated by the Roads Act 1993, which prohibits the erection of any structure, including posters, that may endanger road users, obstruct traffic, or interfere with the safe operation and maintenance of the public road. Consent from the local authority is required where applicable, and posters must not be erected on poles, traffic signs, bridges, or other road infrastructure where they may pose a risk to safety.

In addition, the Litter Pollution Act 1997 (as amended) provides for the regulation and enforcement of unauthorised posters and signage. The Act allows local authorities to require the removal of posters that constitute litter and to recover costs associated with their removal where necessary.

### **Size & Height Restrictions (Exempted Development)**

For temporary election posters under Class 14 of Schedule 2 under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001–2023:

- There is no specific size/area limit set out for Class 14 election posters in the Regulations themselves. The exemption in Class 14 refers solely to the time-limit condition: that the poster must not be exhibited, and any structure erected for it must not be left in place, for more than 7 days after the date of the election or referendum to which it relates.

However:

- The general conditions and limitations on advertisements set out elsewhere in Schedule 2 (e.g. for Class 1 and other classes) include *maximum area* and *height restrictions* that would logically apply to posters if they fall within those broader parameters (e.g., posters not on buildings or otherwise specified). These general conditions include:

- A maximum total advertisement area of up to 3 m<sup>2</sup> for advertisements not attached to a building (with up to 1.5 m<sup>2</sup> illuminated) and no part more than 2.5 m above ground level for freestanding signs.
- Where attached to a building, no part shall be more than 4m above ground level.

Failure to comply with the above legislative provisions may result in enforcement action, including the removal of posters and the issuing of fines or recovery of costs, as provided for under the relevant legislation.

**Q37/0226** **Councillor F. Timmons**

To ask the chief Executive if he would consider giving all new businesses in architectural conservation areas information in relation to their obligations under an architectural conservation area (ACA) ?

**REPLY:**

Information relating to obligations for building owners within Architectural Conservation Areas (ACAs) are set out in the South Dublin County Development Plan 2022-2028 under Section 3.5.3. The Development Plan includes related policies for all ACAs and also includes related retail policies with regard to shopfronts/signage.

While there is no obligation under ACA designation to inform individual property owners/business or to provide information in addition to the above documentation, the opportunity to enhance communications and raise awareness in regard to ACAs and the specific obligations for building owners/ tenants may exist within the Clondalkin area where the Clondalkin Local Planning Framework includes a Conservation Plan and identifies 3 Conservation Areas with accompanying Character Appraisals and safeguarding policies.

When the Clondalkin Local Planning Framework is adopted, the 3 identified Conservation Areas will have the benefit of detailed Character Appraisals for each of the identified ACAs and the Council will investigate opportunities to communicate and raise awareness of each specific character appraisal as part of the implementation of the Local Planning Framework.

**Q38/0226** **Councillor F. Timmons**

To ask the Chief Executive would he issue a statement on the recent judgement by the Supreme Court that stated that a lack of resources does not excuse local authorities from their duty to prepare local area plans (framework plans) and to ask that a timeframe be given for any outstanding local area plans agreed in the County Development Plan?

## REPLY:

In a case originally taken to the High Court by Protect East Meath against Meath County Council (MCC) for failing to commence a Local Area Plan, the High Court had concluded that, because there were exceptional circumstances it would not be appropriate for the Court to direct (order of *mandamus*) the Council to prepare a Local Area Plan (LAP) for East Meath. The High Court felt that to do so could have the effect of excluding preparation of LAPs for other parts of the County, and this would amount to the Court dictating the County's settlement strategy.

Following this decision, the case was taken to the Supreme Court, the leave to appeal being granted on the basis that there was a failure to comply with a mandatory obligation under the planning legislation.

The Supreme Court issued its judgement this January 2026, in which it overturned the decision of the High Court.

The case between Protect East Meath Limited and Meath County Council centred on the fact that MCC had failed to commence the process of making a Local Area Plan ("LAP") for an area in County Meath known as Laytown-Bettystown-Mornington-Donacarney ("East Meath") pursuant to s. 19(1)(b) and (c) of the Planning and Development Act, 2000 ("the 2000 Act").

Section 19(1)(b) of the Planning and Development Act 2000 stated (it has now been superseded by the 2024 Planning Act):

*(b) A local area plan shall be made, except for an area where a development plan of a former town council continues to have effect, in respect of an area which—*

*(i) is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,*

*(ii) has a population in excess of 5,000, and*

*(iii) is situated within the functional area of a planning authority which is a city and county council or a county council.*

By way of context and the difference between Meath County Council's approach to County Development Plans and South Dublin's approach, until the 2024 Act commenced in December last year, Meath did not zone all of its land with the relevant accompanying objectives. Instead, they included objectives through the mechanism of Local Area Plans.

Section 19(1)(bb) of the 2000 Act was inserted by the 2010 Amendment Act and in effect allowed for the recognition of different approaches to zoning and objectives in County Development Plans whereby some counties, including all of the Dublin Local Authorities, zoned all of their land with associated objectives. Section 19(1)(bb) made clear that if there were already objectives made in the development plan then a local area plan was not required:

*(bb) Notwithstanding paragraph (b), a local area plan shall be made in respect of a town with a population that exceeded 1,500 persons (in the census of population most recently published before a planning authority makes its*

*decision under subparagraph (i)) except where—*

*(i) the planning authority decides to indicate objectives for the area of the town in its development plan under section 10(2), or*

*(ii) a local area plan has already been made in respect of the area of the town or objectives for that area have already been indicated in the development plan under section 10(2).*

Section 10(2) of the 2000 Act listed the objectives which a development plan had to include. This included objectives such as zoning, facilitation of infrastructure, protection of the environment, the provision of community services etc. All of which are included as objectives in the South Dublin County Development Plan 2022-2028.

Furthermore, there are just five ‘towns’ – now defined as built up areas – designated in the 2022 Census relevant to South Dublin, these are:

- Dublin City and Suburbs
- Saggart
- Rathcoole
- Newcastle; and
- Brittas

Having regard to the above, the context for South Dublin is very different to that in Meath and the issues raised in the case taken against MCC. For Meath, both the High Court and the Supreme Court were clear that there was a statutory obligation set out in the 2000 Planning Act which they had not met.

South Dublin has met its statutory obligations under section 10(2) and 19(1)(b) of the 2000 Act through the relevant zoning and other objectives contained in the County Development Plan.

Furthermore, the 2000 Act has been superseded by the commencement of Part 3 of the Planning and Development Act 2024, within which Local Area Plans are no longer a plan type, having been replaced by Priority Area Plans and Urban Area Plans. Under the 2024 Act, the preparation of these new plan types can only commence after the adoption of the next County Development Plan.

**Q39/0226 Councillor F. Timmons**

To ask the Chief Executive to issue a report into the role of SDCC Estate Management in regard to anti-social behaviour in Council housing estates, parks and other areas?

**REPLY:**

Our Estate Management Team are responsible under the Housing Acts 1966-2015, for the management and maintenance of our housing stock and the management of council-built estates, including taking appropriate measures to counter anti-social behaviour by council tenants/occupiers only. The Housing (Miscellaneous Provisions) Act 2014 strengthened the powers of local authorities in relation to securing excluding orders where our tenants/occupiers are engaging in anti-social behaviour in local authority dwellings or within council-built estates.

Where a person engaging in anti-social behaviour in our parks and other areas is identified as a council tenant/occupier, action as available to the council may be taken in accordance with our Anti-Social Behaviour Strategy 2025-29.

Anti-social behaviour in general is a matter for An Garda Síochána in parks and other areas.

**Q40/0226 Councillor F. Timmons**

To ask the Chief Executive to give an estimate for the delivery of potential housing by LEA on current residential zoned land?

**REPLY:**

At the October 2025 Council Meeting, the National Planning Framework (NPF) Implementation Report was presented as part of the requirements of the NPF Implementation Guidelines. The report sets out the capacity of the zoned lands in the County from an audit undertaken at that time. The report outlined the basis for the preparation of a proposed variation to the County Development Plan to facilitate delivery of the revised housing targets for South Dublin County set out in the NPF and associated guidelines.

Since the October Council Meeting, three briefings on the progress of the proposed variation have taken place, including on 4 February 2026 in advance of the publication of the proposed variation.

The figures in the attached document reflect the work done in preparation for the proposed variation, updated to reflect changes as construction and completions have advanced to January 2026. In total, lands which are zoned to accommodate residential use have an estimated capacity to deliver, over the long term (up to and beyond 2040), 56,518 residential units throughout the county.

However, not all of the land is considered deliverable within the timeframes to meet the targets. The report to the Members provided an analysis of the deliverability of the lands during the plan period and following the plan period. This was informed by the infrastructure and the planning assessments, but it also analysed additional factors to understand the potential challenges to delivery. The assessment noted that there was likely to be a shortfall of land suitable to deliver the required targets during the plan period and up to 2030 with further shortfalls after 2030.

Q40 (b) Residential Unit Capacity by LEA Table (to Jan 2026)

**Q41/0226 Councillor N. Whelan**

To ask the Chief Executive how many offers of housing were revoked in 2025 after an income assessment was carried out?

**REPLY:**

According to our records, six offers of accommodation were withdrawn in 2025, after income assessments confirmed the households exceeded the eligibility criteria for social housing support.

Net income thresholds for social housing supports must be equal to or less than the thresholds outlined in the table below:

Single Adult	€40,000
2 Adults No Children	€42,000
1 Adult 1 Child	€41,000
1 Adult 2 Children	€42,000
2 Adults 1 Child	€43,000
2 Adults 2 Children	€44,000
2 Adults 3 Children	€45,000

2 Adults 4 or more Children	€46,000
3 Adults 4 or more Children	€48,000

It should be noted that household net income includes the income of all household members 18 years and older. There is a maximum cap of 3 adults allowable of €44,000 and there is no cap on the number of children per application, with additional €1,000 allowable per child.

**H6/0226**      **DECLARATION OF ROADS TO BE MADE PUBLIC ROADS - FOR APPROVAL**

The following report by the Chief Executive, which had been circulated, was presented by Mr. E. Burke, Director of Planning and Transport and was **CONSIDERED**.

HI 6(a)(i) Roads Schedule for Paddocks Estate

HI 6(a)(ii) Map of Paddocks Estate TIC

HI 6(b)(i) Roads Schedule for Shackleton Drive

HI 6(b)(ii) Map of Shackleton Drive TIC Sheet 1 of 2

HI 6(b)(ii) Map of Shackleton Drive TIC Sheet 2 of 2

(a) Taking in Charge - Paddocks Estate

(b) Taking in Charge - Shackleton Drive

A discussion followed with contribution from Councillor J. Tuffy.

Mr. E. Burke, Director of Planning and Transport, responded to the member's query

It was proposed by Councillor P. Kearns, seconded by Councillor Y. Collins and **AGREED** to

Take in charge the roads detailed in the roads schedules and the infrastructure detailed in the taking in charge maps within the **Paddocks Estate, Adamstown and on Shackleton Drive, Adamstown** in accordance with the provisions of Section 11 of the Roads Act, 1993 and in accordance with the provisions of Section 180 of the Planning & Development Act 2000 as amended.

**H7/0226**      **PROPOSED DISPOSAL OF PROPERTIES/SITES - FOR APPROVAL**

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

**(a) LD 1614 - Proposed Disposal of land to rear of 2 Riverside Cottages, Templeogue, Dublin 6W**

HI 7 (a) (i) Report - 2 Riverside Cottages, Templeogue, Dublin 6W

HI 7 (a) (ii) Map - 2 Riverside Cottages, Templeogue, Dublin 6W

The report was **NOTED** and it was proposed by Councillor Y. Collins, seconded by Councillor M. Duff and **RESOLVED:**

That the disposal of the plot of land measuring 106 square metres or thereabouts to rear of 2 Riverside Cottages, Templeogue, Dublin 6W be **ADOPTED** and **APPROVED**.

**H8/0226 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 Executives Report February 2026

HI 8 (b) Statistics Report - January 2026

HI 8 (c) Draft Finance Report - February 2026

*The reports were NOTED*

**H9/0226 OUTDOOR ADVERTISING UPDATE - FOR NOTING**

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

HI 9 Outdoor Advertising Update

A discussion followed with contributions from Councillors M. Johansson, E. Murphy, Y. Collins, E. Ó Broin, R. McMahon, L. De Courcy, N. Whelan, P. Holohan, B. Lawlor, K. Keane, D. McManus, F. Timmons, L. Dunne, W. Carey, L. O'Toole, T. Gilligan, M. Duff, and P. Kearns.

Queries were raised regarding visual clutter, Part 8's, revenue, contracts, signage, heritage villages, community events, weather alerts, public consultation and locations.

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

*The report was NOTED.*

**H10/0226** **PART 8 FOR A SYNTHETIC TURF BOWLING GREEN AT SEAN WALSH PARK - FOR APPROVAL**

The following report by the Chief Executive, which had been circulated, was presented by Ms. T. Walsh, Director of Climate Action and was **CONSIDERED**.

HI 10 (a) Part 8 for a Synthetic Turf Bowling Green at Sean Walsh Park - CE Report

HI 10 (b) Part 8 for a Synthetic Turf Bowling Green at Sean Walsh Park - Presentation

It was proposed by Councillor N. Whelan, seconded by Councillor A. Smyth and **AGREED**.

**H11/0226** **SDCC'S TREE POLICY: LIVING WITH TREES – FOR NOTING**

The following report by the Chief Executive, which had been circulated, was presented by Mr D. Wildes, Senior Executive Parks and Landscape Officer and was **CONSIDERED**.

HI 11 (a) Living with Trees SDCC's Tree Management Policy 2025 - 2031

HI 11 (b) Living with Trees SDCC's Tree Management Policy 2025 - 2031 - Presentation

A discussion followed with contributions from Councillors P. Holohan, E. Ó Broin, Y. Collins, P. Cosgrave, H. Farrell, D. Donnelly, K. Keane, C. Brady, N. Whelan, S. Barnes, J. Sinnott and P. Kearns.

Queries were raised regarding hawthorn trees, stumps, solar panels, mini woodlands, tree sap and locations.

Mr D. Wildes, Senior Executive Parks and Landscape Officer, and Ms. T. Walsh, Director of Climate Action, responded to the members queries.

*The report was **NOTED**.*

**H12/0226 PUBLIC REALM AND SURFACE WATER MINOR WORKS PROGRAMMES 2026 - FOR NOTING**

The following report by the Chief Executive, which had been circulated, was presented by Ms. T. Walsh, Director of Climate Action and was **CONSIDERED**.

HI 12 Public Realm Surface Water Minor Works Programmes 2026

*The report was NOTED.*

**H13/0226 ROAD AND FOOTPATH WORKS PROGRAMME 2026 – FOR NOTING**

The following report by the Chief Executive, which had been circulated, was presented by Mr. G. Walsh, Senior Engineer and was **CONSIDERED**.

HI 13 Road and Footpath Works Programme 2026

*The report was NOTED.*

**H14/0226 CORPORATE PLAN ANNUAL REVIEW - FOR NOTING**

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

HI 14 DRAFT Corporate Plan Achievement Report 2025

Councillor R. McMahon commended the great work carried out in 2025

*The report was NOTED.*

**C1/0226 REPLIES, ACKNOWLEDGEMENTS & CORRESPONDENCE**

(a) Correspondence received from Sligo County Council

(b) Correspondence received from Offaly County Council

*The correspondence was NOTED.*

**M1/0226 Recurring Parking Issues**

It was proposed by Councillor H. Farrell seconded by Councillor F. Timmons and **MOVED WITHOUT DEBATE**

That this Council develops a clear guidance pathway for residents of private estates not yet Taken in Charge, (but expected to be in the next 12 months) on addressing recurring parking issues that have to

potential to obstruct emergency vehicle access, including engagement with clubs, schools, and event organisers, and any other relevant bodies or agencies.

**REPORT:**

If a housing estate is not taken in charge, it remains the responsibility of the developer or management company to manage the operation of the estate. In practice, the developer or management company will control car parking in the estate while the estate remains in private ownership. In most cases the developer tries to manage car parking by consent, but on occasion in extreme cases, the developer or management company has employed clamping to enforce car parking compliance.

If unauthorised car parking is taking place, residents can call the Gardai if there is a safety or public order issue being caused by the car parking. Any event organised should be managed to ensure that it does not attract excessive cars to the surrounding residential areas. In addition, these events should have sufficient stewarding in place to ensure that unauthorised car parking does not take place.

**M2/0226**

**Road Safety Campaign**

It was proposed by Councillor D. Donnelly seconded by Councillor Y. Collins and **MOVED WITHOUT DEBATE**

This council calls on the South Dublin County Council to have a weeklong campaign on road safety focused on bike lanes, electric scooters and mechanically propelled transport.

**REPORT:**

The Road Safety Authority (RSA) is the body primarily responsible for public safety campaigns relating to cycling, bike lanes, e-scooters, and other micromobility. The RSA frequently undertakes campaign (including those we see regularly on TV) to promote visibility on our roads and the need for PPE, as well as other campaigns aimed at motorists, cyclists, and eScooter users.

The Department of Transport leads public information campaigns relating to new legislation (such as e-scooter and e-bike regulations).

An Garda Síochána, although not generally leading campaigns, support road-user education and are responsible for enforcing micromobility rules so are involved in development and rollout of awareness campaigns linked to new regulations.

The focus of the Council's Road Safety Officer (RSO) is on education, coordination / liaison, and community engagement. The RSO

develops unique campaigns and supports many others initiated by the stakeholders referenced above.

The following is an outlined of campaigns specific to the sentiments of the motion already undertaken or in process of the RSO

January 2025 South Dublin County Council own campaign on 'E-Scooters' - See attached

August 2025 National Day of Personal Powered Transporters

February 4<sup>th</sup> 2026 Personal Powered Transporters Enforcement Week – as part of National Awareness week on PPT's

SDCC will be supporting other agencies during this campaign and running our own multi-agency awareness campaign on PPT's on all SDCC social media platforms

Coupled with the above, our RSO delivers educational programmes in schools, community groups, and businesses. The current school programme focuses on the following:

- Pedestrian Safety – walking to and from School
- Cycle Safety – Helmet wearing / Hand Signals and Cycle Lanes
- Travelling by car – Where to sit, what side to get out of the car on (the safety side by the footpath)
- Travelling by bus – Where to wait for the bus/ Not to distract the driver/ Where to place your bags
- Seatbelts – Who should wear them / penalties for parents if child not wearing them
- Distraction – Awareness test (7+ years)

In conclusion and notwithstanding all the above, campaigns are exactly as they appear - simply campaigns. They are non-enforceable and rely heavily on public goodwill to be effective. Therefore in the absence of regulations, for example requiring e-scooter users to wear helmets or high-visibility clothing, it can be increasingly difficult to design related campaigns that influence behaviour in a meaningful way.

### **M3/0226 Boarded Up Houses**

It was proposed by Councillor N. Fennell, seconded by Councillor L. Dunne

That the Chief Executive ensures that when a house is boarded up and will be boarded up for a significant period of time, that there are regular inspections and, if needed, regular maintenance/clean-ups.

### **REPORT:**

Our Housing Maintenance and Refurbishment section undertake re-let works on vacant housing stock throughout the County to ensure stock is brought back into productive use for letting as soon as possible. The number of vacant homes in the county has significantly reduced from 90 homes in January 2025 to 58 homes in January 2026 with a vacancy rate of less than 0.55%.

Scheduled inspections of vacant units will be conducted. Where illegal dumping is identified during these inspections, we will arrange for the removal of waste. Local residents are reminded that they play a vital role in keeping our estates clean, safe and secure. Issues of illegal dumping at council properties can be reported directly to the Estate Management team in confidence for investigation at 01-4149000.

During January, we successfully cleared illegal waste from four vacant properties, these interventions require extensive resources and funding that could be more effectively allocated toward essential housing repairs and improvements.

Ms. E. Leech, Director of Housing, responded to the motion.

*The motion was **AGREED**.*

#### **M4/0226 Differential Rents Scheme Reviews**

It was proposed by Councillor K. Keane, seconded by Councillor N. Whelan

That this council requests that any review of the differential rents scheme is based on fairness, not revenue -raising and must include consultation with tenants, tenants' unions such as CATU and organisations with expertise in tackling poverty and inequality.

#### **REPORT:**

We are currently awaiting the publishing of 'An Overview of Local Authorities Differential Rent Schemes and Rent Reviews' prepared by the Value for Money Unit, Local Government Audit Service. This report will provide a strong evidential basis for strategic adjustment of our differential rent scheme to address inequities in the current rent scheme along with ensuring that sufficient funding is in place to meet future social housing management and maintenance costs.

Each local authority has autonomy in determining how social housing rents are set through a differential rent scheme which is a function of the council's executive. We are very conscious that any adjustments to the scheme must first and foremost be equitable and affordable for our tenants, while also being sufficient to meet all of the costs

involved in managing, maintaining and upgrading our social homes now and into the future. Accordingly, we will present our housing stock investment programme to the Housing Strategic Committee in February for review along with the analysis supporting a review of the current differential rent scheme to ensure the long-term sustainable funding for the management and maintenance of our housing stock.

A discussion followed with contributions from Councillors K. Keane, B. Lawlor, M. Johansson, W. Carey, N. Whelan, N. Whelan and R. Mannion.

Queries were raised regarding, RAS/HAP, homelessness, and fairness.

Ms. E. Leech, Director of Housing, responded to the members queries.

*The motion was **AGREED**.*

#### **M5/0226 Faulty Streetlights List**

It was proposed by Councillor N. Whelan, seconded by Councillor F. Timmons

That this Council requests that a rolling list of streetlights, with faults resulting in longer fixes, is made available to the public and to councillors to prevent duplicate requests for repair and to promote a more streamlined method of communication with constituents on these issues.

#### **REPORT:**

SDCC Public Lighting section have made significant progress with regards to lantern failures over the last 12 months and currently the outage percentage in the county is at c3.6%. In 2025 there were 6,178 public lights repaired, this was a 23% increase on 2024 and equates to an average of 17 columns being repaired daily.

Third party contractors to support the ESB are due to come on stream in 2026 and with this additional resource, it is envisaged that the LED programme roll-out will increase and allow SDCC to reduce the number of outages even further.

Due to the volume of repairs, the different categories of lanterns and the interdependence of public lighting repairs with the LED upgrade programme, the generation and updating of a 'live' list is not feasible.

We are committed to a high-quality customer service and will continue to engage with the public and members on public lighting. In addition, we have added an additional performance measure in the Annual Service Delivery Plan 2026 (ASDP) which will report the

number of lanterns repaired within 14 days. The ASDP targets 85% of public lights to be repaired with 14 days.

A discussion followed with contributions from Councillors N. Whelan and L. Dunne.

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

*The motion was **AGREED**.*

**M6/0226**    **Ban on the use of Victims Counselling Notes**

It was proposed by Councillor F. Timmons, seconded by Councillor L. Dunne

That this Council calls on the Minister for Justice to immediately implement the recommendation of the Oireachtas Joint Committee on Justice for a complete and unconditional ban on the use of victims' counselling notes as evidence in sexual offence trials and writes to the Minister for Justice urging that the Criminal Law and Civil Law (Miscellaneous Provisions) Bill 2025 be amended to remove judicial discretion in this matter, ensuring that private therapeutic records—which are for healing and not investigation—can never be used to re-traumatise survivors during the legal process.

**REPORT:**

If this motion is passed, a letter will be issued to the Minister for Justice. The response, when received, will be circulated to the Members.

A discussion followed with contributions from Councillors N. Fennell, E. Murphy, L. Dunne, M. Johansson and P. Kearns in support of the motion.

*The motion was **AGREED**.*

**M7/0226**    **School Secretaries and Caretakers Who Went On Strike**

It was proposed by Councillor M. Johansson, seconded by Councillor K. Keane

That the elected members of this council agree to write to the Minister for Education Hildegard Naughton to express our solidarity with the school secretaries and caretakers who went on strike for pension parity and fair pay last year and to request that the Department of Education meet the demands from the workers and that the elected members condemn the delaying tactics that has resulted in the dispute going to the Labour Court.

**REPORT:**

If this motion is passed, a letter will be issued to the Minister for Education. The response, when received, will be circulated to the Members.

A discussion followed with contributions from Councillors P. Holohan, H. Farrell, K. Keane and P. Kearns, in support of the motion.

*The motion was **AGREED**.*

**M8/0226**    **Regulations on Use of E-Scooters**

It was proposed by Councillor Y. Collins, seconded by Councillor P. Kearns

That this Council writes to the Minister for Transport to ask that the regulations governing the use of e-scooters be expanded to require e-scooter users to wear helmets and reflective or high visibility clothing.

**REPORT:**

If this motion is passed, a letter will be issued to the Minister for Transport. The response, when received, will be circulated to the Members.

A discussion followed with contributions from Councillors L. McCrave, D. Donnelly, F. Timmons, W. Carey, R. Mannion, P. Holohan, E. Murphy and P. Kearns, in support of the motion.

*The motion was **AGREED**.*

The meeting ended at 18.35