

## **COMHAIRLE CONTAE ÁTHA CLIATH THEAS**

### **SOUTH DUBLIN COUNTY COUNCIL**

Minutes of South Dublin County Council Clondalkin, Newcastle, Rathcoole, Saggart and Brittas Area Committee Meeting Wed, 18 February 2026

#### **COUNCILLORS PRESENT**

Cathaoirleach, Councillor Francis Timmons  
Councillor William Joseph Carey  
Councillor Shirley O'Hara  
Councillor Linda de Courcy  
Councillor Trevor Gilligan  
Councillor Eoin Ó Broin

#### **Apologies:**

Councillor Darragh Adelaide

#### **OFFICIALS PRESENT**

Senior Executive Officer	Ms. Sharon Conroy
Administrative Officer	Ms. Laura Abbey
Executive Librarian (Senior Librarian)	Ms. Aoife Horan
T/Assistant Arts Officer	Mr. Richie O'Sullivan
A/Senior Executive Officer	Mr. Paul Fusco
Senior Executive Parks Superintendent	Mr. David Fennell
A/Senior Engineer	Mr. Lorcan Brennan
Administrative Officer	Ms. Fionnuala Keane
Senior Executive Officer	Ms. Vivienne Hartnett
Senior Executive Officer	Ms. Amanda Mills
A/Senior Executive Officer	Ms. Fiona Hendley
Senior Planner	Ms. Hazel Craigie
Senior Engineer	Mr. John Joe Hegarty
Senior Engineer	Mr. Gary Walsh
Staff Officer	Ms. Roisin Ralph
Clerical Officer	Ms. Jennifer Murphy

#### **C/69/26 - H1 Item ID: 89905 - Confirmation and re-affirmation of minutes of meeting 21<sup>st</sup> January 2026.**

The minutes of the January meeting of the Clondalkin, Newcastle, Rathcoole, Saggart and Brittas Area Committee meeting dealing with Planning, Transportation, Libraries & Arts, Economic Development, Performance & Change Management, Corporate

Support, Public Realm, Environment, Water & Drainage, Community, Housing and held on 21<sup>st</sup> January 2026 which had been circulated, were submitted and **APPROVED** as a true record and signed.

#### [H-I \(1\) Minutes of 21st January 2026](#)

It was proposed by Councillor F. Timmons, seconded by Councillor W. Carey and **RESOLVED:** “That the recommendations contained in the minutes of 21<sup>st</sup> January 2026 be **ADOPTED** and **APPROVED.**”

#### **C/70/26 – QUESTIONS**

Questions 1-14 were proposed by Councillor F. Timmons and seconded by Councillor L. de Courcy:

“That pursuant to Standing Order 16, Questions 1 to 14 be **ADOPTED** and **APPROVED.**”

### **Libraries Arts**

#### **C/71/26 - Q1 Item ID: 90152**

Proposed by Councillor S. O’Hara

To ask the Chief Executive to clarify whether the old Courthouse Rathcoole can facilitate a library hub alongside wider community use, and what steps have been taken to assess this.

#### **REPLY:**

The Old Courthouse, Rathcoole has been identified for use as a library hub facility.

In addition to core library services, the hub will support a programme of library events and activities, including reading initiatives, cultural events and educational workshops, as well as community-based programming.

In 2025, SDCC Libraries hosted over 8,000 events, over 900 of which were in partnership with community organisations.

The project will progress with the necessary design and fit-out development to enable the delivery of the library service, and this Area Committee Meeting will be updated as the project moves forward.

#### **C/72/26 – H2 Item ID: 89892 - Library News & Events**

The following report was presented by Ms. A. Horan, Executive Librarian

#### [H-I \(2\) ACM Events Report](#)

A discussion followed with contributions from Councillor W. Carey and S. O’Hara.

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

**C/73/26 – H3 Item ID: 89898 - New Works**

(No Business)

**C/74/26 – H4 Item ID: 89906 - Application for Arts Grants**

(No Business)

**C/75/26 – H5 Item ID: 90302 - Arts Programme Update**

The following report was presented by Mr. Richie O'Sullivan, T/Assistant Arts Officer

[H-I \(5\) February\\_Clondalkin Newcastle Rathcoole Saggart Brittas\\_ACM Arts Office Report](#)

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

Mr. Richie O'Sullivan, T/Assistant Arts Officer, responded to members queries and the report was **NOTED**.

**C/76/26 – C1 Item ID: 89885 - Correspondence**

(No Business)

## **Economic Development**

**C/77/26 – H6 Item ID: 89895 – New Works**

(No Business)

**C/78/26 – C2 Item ID: 89883 – Correspondence**

**C/79/26 – M1 Item ID: 89949**

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

That this Area Committee expresses its disappointment and concern that the recently announced programme of funding for Tourism development in the County failed to include an allocation to fulfil the aspirations of the Brittas Community as provided for in the current (QDP 12 SLO1) and two previous Development Plans , and explains how and when SDCC will meet QDP 12 SLO1?

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

The Council acknowledges the concerns expressed by the Area Committee regarding the absence of a specific allocation for Brittas under the recently announced tourism funding programme and recognises the long-standing aspirations of the Brittas community as reflected in QDP 12 SLO 1 and previous Development Plans.

From a Tourism Unit perspective, the recent programme of tourism funding was targeted at projects where a clear feasibility and delivery framework is already in place.

The tourism-related elements of QDP 12 SLO 1, including the potential development of a tourism and leisure facility at Brittas Ponds, are dependent on the completion of the Planning and Tourism Study provided for in the Development Plan. In the absence of this study, the Council is not yet in a position to define or advance a specific tourism project for Brittas to a stage suitable for inclusion in the current funding programme.

The Council confirms that the Planning Department has commenced early baseline work towards the advancement of QDP 12 SLO 1, in this regard it is proposed to commence a study of the water and waste water capacity in the area this year.

The Tourism Unit will continue to work with the Planning Department as this process progresses to ensure that the tourism potential of Brittas is fully considered.

A discussion followed with contributions by Councillor F. Timmons, L. De Courcy, E. Ó Broin and S O'Hara.

Mr. P. Fusco, A/Senior Executive Officer, responded to the members queries, and the motion was **AGREED**.

### **Performance & Change Management**

#### **C/80/26 – H7 Item ID: 89899 - New Works**

(No Business)

#### **C/81/26 – C3 Item ID: 89886 - Correspondence**

(No Business)

### **Corporate Support**

#### **C/82/26 – H8 Item ID: 89894 - New Works**

(No Business)

#### **C/83/26 – C4 Item ID: 89882 - Correspondence**

(No Business)

#### **C/84/26 – M2 Item ID: 90078**

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

That this Area Committee offers huge congratulations to Newlands Home and Garden Centre on reaching the 50th anniversary year of serving our community , offering employment opportunities and sponsoring our community.

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

If the motion is agreed, a letter will issue to Newlands Home and Garden Centre as outlined above.

**C/85/26 – M3 Item ID: 90079**

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

That this Area Committee congratulates the local La Fhéile Bríde committees for Rathcoole - Saggart St Brigids events at Saggart Community Centre and the site of Rathcoole St Brigids Well and also La Fhéile Bríde/Brigids Day Festival Clondalkin.

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

If the motion is agreed, a letter will issue to the committees for Rathcoole Saggart and La Fhéile Bríde/Brigids Day Festival Clondalkin as outlined above.

**C/86/26 – M4 Item ID: 90119 – Taken with Motion 5.**

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

That this Area Committee calls on Irish Rail to increase the capacity and frequency of commuter trains on the Hazelhatch line to address overcrowding in mornings and evenings.

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

If the motion is agreed, a letter will issue to Irish Rail as outlined above.

A discussion followed with contributions by Councillor T. Gilligan, L. De Courcy, W. Carey and E. Ó Broin.

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

**C/87/26 – M5 Item ID: 90120 – Taken with Motion 4.**

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

That this Area Committee agrees that the Ministers for Transport and Public Finance should bring a proposal to cabinet for the immediate funding of DART+ South West to allow DART trains run between Heuston and Hazelhatch.

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

If the motion is agreed, letters will issue to the Ministers for Transport and Finance as outlined above.

A discussion followed with contributions by Councillor T. Gilligan, L. De Courcy, W. Carey and E. Ó Broin.

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

### **Public Realm**

#### **C/88/26 – Q2 Item ID: 89945**

Proposed by Councillor F. Timmons.

To ask the Chief Executive for a timeframe, cost, location and size for the Rathcoole Dog Park listed on the Improvement Works Programme 2026?

#### **REPLY:**

The proposed Rathcoole Dog Park, as listed under the Improvement Works Programme 2026, is currently programmed for delivery in Q2/Q3 2026. The indicative location is within the central area of Rathcoole Park, with the exact siting to be confirmed following final site screening and suitability assessments. The proposed dog park will be approximately 3,000m<sup>2</sup> in size. The cost of the project is currently being examined as part of the detailed design and procurement process.

#### **C/89/26 – Q3 Item ID: 90122**

Proposed by Councillor E. Ó Broin.

To ask the Chief Executive for a time frame for the installation of the Ball Stop Net agreed under Public Realm works for 2026?

#### **REPLY:**

The proposed Ball Stop Net, as listed under the Improvement Works Programme 2026, is currently programmed for delivery in Q2/Q3 2026. The cost of the project is currently being examined as part of the detailed design and procurement process.

#### **C/90/26 – Q4 Item ID: 90123**

Proposed by Councillor E. Ó Broin.

To ask the Chief Executive for an update on Motion 8 that was agreed at the June 2025 ACM?

#### **REPLY:**

Further to Motion 8 at the ACM in June 2025, no interested group made contact with the Public Realm section regarding the matter to allow the request to be progressed.

At the time the Public Realm section advised that they would be open to exploring the 'Happy to Chat' sign proposal for a bench in Corkagh Park. In doing so, the council needs to consider the needs of all park users and would not want to impose a 'Happy to Chat' requirement on benches that may be currently used by people who want quiet time for solace or reflection. Putting a 'Happy to Chat' sign on such a bench would be

counterproductive. There would need to be a demonstrated demand for such an initiative to consider the matter fully. If there is an interested group willing to take this on board by putting up temporary signs, they should contact the Public Realm section to discuss the matter further.

**C/91/26 – Q5 Item ID: 90162**

Proposed by Councillor W. Carey.

To ask the Chief Executive to offer an explanation as to why the newly constructed public toilets adjacent to the Corkagh Park cafe has not been opened to the public and to state who is responsible for the opening of these facilities.

**REPLY:**

There are existing indoor toilet facilities within the Corkagh Park Café building which are open to members of the public. These facilities are available to all users of the park and are not restricted solely to Corkagh Park Café customers.

In addition, external, outward-facing toilet facilities were opened when the Corkagh Park Café first commenced operations. Unfortunately, these facilities were subject to vandalism and consequently had to be temporarily closed. It is anticipated that these outward-facing toilets will reopen within the next week.

Responsibility for the opening and operational management of these facilities rests with SDCC through the Corkagh Park Café management arrangements.

Members are further advised that the toilet facilities will operate in line with park opening hours, which the café is currently aligned with. As park hours are extended on a seasonal basis, Corkagh Park Café hours will correspondingly extend. In circumstances where the Café closes prior to the official park closing time, it is intended that the outward-facing toilet facilities will remain open until the park's designated closing time to ensure continued public access.

**C/92/26 – H9 Item ID: 89901 - New Works**

(No Business)

**C/93/26 – H10 Item ID: 90218 - Public Toilet in Clondalkin Village**

The following report was presented by Mr. D. Fennell, Senior Executive Parks Superintendent

[H-I \(10\) Clondalkin Village Public Toilet](#)

A discussion followed with contributions from Councillors F. Timmons, T. Gilligan, E. Ó Broin, L. de Courcy, W. Carey and S O'Hara.

Mr. D. Fennell, Senior Executive Parks Superintendent, responded to members queries and the report was **NOTED**.

**C/94/26 – C5 Item ID: 89888 - Correspondence**

(No Business)

**C/95/26 – M6 Item ID: 89926**

Proposed by Councillor T. Gilligan and seconded by Councillor F. Timmons.

That this Area Committee request the manager widen footpath at the gap between Woodford Park Road, Knockmitten, Dublin 22 and Woodford Walk.

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

The path at the gap between Woodford Park Road and Woodford Walk is 1500mm wide. The width of the path is consistent with the public footpath that is in front of the houses in Woodford Park Road. The grass area beside the path was examined and there is no evidence that this area is being used as an extension of the existing path. Based on these findings, there is no current proposal to widen the footpath in question.

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

**Environment**

**C/96/26 – Q6 Item ID: 89960**

Proposed by Councillor F. Timmons

To ask the Chief Executive would he issue a detailed report on a clear plan on how SDCC are planning to implement their 51% reduction in emissions in Clondalkin by 2030 as per the Decarbonising Zone aim in the Clondalkin Framework plan?

**REPLY:**

Under the National Climate Action Plan 2023, every Local Authority is required to establish a Decarbonising Zone (DZ) within its administrative area. A DZ creates a platform for SDCC and the local community to collaborate on reducing carbon emissions by testing a range of innovative mitigation and adaptation actions, while maximising the potential benefits for the area.

As mentioned, Clondalkin has been designated by SDCC as its Decarbonising Zone, with a target of reducing emissions by 51% by 2030 compared to 2018 levels.

In 2025, SDCC work on developing the Implementation Plan for the DZ continued and significant stakeholder engagement was carried out across the Clondalkin area through surveys, attendance at local events, and consultation workshops.

While this work finished in the Q3 2025 the Climate Action Team is now finalising this Implementation Plan, which will identify a range of opportunities and actions for the DZ, setting out a clear plan.

In the meantime, SDCC is advancing a number of initiatives, including:

- Continue with the upgrade of public lighting (79% now complete across SDCC)
- Social housing retrofit programme
- Deliver a pilot of the EnergyCloud initiative in Clondalkin DZ
- Climate Innovation Programme (in partnership with TCD and MTU) delivered in 2025 (offered free sustainability training for local businesses)
- Bike Libraries – progressing, with an aim to establish in 2026.
- Bike sharing scheme
- Energy education programme – will begin offering this to communities in the DZ in 2026
- Bawnogue District Enhancement Scheme

It is expected to bring the DZ Implementation Plan to the Environment, Public Realm and Climate Change SPC in spring of 2026 and we look forward to working with the Clondalkin community to deliver on this plan.

**C/97/26 – H11 Item ID: 89896 – New Works**

(No Business)

**C/98/26 – C6 Item ID: 89880 – Correspondence**

(No Business)

**Water & Drainage**

**C/99/26 – Q7 Item ID: 90158**

Proposed by Councillor W. Carey.

To ask the Chief Executive if he can make a statement on the performance of flood alleviation systems installed in recent developments such as Corkagh Grange and Kilcarberry Grange estates and to outline a detailed response.

**REPLY:**

Kilcarberry Grange and Corkage Grange are very new estates. These estates are currently being managed by the developer.

Natural Water is not aware of any issues regarding the drainage systems of Kilcarberry Grange and Corkage Grange. Any issues will be resolved as the estates are surveyed and snagged during the handover process.

Natural Water are currently reviewing the performance of the large drainage attenuation ditch at Kilcarberry, alongside the R136, outer ring road. The developer is undertaking some remedial works to enhance the performance of the attenuation ditch.

**C/100/26 – H12 Item ID: 89903 - New Works**

(No Business)

**C/101/26 – C7 Item ID: 89890 - Correspondence**

(No Business)

**C/102/26 – M7 Item ID: 90155**

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

That this Area Committee agrees to discuss how the funding for work on Mill Ponds included in SDCC Budget 2026 can be used with respect to the Mill Ponds located adjacent to Clondalkin Park.

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

As the Mill Ponds are not in charge, Natural Water are unable to progress works at this location.

However, I have spoken the Heritage Officer in the Planning Department with regard to a proposed Heritage Study for the Mill Ponds.

I understand there is funding available for a proposed heritage study in 2026, that the Planning Department could progress.

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

Mr. L. Brennan, A/Senior Engineer, responded to the members queries, and the motion was **AGREED**.

**C/103/26 – M8 Item ID: 90160 – Taken with Motion 9.**

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

That this Area Committee agrees that SDCC should construct a bridge/ford over the low footpath crossing where the Camac regularly overflows (as per design) onto Clondalkin Common. The objective here is provide for continuous use when flooding occurs across the path here.

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

Natural Water acknowledge that the Camac overtops at the footpath in Clondalkin Commons into the nearby ditch during flooding events.

There is an alternative footpath and bridge nearby which is accessible during flooding events.

Therefore, the construction of a new bridge over this footpath is currently not being considered.

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

Mr. L. Brennan, A/Senior Engineer, responded to the members queries, and the motion was **AGREED**.

**C/104/26 – M9 Item ID: 90161 – Taken with Motion 8.**

Proposed by Councillor E. Ó Broin and seconded by Councillor W. Carey.

That this Area Committee agrees to erect an information sign at the point on the footpath in Clondalkin Park where the Camac overflow crosses it during periods of inundation in order to describe the 'Camac overflow mechanism' there to the general public.

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

Natural Water acknowledge that during heavy rain the pathway at Clondalkin Commons is liable to flooding.

This matter along with other parks liable to flooding has been discussed between Natural Water and Public Realm.

Public Realm are currently reviewing the signage in the parks, in accordance with the new SDCC branding policy.

Signage at areas that are liable to flooding will be under consideration during this review.

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

Mr. L. Brennan, A/Senior Engineer, responded to the members queries, and the motion was **AGREED**.

## **Community**

**C/105/26 – H13 Item ID: 89891 – Deputations for Noting**

(No Business)

**C/106/26 – H14 Item ID: 89893 – New Works**

(No Business)

**C/107/26 – H15 Item ID: 90013 - Report on 2025 Community Development Grants**

The following report was presented by Ms. F. Keane, Administrative Officer.

[H-I \(15\) Clondalkin Community Grants 2025 Report](#)

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

Ms. F. Keane, Administrative Officer, responded to members queries and the report was **NOTED**.

**C/108/26 – C8 Item ID: 89881 - Correspondence**

(No Business)

## **Housing**

**C/109/26 – H16 Item ID: 89897– New Works**

(No Business)

**C/110/26 – H17 Item ID: 90163 - Housing Delivery Report**

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

[H-I \(17\) Housing Delivery Report](#)

A discussion followed with contributions from Councillors F. Timmons, W. Carey, E. Ó Broin, T. Gilligan, L. de Courcy, and S O’Hara.

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

**C/111/26 – H18 Item ID: 90164 - Allocations Report**

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

[H-I \(18\) Q4 2025 Allocation Report](#)

The report was **NOTED**.

**C/112/26 – H19 Item ID: 90165 - Anti-Social Behaviour Report**

The following report was presented by Ms. F. Keane, Administrative Officer.

[H-I \(19\) Anti-Social Behaviour 2025 Q4 report](#)

The report was **NOTED**.

**C/113/26 – C9 Item ID: 89884 - Correspondence**

(No Business)

**C/114/26 – M10 Item ID: 89943 – Taken with Motion 12.**

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

That this Area Committee recognises the need for active protection of Rathcoole Woodlands within the Rural zoning (RU) lands, and asks the Chief Executive to actively prepare a management plan for the conservation and protection of the same in tandem

with the progression of reports in preparation for the planning application in relation to CS10 SLO 1 and submission of same as part of the planning application.

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

The council is currently reviewing all relevant requirements of the Development Plan, including CS10 SLO1, in the context of the proposed Part 10 development. In consultation with the County Heritage Officer, it is proposed that a Woodlands Management Strategy will be prepared to address the long-term conservation and protection of the woodland. This plan will focus on a low-intervention, nature-led approach. This report will be prepared in parallel with the design proposals and will take account of the development proposals. The preparation of the management plan will consider future maintenance implications with the objective of ensuring that any measures proposed are sustainable. The emphasis will be on conservation through minimal intervention, such as fencing, unless strictly required for ecological or safety reasons.

A discussion followed with contributions from Councillors F. Timmons, S O'Hara, L. de Courcy and W. Carey.

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

**C/115/26 – M11 Item ID: 89950.**

Proposed by Councillor F. Timmons seconded by Councillor S. O'Hara.

That this Area Committee issues a detailed report for discussion into the future use of housing (Address Supplied) and what action SDCC housing section will undertake to prevent anti-social in the vacant properties and gardens to prevent access and a timeframe for this?

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

The Housing Department, in conjunction with Architectural Services is currently undertaking a review and feasibility assessment of this site.

This is being undertaken with a view to developing an innovative proposal that will optimise the use of the site in line with our housing objectives. The outcome of this assessment will inform a detailed report, which will be presented to the Area Committee once the initial feasibility is complete and suitable design options have been prepared.

In the interim, we will conduct inspections of vacant units, and, where illegal dumping is identified, we will arrange for the removal of waste.

The Housing Officers carried out an inspection of the area recently and report that it is mainly littered with abandoned vehicles and have referred this on to the Waste Enforcement section for further investigation. To date, no reports of anti-social behaviour have been received. We will continue to monitor the area closely. Residents can email reports to [estmgt@sdblincoco.ie](mailto:estmgt@sdblincoco.ie)

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

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

**C/116/26 – M12 Item ID: 90002 – Taken with Motion 10.**

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

That this Area Committee recognises the need for active protection of Rathcoole Woodlands within the RU zoned lands, and asks the Chief Executive to actively prepare a management plan for the conservation and protection of the same in light of it being a protected habitat.

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

The council is currently reviewing all relevant requirements of the Development Plan, including CS10 SLO1, in the context of the proposed Part 10 development. In consultation with the County Heritage Officer, it is proposed that a Woodlands Management Strategy will be prepared to address the long-term conservation and protection of the woodland. This plan will focus on a low-intervention, nature-led approach. This report will be prepared in parallel with the design proposals and will take account of the development proposals. The preparation of the management plan will consider future maintenance implications with the objective of ensuring that any measures proposed are sustainable. The emphasis will be on conservation through minimal intervention, such as fencing, unless strictly required for ecological or safety reasons.

The Chief Executive will continue to progress this work as part of the overall development process and will keep members informed as matters advance.

A discussion followed with contributions from Councillors F. Timmons, S O'Hara, L. de Courcy and W. Carey.

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

## **Planning**

### **C/117/26 – Q8 Item ID: 89944**

Proposed by Councillor F. Timmons

To ask the Chief Executive to provide, in clear and unambiguous language, the steps required to progress the Fitzmaurice Road, Rathcoole Tree Protection Order (TPO) and the TPO at Green Lane, Rathcoole with indicative timelines.

### **REPLY:**

A motion was put to the Area Committee Meeting in October 2024 seeking a TPO at Fitzmaurice Road in Rathcoole. In the response to the motion the CE set out that Beechwood Lawns have been taken in charge since 1977, and the Council maintains the lands in question. Protection and management of all existing trees on Council lands was carried out in accordance with the Living with Trees SDCC Tree Management Policy 2021 -2026.

Having regard to the fact that the trees are in Council ownership, the response to the motion concluded that given the strong recognition of the value of trees in the Living with Trees Management Policy, Corporate Plan, Climate Action Plan and the Development Plan, the Planning Authority considered that the proposed TPO is not necessary or practical at this time and concluded that the proposed TPO was not expedient in the context of Section 205 of the Planning and Development Act 2000 (as amended).

While it is noted that the motion was passed at that meeting, a further clarification of the process for a TPO was set out in a recent response to item numbers 89477 and 89478 at the full Council meeting in January this year.

In short, the response to those items clarified that the making of a TPO is a reserved function of the Council and needs to include stated reasons.

However, assessing a request for a TPO and initiating a TPO statutory process is an executive function.

Under the new Planning and Development Act 2024, TPOs are legislated for in Section 267. This part of the 2024 Act is due to be commenced in 2026.

It is noted that Section 267(12) of the 2024 Act outlines that a person, in writing, or the members, by resolution, may request the planning authority to propose the making of an order and the planning authority may, where it considers it appropriate, do so.

When this legislative provision in the 2024 is commenced, it will provide further clarity that a person or a member may formally request the planning authority to consider

initiating a TPO and the planning authority, as an executive function, will consider if a TPO is appropriate.

**C/118/26 – Q9 Item ID: 90080**

Proposed by Councillor F. Timmons

To ask the Chief Executive for a detailed progress report on what SDCC has and is doing to ensure the restoration of the Rathcoole St Brigids Well on Tay Lane.

**REPLY:**

St Brigid's Well is located within private property. It is a recorded monument with reference number DU021-030004 Ritual Site - Holy Well. As such, it is protected under the National Monuments Act 1994 as amended and any works to the Holy Well would be subject to license.

A Planning Application SD22A/0342 was made previously in respect of lands containing the holy well, with a proposal for the holy well to be located within an area proposed as Public Open Space.

The planning process involved engagement with the National Monuments Service (NMS) as a statutory consultee. Following assessment of the planning application the NMS noted the Archaeological desk-based assessment report prepared by the applicants, concurred with the recommendations of the report and recommended that archaeological conditions be applied in regard to a conservation management plan for the recorded monument and the proposals set out in the management plan be agreed prior to the commencement of development. Such a plan was required to include details relating to landscaping and stabilisation works.

The proposed development was subject to requests for additional information and clarification of additional information and was granted planning permission, with a final grant issuing on the 07th June 2023. Condition 3 title archaeological conservation set out and required a number of measures to be carried out prior to the commencement of development including a Conservation Management Plan as per the recommendations of the NMS.

Through compliance the applicant sought a deferral of this condition citing a delay with the licensing application through the NMS. The compliance submission was reviewed by SDCC and the NMS and was deemed to not be compliant as the applicants had not submitted a Conservation Management Plan as per the details of condition 3. The applicant was notified of this outcome on the 07/11/2024.

The applicants resubmitted compliance with condition 3 on the 09/12/2024 including a conservation management plan. On the 07/02/2025 the applicant was notified that the

content of the revised submission was deemed to be compliant with the requirements of the condition 3.

The Conservation Management Plan stated the following: A Conservation Management Plan for the Holy Well monument DU021-030004 was a condition of the grant of permission by South Dublin County Council. However, archaeological test trenching failed to identify the monument. It is possible that it was demolished at some point in the latter half of the 20th century. It is also possible that it survives outside of the trench locations.

The report concluded by recommending that all groundworks, either clearing or excavation, be archaeologically monitored within the area of Trenches 5 & 8 (Figure 6) and that should it be found, the well should be cordoned to avoid any damage and stabilised for preservation in-situ and a Conservation Plan be resubmitted.

If the monument is not located or it is confirmed to have been removed, it is recommended that the proposed green space area be maintained and an information plaque be erected to include the historical background and cultural importance of the monument.

**C/119/26 – Q10 Item ID: 90150**

Proposed by Councillor S O’Hara

To ask the Chief Executive what enforcement action is being taken in relation to repeated breaches of planning conditions at the Muldowneys development site in Rathcoole.

**REPLY:**

A S152 warning letter was issued to the developer in relation to condition 4 of the granted permission SD22A/0096.

An inspection will be scheduled as a follow up to the S152 warning letter.

**C/120/26 – H20 Item ID: 89900 - New Works**

(No Business)

**C/121/26 – C10 Item ID: 89887 - Correspondence**

(No Business)

**C/122/26 – M13 Item ID: 90156**

Proposed by Councillor E. Ó Broin.

That this Area Committee agrees to discuss possible avenues of development of Castle Park (located at the junction of Watery Lane and Woodford Walk) in terms of biodiversity, woodland planting, car parking (for sports fixtures), all weather sports facilities, housing and anything else that its zoning would allow.

In the absence of Councillor E. Ó Broin, the motion **FELL**.

## **Transportation**

### **C/123/26 – Q11 Item ID: 89946**

Proposed by Councillor F. Timmons

To ask the Chief Executive for an updated report on the planned footpath between Millbrook Nursing Home and Saggart Village that details reasons for delay, cost, and steps to ensure it happens this year.

Reference for request - Development Plan Meeting - 1st March 2022

Motion Detail Ref SD-C195-64 from Saggart Village Residents' Association (P627 CE Report), that an SLO be added under SM2 Objective 5 "to improve the safety of the road for pedestrians between Millbrook Nursing Home and Saggart Village." (There is currently no footpath on Castle Road beyond Drury Mills. This is a barrier for residents accessing community facilities on foot and a safety issue).

#### **REPLY:**

In 2024 the progression of this new footpath was investigated and local residents engaged with. Unfortunately there was opposition from local residents to a new footpath here which has meant this scheme is likely to attract opposition.

As a consequence of this the scheme will require more planning, engagement and management and currently there is no resource available to undertake this work.

### **C/124/26 – Q12 Item ID: 90124**

Proposed by Councillor E. Ó Broin

To ask the Chief Executive if there have been any cases in the last two years in the Woodford/Knockmitten area of Clondalkin where contractors engaged under the footpath maintenance programme, have been asked to redo their work after work has been inspected by SDCC staff?

#### **REPLY:**

Over the last two years, no contractor has been asked to redo large areas of works carried out under the Footpath Repair Programme in the Woodford/Knockmitten area of Clondalkin. In a small number of locations the contractor has been requested to carry out minor remedial works.

The textured finish of the concrete is acceptable, on the whole, and while the revised levels are slightly different to the pre-existing ones, the concrete is not failing and appears to be structurally sound. The aesthetics of the footpath alone is not adequate justification for extensive remedial works given the environmental impacts the breaking

out and disposal of existing concrete and the carbon footprint involved in the manufacturing of new concrete.

**C/125/26 – Q13 Item ID: 90149**

Proposed by Councillor S. O’Hara

To ask the Chief Executive when the remaining works on the double yellow lines at Aubrey Manor, Rathcoole, will be completed and can clarification be provided on when enforcement will commence, as residents in the area continue to raise parking issues.

**REPLY:**

The Traffic Section confirms that road marking works at Aubrey Manor, Rathcoole have been completed. An Garda Síochána have granted the required statutory approval for the existing double yellow lines, and these markings are now in place on site. No additional double yellow line markings are currently recommended at this location.

Enforcement of parking restrictions is a matter for An Garda Síochána. Residents may contact them directly regarding ongoing parking or obstruction concerns.

**C/126/26 – Q14 Item ID: 90166**

Proposed by Councillor E. Ó Broin

To ask the Chief Executive if any parts of Kilcarbery Grange have been taken in charge by SDCC yet?

**REPLY:**

Currently, no phases of the Kilcarbery-Grange estate have been taken in Charge by South Dublin County Council.

The developer is engaging with South Dublin County Council and progressing the taking in charge checks and submissions on several phases of the development. However, some significant items are still to complete. Several SDCC departments are working consistently with the developer to try to address the remaining snags and to start the public taking in charge consultation of some of the phases of this estate. An insurance bond is being retained by the Council for each of the phases of the estate. These bonds will encourage the developer to complete the taking in charge process in a timely manner in order to discharge the need and cost of maintaining the bond in place.

**C/127/26 – H21 Item ID: 89902 - New Works**

(No Business)

**C/128/26 – H22 Item ID: 89904 - Proposed Declaration of Roads to be Public Roads**

(No Business)

**C/129/26 – C11 Item ID: 89889 - Correspondence**

(No Business)

**C/130/26 – M14 Item ID: 89875**

Proposed by Councillor T. Gilligan.

That this Area Committee request the manager agrees to install speed restrictions, clear signage, road markings, widen stretches of the road and/or install pull-over areas at Baldonnel Road & Barney's Lane. (<https://votelf.com/rep/8129-Request-speed-restriction-Barneys-Lane-Baldonnell-Lower-County-Dublin> - ?? Yes 23 ?? No 0 ?? Abstain 0)

In the absence of Councillor E. Ó Broin, the motion **FELL**.

**C/131/26 – M15 Item ID: 90157**

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

That this Area Committee agrees that SDCC should provide a white line pedestrian crossing at the entrance to Greenpark SC to allow for safe crossing for students of Sacred Heart Primary School.

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

Pedestrian crossing at the entrance to Greenpark Shopping Centre / Sacred Heart Primary School has been included in the current list for pedestrian crossing review by the Traffic Section. A technical assessment will be undertaken to determine the most appropriate crossing type and any associated safety measures required.

Delivery of a crossing at this location will be subject to availability of resources and funding.

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

Ms. J. Hegarty, Senior Engineer, responded to the members queries, and the motion was **AGREED**.

**C/132/26 – M16 Item ID: 90219**

Proposed by Councillor T. Gilligan.

That this Area Committee request the manager outlines the position re cars damaged by potholes on local roads in Clondalkin LEA.

In the absence of Councillor E. Ó Broin, the motion **FELL**.

**The meeting concluded at 5.04 p.m.**

**Siniú** \_\_\_\_\_

**Dáta** \_\_\_\_\_

**Cathaoirleach**