

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, June 08, 2026

HEADED ITEM NO.1

HEADED ITEM: Community Directorate

CONFIRMATION AND REAFFIRMATION OF MINUTES - FOR APPROVAL

Minutes of South Dublin County Council May 2026 County Council Meeting held on Monday 11 May 2026

PRESENT

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

OFFICIALS PRESENT

Chief Executive	C. Ward
Directors	J. Frehill, E. Burke, T. Walsh, E. Leech, R. FitzGerald, T. Kavanagh, E. Clancy
County Architect	C. Harte
Senior Executive Officers	B. Shannon
Senior Executive Engineer	A. O'Mullane
Senior Executive Architect	S. Collins
Staff Officer	P. Mens
Assistant Staff Officers	A. Holohan, R. Murray

The Mayor, Councillor P. Kearns, presided.

Apologies were received from Councillors W. Carey, L. Dunne, P. Holohan, G. Moore and E. Ó Broin.

WEBCASTING NOTICE

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

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

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

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

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

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

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

H1/0526 **CONFIRMATION AND REAFFIRMATION OF MINUTES - FOR APPROVAL**

Minutes of the March Council Meeting held on 13 April 2026, which had been circulated were submitted and **APPROVED** as a true record and signed in the proposition of Councillor P. Kearns and seconded by Councillor F. Timmons and the members **AGREED**.

Minutes for the April 2026 Council Meeting

H2/0526 **REPORTS OF AREA COMMITTEES - FOR NOTING**

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

H3/0526 **STANDING COMMITTEES ORGANISATION, PROCEDURE & FINANCE - FOR APPROVAL**

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

H4/0526 **STRATEGIC POLICY COMMITTEES - FOR NOTING**

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

H5/0526 **REPORTS REQUESTED BY AREA COMMITTEES - FOR NOTING**

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

QUESTIONS

It was proposed by Councillor P. Kearns and seconded by Councillor M. Duff and **RESOLVED**:

“That pursuant to Standing Order No. 22, Questions numbered Q1 – Q24 be ADOPTED and APPROVED”

Q1/0526 **Councillor Y. Collins**

To ask the Chief Executive what measures the Council may take to assist residents affected by flooding in seeking future flood insurance post completion of a flood alleviation scheme

REPORT:

The Department of Finance holds primary responsibility for policy matters concerning insurance, including flood insurance. The Department actively engages with the insurance sector on all aspects of insurance reform, addressing issues related to flood coverage.

These topics remain a priority for the Government, and ongoing efforts are directed at promoting a proactive and responsive approach from the insurance industry regarding the provision of flood insurance.

The OPW has a role to assist insurance companies to consider the protection provided by completed flood defence schemes. The OPW has a Memorandum of Understanding (MoU) with Insurance Ireland, the representative body of the insurance industry. The MoU sets out principles of how the two organisations work together to ensure that appropriate and relevant information on these completed schemes is provided to insurers to assist the industry to offer flood risk coverage to the public.

A Working Group functions according to the MOU to facilitate data sharing with the insurance sector. The OPW supplies information derived from the detailed designs of finished flood relief schemes.

The OPW, through the Catchment Flood Risk Assessment and Management (CFRAM) Programme, conducted the largest ever flood risk study in Ireland to date, covering 80% of properties vulnerable to major flooding. The OPW Flood Maps, that show the flood risk for 300 communities, are a key output of the study together with 29 Flood Risk Management Plans, with the proposed flood relief measures to address the flood risk in each community.

The Flood Maps are available to the public at www.floodinfo.ie and show likely flood extents for communities, not individual properties, based on current and future data.

The Disclaimer and Conditions for Use of the OPW Flood Maps on www.floodinfo.ie includes a provision that users of the website must not use the Flood Maps, or any other content of the website for commercial purposes. As such, the Disclaimer prevents insurance companies from using the flood maps generated by the OPW.

The insurance industry has its own flood modelling tools for assessing the level of risk that it is willing to underwrite in relation to individual properties. Insurance Ireland, the representative body of the insurance industry, has highlighted to the OPW that it does not use the OPW flood maps to inform its flood modelling. The decision on whether to offer insurance, the level of premiums charged and the policy terms applied are matters for individual insurers. Insurance companies make commercial decisions on the provision of insurance cover based on their assessment of the risks they would be accepting on a case-by-case basis. In accordance with the EU framework for

insurance (Solvency II Directive), the Government cannot direct the provision or pricing of insurance products.

On request, the council can provide a 'Letter of Comfort' to a house owner regarding the flood risk of their property. This letter will reflect the flood risk from the OPW flood maps on www.floodinfo.ie at the time of the request.

Q2/0526 Councillor L. de Courcy

To ask the Chief Executive if, considering the ongoing fuel crisis and rising fuel costs for hauliers and other fuel-dependent businesses, the Council will consider providing a credit on fees, or reducing or waiving fees for a period, for items such as abnormal load permits and, where applicable, commercial rates.

REPLY:

Sections 102 and 103 of the *Local Government Act 2001* require that, in each local financial year, a local authority prepares a draft budget setting out the income and expenditure necessary to carry out its functions for the ensuing year. The draft budget is considered by the elected members at the statutory budget meeting and is adopted by resolution. The annual rate on valuation for the relevant financial year is determined as part of this budget process, in accordance with the timeframe prescribed by Ministerial regulations.

Abnormal load permits are processed under S.I. No. 283/2007 – *Road Traffic (Special Permits for Particular Vehicles) Regulations 2007*. A fee is charged for the issue of a special permit to allow vehicles carrying abnormal loads to travel on roads within South Dublin County Council's administrative area. The fee contributes to the cost of administering the permit system; waiving or crediting the fee would create an additional cost for the Council that is not provided for within the budgetary framework. Accordingly, the Council will not amend the fees or introduce a credit.

Notification to the Council of an intention to use the road network affords the Council an opportunity to manage and control the movement of large vehicles, including facilitating travel at off-peak times where appropriate.

Local authorities have a statutory obligation to levy and collect commercial rates in respect of all rateable properties. This obligation is set out in rates legislation, including the *Local Government Rates and Other Matters Act 2019* (as commenced).

The Act provides that, in each local financial year, each rating authority must impose and collect a charge in respect of each

relevant property included in the valuation list published by the Commissioner of Valuation.

Accordingly, South Dublin County Council has a statutory duty, rather than a discretionary power, to levy and collect commercial rates. As commercial rates represent a significant source of income for the Council, the Council is not in a position to provide a credit on, or to review, reduce or waive commercial rates for hauliers or other businesses that are heavily reliant on fuel during the current fuel crisis.

Q3/0526

Councillor L. de Courcy

To ask the Chief Executive if the Council will review commercial rates for hauliers and other businesses that are heavily reliant on fuel during the current fuel crisis.

REPLY:

Local authorities in Ireland have a statutory obligation to levy and collect commercial rates on all rateable commercial properties. This obligation is reinforced by the Local Government Rates and Other Matters Act 2019, which came into effect on 1 January 2024.

The Act states that in each local financial year, each rating authority shall impose and collect a charge levied in respect of a relevant property included in the valuation list caused to be published by the Commission of Valuation.

Therefore, South Dublin County Council has a statutory duty, not a discretionary one, and rates are a significant source of income for South Dublin County Council.

Under Section 15 of the Local Government Rates and Other Matters Act 2019, a local authority may introduce one rates waiver scheme per financial year but only if it meets strict criteria, such as:

- It must be proposed at a Strategic Policy Committee
- Go through public consultation
- It must be approved by the Members
- It must support one of the following objectives: a National Spatial strategy, the organisation's development plan, a local area plan or a local economic and community plan
- It must be made in advance of the financial year concerned.

Waiver schemes must be objective based and cannot be created ad hoc in response to market conditions.

Q4/0526

Councillor L. de Courcy

To ask the Chief Executive to confirm what steps SDCC has taken to identify all premises within its functional area that are operating as international protection accommodation without a valid notification, exemption or planning permission, and what action the Council proposes to take in respect of any such premises identified?

REPLY:

The Planning Department does not maintain a central register of premises used for international protection accommodation. Notwithstanding this, the Planning Authority manages changes in the use of premises within its functional area through a combination of statutory planning functions, including the assessment of planning applications, Section 5 exemption requests and enforcement complaints received from members of the public or elected representatives.

Where information comes to the attention of the Planning Authority suggesting that a premises may be operating as international protection accommodation without the benefit of a valid planning permission, exemption or notification, the matter is assessed on a case-by-case basis having regard to the specific facts, the nature of the use, the relevant classes of exempted development and the provisions of the Planning and Development legislation. Any enforcement action pursued by the Council is carried out in accordance with statutory requirements.

Q5/0526

Councillor P. Holohan

To ask the Chief Executive what the process is for community groups to access SDCC resources (for example, equipment and supports) to run litter-picking and local clean-up days in their estates?

REPLY:

The Environmental Awareness Section facilitates and incentivises the efforts of community groups, residents' associations, and youth organisations engaged in environmentally responsible activities, such as community clean-ups, paint enhancements, and small-scale landscaping projects. These initiatives are supported through SDCC's community-oriented Social Credits Scheme. The programme fosters collaboration and delivers practical support to empower groups to contribute to cleaner, greener, and safer communities.

Community groups interested in the Social Credit's Scheme apply for resources by completing SDCC's Social Credit System Application Form, available at www.sdcc.ie, and liaising with the Environmental

Awareness team at envawareness@sdublincoco.ie The Social Credit System Application is processed in collaboration with the relevant Departments in SDCC and information on existing SDCC services and facilities is provided to each community group.

The paint enhancement component of the Social Credits Scheme is accessible via the application form for local clean-up days. Community groups are encouraged to submit an image of the site identified for maintenance and improvement. As part of the community litter picking element of the scheme, resources including heavy-duty refuse sacks, litter pickers, durable gloves, biodegradable leaf bags, anti-litter signage, high-visibility vests, and gardening tools will be provided by the council. Tools, paints, and litter-picking materials may be collected from either the Tallaght or Clondalkin Civic Offices. After the community clean-up event has been scheduled and the Environmental Awareness Section notified, arrangements will be made for the removal of bagged waste materials by the team.

Public awareness and environmental education initiatives like “Zero Trace” and “Zero Waste” aim to reduce litter and involve schools and communities in anti-litter and anti-graffiti efforts. SDCC helps fund the annual “Picker Pals” programme, which educates primary students on the impact of litter and encourages waste reduction. The Environmental Awareness team will keep providing “Picker Pals” packs for students to use at home with their families, promoting responsibility and pride in their local environment.

In collaboration with An Taisce, South Dublin County Council (SDCC) commenced Spring Clean Month by organizing a litter collection event in Lucan Village on 1 April 2026. The initiative engaged local representatives, residents, and community organizations, including Lucan Tidy Towns, Sarsfield Park Residents Association, Beech Park Residents Association, Lucan Beaver and Cubs Scout Group, Lucan Kayak Club, Lucan Spring Cleaners, and Adamstown Tidy Towns. SDCC facilitated the removal of waste electrical and electronic equipment through Recycle IT, Clondalkin. Additionally, FoodCloud supported the event by providing refreshments to participating community groups as part of its efforts to redistribute surplus food and prevent food waste. Since the launch at the beginning of April 2026, more than 100 community groups within South Dublin County have registered and received complimentary clean-up kits for Spring Clean Month.

In 2025, SDCC allocated more than €62,000 in funding to community groups through the Social Credit Scheme. For 2026 to

date, there has been a significant increase in participation from local community groups, which has fostered greater civic pride and a sense of ownership. Genuine and lasting change is achieved when individuals actively engage in their communities.

Q6/0526 **Councillor P. Holohan**

To ask the Chief Executive what supports and resources are available from SDCC to help community groups plant flowers in their area, and how groups can apply to access them?

REPLY:

Community groups, residents' associations and youth groups who have identified an area for minor planting and enhancement will receive assistance and resources under the Social Credits - Minor Community Landscaping Scheme. By completing the SDCC Social Credit System Application Form, available at www.sdcc.ie, and liaising with the Environmental Awareness team at envawareness@sdublincoco.ie community groups can avail of assistance from a qualified horticulturist. The horticulturist will conduct a site visit with the group, offering expert guidance regarding appropriate bulb, plant, and tree species to improve the area and promote both biodiversity and pollinators.

Resources such as gardening tools—including spades, shovels, hand trowels, bulb planters, secateurs, heavy-duty gloves, rakes, and biodegradable leaf bags—are provided through the Social Credit Scheme. During the autumn, community groups receive spring-flowering pollinator plants as part of the 'Bulbs Not Bonfires' Social Credits campaign. Owing to increased demand in 2025, over €5,500 was allocated for pollinator bulbs to benefit local community organisations. While the 'Bulbs Not Bonfires' initiative is active, SDCC offers complimentary access passes to the Ballymount Civic Amenity site for groups participating in local clean-ups. The Council acknowledges the significant dedication and contributions of community groups in fostering cleaner, greener, and safer communities. In 2025, SDCC allocated more than €62,000 to community groups via the Social Credit Scheme to promote local pride and encourage community stewardship.

Alongside the Social Credit Scheme, the Anti-Litter and Anti-Graffiti Grant—funded by SDCC in collaboration with the Department of Climate, Energy and the Environment—supports community organisations in addressing littering and graffiti through targeted projects and the development of areas to promote biodiversity. SDCC actively engages with community groups, and on 22nd April 2026,

the Climate Change and Environmental Awareness Section conducted a 'Sustainability, Circular Economy and Biodiversity Event' at Tallaght Library for all SDCC Tidy Town Community Groups. Expert speakers provided these groups with comprehensive guidance and information aimed at enhancing biodiversity, including recommendations for insect- and wildlife-friendly planting. Sustainable and circular economy practices were discussed, and volunteers received instruction on creating planters from repurposed waste pallets. SDCC remains committed to this community-led approach, fostering pride of place and preserving our shared spaces for current and future generations.

Q7/0526

Councillor R. Mannion

To ask the Chief Executive to provide a report on the feasibility of installing publicly accessible defibrillators by (a) using existing public infrastructure (such as electrical boxes, bus shelters and public lighting) versus (b) providing a dedicated power supply.

REPLY:

South Dublin County Council is not a service provider with respect to defibrillator installation, with the expertise for the development of such infrastructure delivered by third party providers.

Notwithstanding this, the Council intends to launch the Beyond County Hall Innovation Fund in May 2026, inviting proposals from interested parties to develop innovative initiatives across the County. As part of this, the Council will support the development of SMART solutions in the area of health, where interested parties with expertise in the development and installation of defibrillators can submit proposals.

Such proposals can assess the optimal means for accessing electrical infrastructure to support the development of publicly accessible defibrillators as part of this process; with the innovation fund supporting solutions to be tested before the potential roll-out of such infrastructure across the county. The overall fund has a budget of €250,000, with all proposals expected to be developed before year-end 2026. By opening up this fund to the delivery of health-related innovations will facilitate the submission of third-party proposals with the expertise in the relevant fields such as the development of defibrillators, which can be tested and the feasibility of power supply options can be robustly assessed as part of an overall proposal.

Q7 (b) IMG-20260413-WA0005

Q7 (c) 20260414_084217

Q8/0526

Councillor R. Mannion

To ask the Manager to detail the processes in place to ensure road works and adjustments are completed to the specifications given e.g. distance from corner to cycle track bollards and how sharp some corners are being made for traffic calming measures

REPLY:

New road schemes, junction layouts, traffic calming measures and cyclist and pedestrian facilities are designed in accordance with **the Design Manual for Urban Roads and Streets (DMURS)** and the **Cycle Design Manual, 2023**.

DMURS provides guidance on junction geometry, corner tightness and design speeds to ensure lower vehicle speeds while still accommodating necessary vehicle movements. The Cycle Design Manual sets minimum and desirable distances for features such as bollards, kerbs and build-outs relative to cycle tracks, to ensure cyclist safety, visibility and accessibility. Traffic calming guidance informs the use of measures such as tightened junction radii, build-outs, raised tables and priority changes, ensuring they are effective while remaining safe and navigable.

All designs are subject to internal technical review by the Council's Roads, Transportation and Active Travel teams prior to approval. Where schemes are complex or located on strategic routes or are funded by external agencies, further engagement can take place with external agencies such as the National Transport Authority.

At the construction stage, works are inspected by Council engineering staff to ensure they are being delivered in accordance with the approved drawings and specifications. This includes checks on dimensions, set-backs, gradients, surface finishes and the positioning of features such as cycle track bollards and kerb alignments. Any deviations identified during inspection must be corrected before works are certified as complete.

In addition, a Road Safety Audit (RSA) process applies to relevant schemes, particularly where new junctions, traffic calming measures or cycling infrastructure are introduced. The RSA process independently examines how the completed layout operates in practice and may recommend modifications where safety concerns are identified.

This approach ensures that traffic calming and active travel measures balance safety, accessibility, and the needs of all road users.

Q9/0526

Councillor E. Ó Broin

To ask the Chief Executive if the Council still publishes, online and on Council notice boards, a list of horses that it has impounded?

REPLY:

SDCC publishes information regarding horses seized by the Council when ownership is unknown. Seized horses are held at the Council's Horse Pound, where a comprehensive description is documented and each animal is scanned for a microchip. If no microchip is present, one is implanted for identification purposes. The owner, if identified, will be notified accordingly. In cases where ownership cannot be determined, a public notice is posted at County Hall, Tallaght, Civic Offices, Clondalkin and on the Council's website under [Current Seized Horses](#) detailing the horse(s) seized and stating that if not claimed within 5 days the horses will be disposed of or rehomed by the Council's Pound. All details in relation to horses seized are here [Horses - SDCC](#) If any horse have been seized and details published, they will be listed under seized horses here [Seized Horses - SDCC](#) At present, there are no horses listed.

Release conditions for Impounded Horses:

In order to reclaim a horse, the owner is required to produce the following documentation along with the relevant fees.

Owner's official photographic I.D.

1. Proof of Ownership of the horse / horses
2. A valid Horse License (for each horse)
3. Horse Passport for each horse (for each horse)
4. Evidence that the horse is microchipped and registered
5. Proof of permission from equine registered landowner where horse/ horses are kept
6. Payment of all fees due to South Dublin County Council arising from the seizure and detention of the horse

South Dublin County Council can issue you a License at €30 (for each horse) and can also apply for a horse passport on your behalf at a cost of €98.50 per horse. Fees must be paid before the horse (s) are released.

To make a complaint or report stray horses:

Call into South Dublin County Council's Head Office or contact the office by phoning (01) 4149000 between 09.00 and 17.00.

For after-hours emergencies only, please contact your local Garda Station:

Tallaght (01) 6666000 | Ronanstown (01) 6667700

Clondalkin (01) 6667700 | Lucan (01) 6667300
Rathcoole (01) 6667900 | Rathfarnham (01) 6666500 | Terenure
(01) 6666400

You may also e-mail info@sdblincoco.ie or use our [Online Customer Care Contact Form](#).

Information on Legislation: [Control of Horses Act, 1996](#)

Other Useful Information:

DSPCA

E-Mail: info@dspca.ie

Web: www.dspca.ie

If you have a general query with the **DSPCA** contact them on 01-4994700

If you wish to report an animal welfare issue, please contact the **DSPCA** on 01-4994727

If you wish to report animal cruelty, or if an animal is in immediate danger, please contact the **DSPCA** on 01-4994702

Q10/0526 [Councillor E. Ó Broin](#)

To ask the Chief Executive if members of the public should report incidents of horses tied up on public land to the Council?

REPLY:

Members of the public who observe horses tied up on public land are encouraged to report such incidents to the Council. This allows the matter to be assessed promptly in terms of animal welfare, public safety, and compliance with relevant legislation, and enables the Council to engage with the appropriate agencies where necessary.

To make a complaint or report stray horses:

Call into South Dublin County Council's Head Office or contact the office by phoning (01) 4149000 between 09.00 and 17.00.

For after-hours emergencies only, please contact your local Garda Station:

Tallaght (01) 6666000 | Ronanstown (01) 6667700

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Rathcoole (01) 6667900 | Rathfarnham (01) 6666500 | Terenure
(01) 6666400

You may also e-mail info@sdblincoco.ie or use our [Online Customer Care Contact Form](#).

Information on Legislation: [Control of Horses Act, 1996](#)

Further details in relation to keeping of horses in a declared control area can be found here [Horses - SDCC](#)

Information on Legislation: [Control of Horses Act, 1996](#)

Other Useful Information:

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If you wish to report animal cruelty, or if an animal is in immediate danger, please contact the **DSPCA** on 01-4994702

Q11/0526 [Councillor E. Ó Broin](#)

To ask the Chief Executive if he has an estimate of the number of pet dogs in the county?

REPLY:

There are currently 5,595 dog licences registered within the SDCC administrative area. A dog licence is a legal requirement for dog owners under the Control of Dogs Act.

Annual licences are available at a cost of €20 while lifetime licences are available at a cost of €140. Dog licences can be purchased at any Post Office or online at www.licences.ie

As part of standard operating duties, SDCC Dog Wardens carry out dog licence inspections throughout the administrative area. Dog owners that do not have a licence for their dogs, are liable to an on-the-spot fine from an SDCC Dog Warden of €150.

With the exception of dog licence data, there is no official or published data available on the number of pet dogs specifically in South Dublin County. This information is not collected by the Central Statistics Office (CSO) nor the Department of Agriculture, Food and Marine. It is estimated that one in four households in Ireland are dog owners.

The total amount of dog licences issued throughout the administrative areas, over the past five years, is as follows:

Year	Number of Dog Licences Issued
2021	8,172
2022	7,791
2023	7,248
2024	6,677
2025	5,967

SDCC is committed to promoting responsible dog ownership throughout the administrative area. For more information, please see [responsible-dog-ownership11.pdf](#)

Q12/0526 Councillor E. Ó Broin

To ask the Chief Executive if the number of Dog Wardens he employs should be commensurate with the number of pet dogs in the county?

REPLY:

The number of Dog Warden positions has recently been increased from two to four. Funding for local authorities to enhance dog warden services beginning in 2025 was announced by the Minister for Rural and Community Development, the Minister for Housing, Local Government and Heritage, and the Minister of State with Responsibility for Local Government and Planning. South Dublin County Council received an allocation of €100,000 to support the recruitment of additional Dog Wardens.

This funding addresses rising demands related to dog control and aims to ensure adequate resources are available for implementing the Control of Dogs XL bully regulations introduced in late 2024.

The Dog Warden's role is the enforcement of the Control of Dogs Act 1986 as amended. This includes:

- responding to complaints relating to dogs not under effectual control and/or dangerous dogs
- carrying out of licence checks and the initiation of enforcement proceedings where possible
- seizure and collection of unwanted/stray dogs and removal to the dog shelter.

The Dog Wardens can be contacted on 01 414 9213.

Administrative support for the Dog Warden Service is also provided and includes:

- dealing with complaints and queries from and referring to the Dog Warden where appropriate

- providing general advice to the public in relation to licencing, barking dogs
- following up on unpaid fines, and preparing files for prosecutions where appropriate
- reconciling and maintaining dog licence records

Dog Shelter facilities are provided under contract with Midland Animal Care Ltd., are located at Dublin County Dog Shelter, Lyons Road, Newcastle, Co. Dublin.

SDCC conducts ongoing evaluations of the Dog Warden service to ensure that resources are allocated effectively according to operational needs, rather than relying exclusively on estimated dog population data.

Q13/0526 Councillor E. Ó Broin

To ask the Chief Executive if he would consider licencing the installation of fairground carousels as permanent features at the three urban plazas outside his buildings: Parthalán Place, on the plaza outside the Clondalkin Civic Office and outside the forthcoming council building in Adamstown?

REPLY:

The relevant open spaces have and are being designed to act as multi-functional urban plazas to accommodate different uses in animating and activating these spaces.

Both Parthalán Place and the Clondalkin Civic Office plaza form part of the Council events programme, where different events will take place during the course of the year, helping to promote Tallaght and Clondalkin as destinations for events, including summer, Halloween and winter events. In this regard, both spaces need to be flexible enough to facilitate a variety of uses and it is therefore not intended to locate permanent installations in these spaces, including fairground carousels.

Such installations will however be considered as part of the hosting of any events taking place in these spaces throughout the course of the year. A similar approach will apply to any publicly owned or managed public open space in Adamstown.

Q14/0526 Councillor J. Sinnott

To ask the Chief Executive, since the rollout of outdoor exercise equipment across SDCC parks, how many incidents of vandalism or damage to the equipment have been reported?

REPLY:

As part of the management protocol for outdoor exercise equipment in SDCC parks, staff conduct weekly inspections to identify any maintenance and safety concerns. A maintenance contract is established to address issues as they arise. To date, most repairs identified and completed are related to routine maintenance, which is anticipated given normal usage and the aging of the equipment. Incidents requiring repairs due to vandalism are uncommon, owing to both the high frequency of use and the durability of the installed equipment. In addition to internal weekly checks, independent quarterly and annual inspections are conducted to evaluate the condition and safety of the equipment for park users.

Outdoor exercise equipment was first introduced in parks in 2012. The success of this initiative has resulted in installations at further locations, including the addition of age-friendly equipment, Multi – use Games Areas (MUGAs), calisthenic apparatus, skate parks, pump tracks, and other amenities.

Q15/0526 Councillor J. Sinnott

To ask the Chief Executive to outline what oversight SDCC has to ensure that approved housing bodies managing social housing achieve full occupancy and that no housing unit is left vacant?

REPLY:

The Approved Housing Body (AHB) Code of Practice is a framework, which standardises and tracks the social housing nomination and allocation process between local authorities and AHBs.

Staff from our housing allocations team engage in regular meetings with AHBs to review vacant re-let and newly constructed properties, ensuring timely nominations and allocations to eligible households on the social housing waiting list.

As part of our commitment to improving operational efficiencies and reducing waiting times in the allocation of new social homes we are piloting the advertisement of multiple properties in new AHB housing developments through Choice Based Lettings (CBL). By adopting this streamlined approach, this has led to the quicker allocation of new homes. Applicants are then assigned their new homes in consultation with the respective AHB.

Q16/0526 Councillor J. Sinnott

To ask the Chief Executive to advise on the drawdown of vacant property refurbishment grants in 2026.

REPLY:

The Vacant Property Refurbishment Grant was launched in 2022 as a financial support to carry out refurbishment works to bring vacant and derelict properties back into use as a principle private residence or rental property. A grant of up to €50,000 is available for the refurbishment of properties that have been vacant for at least two years. A top up grant of an additional €20,000 is available for properties that are deemed to be derelict. We have received 301 Vacant Property Refurbishment Grant applications to date. In total, 124 grants have been processed for payment to date in the amount of approx. €6.2m broken down as follows:

Year	No of grants paid	Total Amount
2024	37	€1,866,101.16
2025	60	€2,983,818.56
2026	27	€1,349,675.73

The Minister for Housing, Local Government and Heritage, James Browne has recently announced new funding including the Vacant Above the Shop Grant, aimed at unlocking unused spaces in cities, towns, and villages by converting vacant and derelict buildings and unused above the shop areas into residential homes.

The Vacant Above the Shop Grant supports the refurbishment or conversion of vacant space above existing commercial premises to create new homes, while retaining the commercial element of the building. The upper floors of the property must have been vacant for at least two years with grant funding of up to €95,000 available for the refurbishment/conversion of the first above the shop unit, with additional funding of up to €20,000 for a second unit and a further €20,000 where three or more units are created, subject to a maximum of €135,000 per building. Completed units may be used as a principal private residence or made available for rent.

The Vacant Property Refurbishment Grant is being expanded to support bringing more vacant and derelict properties into use as homes. This includes the provision of top-up amounts to existing grant levels where vacant former commercial/public use buildings are being converted in their entirety into two or more residential units.

The Expert Advice Grant has also been made available to support owners in advance of applying for the Vacant Above the Shop Grant by providing up to €5,000 towards the cost of professional advice on conversion of above the shop spaces and of entire former commercial properties to residential units. The grant applies to vacant above-the-

shop properties and former commercial or public use buildings and supports the preparation of an Expert Advice Report to help progress properties towards residential use.

Further information about all the grants and schemes available to bring vacant and derelict properties back into use including frequently asked questions and application forms are available on the Council's website [Vacant Homes - SDCC](#).

Q17/0526 **Councillor J. Sinnott**

To ask the Chief Executive for a progress update on the pilot project to provide real-time information on the availability of accessible parking spaces across the County, and on the related 'Bluebadge' app, which is intended to provide real-time information for people with disabilities.

REPLY:

South Dublin County Council is currently engaged in two separate but complementary pilot initiatives aimed at improving the accessibility and management of disabled parking across the County.

Blue Badge App Pilot

The Council is progressing a pilot project to develop an app for registered Blue Badge holders, intended to provide real-time information on the availability of accessible parking spaces. This pilot initially covers 19 identified locations across the County and is focused on improving access to information for people with disabilities and supporting more efficient use of existing disabled parking provision.

Following the initial deployment of sensors, safety concerns were identified in relation to surface-mounted units. These issues are being addressed through the replacement of sensors with flush-mounted alternatives in order to mitigate any risk of slips or trips. The pilot remains under review, with learnings informing both accessibility outcomes and future design decisions.

Access Earth (SPACES) Pilot

In addition, the Council is participating in a demonstration pilot with Access Earth under the SPACES project. This separate pilot involves the temporary installation of sensors in a limited number of accessible parking bays, with the primary purpose of assessing patterns of use and misuse of accessible parking spaces and evaluating the technical and operational viability of sensor-based monitoring in a local authority context.

The SPACES pilot does not include the development of a public-facing real-time availability app. A dashboard is provided solely for Council staff during the pilot period to confirm that systems are functioning as intended and to support evaluation activity. The pilot does not alter existing parking enforcement arrangements, and no commitment has been made to wider deployment beyond the pilot phase. Any future progression would be subject to a separate decision and procurement process.

Both initiatives are being approached as time-bound pilots, with a strong focus on safety, accessibility, operational learning, and compliance with the EU GDPR and Irish Data Protection Acts. Elected Members will be advised in due course of any formal launches and of decisions to progress either initiative beyond the proof-of-concept stage.

Q18/0526 Councillor J. Sinnott

To ask the Chief Executive to provide a progress report on the €250,000 that was allocated in the 2026 budget as part of an innovation fund to support the development of Smart Dublin initiatives in the County.

REPLY:

South Dublin County Council intends to launch the Beyond County Hall Innovation Fund in May 2026, inviting proposals from interested parties to develop innovative initiatives. In inviting proposals from interested parties for SMART pilot projects, submissions can be made across 4 primary themes, including SMART community solutions, SMART mobility innovation, SMART technology and infrastructure, as well as SMART green solutions.

The innovation fund will focus on the Tallaght area for the first round of funding, with South Dublin County Council seeking to establish Tallaght as a smart district where new innovations and technologies are embraced in shaping its future development. As the county town, Tallaght provides a strong base for learning, collaboration, and early-stage testing. The intention is that funded projects will establish themselves locally during this initial phase, with a view to refining their approaches, with the potential roll-out across the wider county in future years. The overall fund has a budget of €250,000, with all proposals expected to be developed before year-end 2026.

Elected Members will be kept updated as initiatives under the Beyond County Hall Innovation Fund progress and are developed.

Q19/0526 **Councillor F. Timmons**

To ask the Chief Executive what percentage rent increase is being proposed in SDCC?

REPLY:

The differential rent charged is an executive function of the council and our scheme is currently calculated as follows:

- 10% of the total household aggregated assessable income
- Plus a fixed weekly charge of €3.
- Plus an additional 10% of any income in excess of the relevant social housing income eligibility threshold for households whose overall net income is in excess of the relevant social housing income eligibility threshold for their family size.
- A provision is currently made for discount of €10 for households solely comprised of old age pensioners only in receipt of Dept. of Social Welfare income

A review of the scheme was flagged during budget discussions to ensure the sustainable and viable funding to meet future housing maintenance, management and upgrade costs.

The Housing Stock Investment Programme expenditure is projected to increase from €12.96m in 2026 up to €18.06m in 2027 and €18.16m in 2028 based on initial stock condition survey results. Whilst we do receive grant funding from the DHLGH, the majority of expenditure for the planned maintenance programmes are funded from our own resources.

The key objectives of this review are to:

- Deliver a fair and equitable rent scheme that protects vulnerable tenancies
- Provide a consistent and proportionate charging system
- Ensure sufficient income to sustainably meet current and future housing maintenance, management and upgrade requirements
- Maximise administrative efficiency and simplicity

The proposed amendments to our differential rent scheme will be presented at the Housing Strategic Policy Committee scheduled for 14 May 2026.

Q20/0526 **Councillor F. Timmons**

To ask the Chief Executive to provide a report on how many council tenants are currently in arrears, and the total amount owed to the Council?

REPLY:

South Dublin County Council had net social housing rent arrears of €7,698,267 at end-March 2026, compared with €7,814,815 at the start of 2026. This represents a reduction of €116,548 (1.5%) over the first quarter of 2026, reflecting the continued work of the Debt Management Unit in engaging with tenants to address arrears.

At the start of 2026 there were 4,472 rent accounts in arrears, with gross arrears of €10,651,479. As at end-March 2026, this had reduced to 4,426 rent accounts in arrears, with gross arrears of €10,605,522.

Over the same period, the number of rent accounts **not in arrears** increased from 6,387 at the start of 2026 to 6,493 at end-March 2026.

The Debt Management Unit will continue to engage with tenants in arrears in a supportive and practical manner, with the aim of agreeing sustainable repayment arrangements and reducing arrears over time.

Q21/0526 **Councillor F. Timmons**

To ask the Chief Executive to provide a report on how many people refuse their first offer of housing and how many refuse a second offer?

REPLY:

During Quarter 1 of 2026, 493 offers of accommodation were made to eligible households from the social housing waiting list of which 105 have been refused, including seven applicants who have now recorded a second refusal.

In accordance with our Allocation Scheme, applicants who refuse two suitable offers of accommodation within a twelve-month period will have their housing application deferred for a period of one year from the date of the second refusal. During the deferral period, applicants will not have access to the Choice Based Letting (CBL).

The volume of refusals of offers of accommodation presents an ongoing challenge for the allocations team, as repeated refusals delay the allocation process, increase administrative workload and impact the timely allocation of available housing stock.

Q22/0526 **Councillor F. Timmons**

To ask the Chief Executive to outline the regulations, procedures and responsibilities that apply to developers after they build housing in an area.

REPLY:

Prior to a development being taken in charge by the Council, it remains the responsibility of the developer to ensure that all works are completed in full compliance with the granted planning permission and the South Dublin County Council Taking in Charge standards. This includes the satisfactory construction of roads, footpaths, public lighting, surface water drainage, water services (Uisce Eireann), open spaces, boundary treatments and any other infrastructure intended for public taking in charge. The developer is also responsible for the ongoing maintenance, repair, safety and insurance of these areas until such time as the Council formally takes them in charge.

Under the SDCC Taking in Charge procedure, a developer must make a formal application for taking in charge once the development has been completed to an acceptable standard. The Council then carries out inspections, identifies any remedial works required, and only proceeds to taking in charge once these works are satisfactorily completed and all required documentation—such as as-built drawings, bonds, certifications and service agreements—has been provided.

It should be noted that not all areas within a housing development are necessarily intended to be offered to be taken in charge by the Council. Certain external areas may remain in private ownership and management, such as private roads, private car parks, communal landscaped areas, play spaces, bin stores, pumping stations, or other shared facilities, depending on the design of the development and the terms of the planning permission. These arrangements need to be formally set out and agreed during the planning process.

Where such private or shared areas exist, the establishment of an **Owners' Management Company (OMC)** is required under the **Multi-Unit Developments Act 2011 (MUDs Act)**. The developer is responsible for setting up the OMC prior to the sale of units and for transferring the ownership and management of these common areas to the OMC in accordance with statutory requirements. The OMC then assumes responsibility for the ongoing management, maintenance, insurance and funding of these areas for the benefit of the residents.

In summary, developers retain full responsibility for developments following construction until either the relevant public infrastructure is taken in charge by the Council in accordance with the South Dublin County Council TIC procedure, or private and communal areas are properly transferred to and managed by an OMC as required under the MUDs Act.

Q23/0526 Councillor F. Timmons

To ask the Chief Executive to report on the lack of parking in existing and new developments, which is causing much discourse, and to outline how SDCC will address it.

REPLY:

The National Planning Framework (NPF) and the National Development Plan (NDP) place a strong emphasis on compact growth, reduced car dependency, and the transition towards more sustainable modes of transport in line with Climate Action Plan objectives. The South Dublin County Development Plan 2022–2028 reflects these national objectives at a local level.

National planning policy establishes a clear policy of parking restraint, with national maximum standards set out in Section 28 Sustainable Residential Development and Compact Settlements Guidelines (2024). These require parking to be minimised, substantially reduced or eliminated in accessible urban locations, with a maximum of 1 space per dwelling in city and urban neighbourhoods, rising to 2 spaces only in peripheral locations.

The South Dublin County Development Plan 2022–2028 promotes a reduction in car dependency and parking as a demand-control measure, not as a maximum-capacity objective. Residential parking standards in the County Development Plan are framed as maximum permissible standards, aligned with national climate and sustainable transport policy standards. However, the granted car parking provision rates are decided on a case-by-case basis, dependant on location, proximity to essential services such as work, schools, retail and amenities. In addition, consideration is given to the availability of public transport and active travel connectivity at the residential development. The better connected the location, the lower the car parking provision that is provided.

As part of addressing parking demand while supporting national climate objectives, the Council actively supports the inclusion of car share schemes and bicycle parking within new residential developments, particularly in higher-density and well-connected locations. Car share spaces can reduce the need for private car ownership by providing shared access to vehicles for residents, thereby alleviating pressure for additional parking provision while still meeting mobility needs.

Council's response to parking pressures extends beyond site by site parking provision alone.

South Dublin County Council continues to work closely with the National Transport Authority (NTA) to improve public transport provision across the county to provide alternative travel options.

This includes:

- The delivery of additional bus services and increased service frequencies on key corridors; Liffey Valley to City Centre core bus corridor, Tallaght to City Centre core bus corridor, additional orbital bus routes, C, G, W and later D-spine routes.
- Ongoing improvements under the Bus Stop Enhancement Programme, which provides upgraded bus stops with improved accessibility, shelters, lighting, seating and real-time passenger information.

The Council places strong emphasis on the integration of new developments with existing and planned active travel infrastructure. In line with the South Dublin County Development Plan 2022–2028, new developments are required to provide safe, direct and attractive connections to:

- Walking and cycling routes;
- Greenways and local permeability links;
- Schools, public transport stops, neighbourhood centres and workplaces.

The Planning and Transport team are pursuing a balanced and sustainable approach to mobility. The team is taking account that some locations are in a transition period, where public transport is not yet in place to a sufficient quality standard. The council takes account of these factors when granting the car parking provision at new developments, within the context of the national planning requirements.

Q24/0526 Councillor N. Whelan

To ask the Chief Executive to provide a report on how many age-friendly units are currently vacant, including their locations and how long each has been vacant.

REPLY:

Our housing maintenance and refurbishment team undertake re-let works on vacant housing to ensure stock is brought back into productive use for letting as soon as possible. There are currently 10 vacant age friendly homes within our housing stock which are at various stages of the re-letting process. Our average turnaround time

from property surrender to allocation across our housing stock is 23.71 weeks for 2026.

The table below provides a breakdown of the age friendly homes by local electoral area:

Local Electoral Area	1 bed	2 bed	Total
Clondalkin	2	1	3
Lucan	1	0	1
Rathfarnham/Templesogue	1	1	2
Tallaght Central	0	1	1
Tallaght South	3	0	3
Total	7	3	10

150 newly constructed age-friendly homes are scheduled to be delivered during the course of this year through both direct build programmes and Approved Housing Body (AHB) developments. These age-friendly homes are specifically designed to support older persons to live independently for longer within their own communities, while also ensuring their accommodation remains suitable to their needs both now and into the future.

It is intended that 50% of homes within new age-friendly housing developments will be allocated to support rightsizing, with priority given to existing council tenants seeking to transfer from the local area.

This May, we will be inviting residents aged 55+ to attend information sessions on Right Sizing, outlining what may be available and how to express an interest in a development.

Session dates and venues

- Wednesday 27th – Lucan Library – 11:00am
- Wednesday 27th – County Library, Tallaght – 6:30pm

Housing staff will be available on the day to answer questions from anyone aged 55+ who is interested in right sizing to a new home and to find out what supports may be available.

H6/0526 DECLARATION OF ROADS TO BE MADE PUBLIC ROADS

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

H7/0526 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) Disposal of substation site to ESB at Pearse Brothers Court, Dublin 16

[HI 7 \(a\) \(i\) Report - LD 1639 - Disposal of substation site to ESB at Pearse Brothers Court Dublin 16](#)

[HI 7 \(a\) \(ii\) Map - LD 1639 - Disposal of substation site to ESB at Pearse Brothers Court Dublin 16](#)

Councillor B. Lawlor spoke to indicate that he does not support the proposal.

The report was **NOTED** and it was proposed by Councillor E. Murphy, seconded by Councillor A. Edge and **RESOLVED**:

“That the Proposed disposal of substation site to ESB to facilitate power supply to a Social Housing Project for Independent Living for Older Persons consisting of 10 units on undeveloped lands at Pearse Brothers' Park, Rathfarnham, Dublin 16 be **ADOPTED** and **APPROVED**.”

(b) Disposal of substation site to ESB at Corkagh Park

[HI 7 \(b\) \(i\) Report - LD 1643 - Disposal of substation site to ESB at Corkagh Park](#)

[HI 7 \(b\) \(ii\) Map - LD 1643 - Disposal of substation site to ESB at Corkagh Park](#)

The report was **NOTED** and it was proposed by Councillor F. Timmons, seconded by Councillor P. Kearns and **RESOLVED**:

“That the Proposed disposal of substation site to ESB and wayleave for associated ducting network at Corkagh Park be **ADOPTED** and **APPROVED**.”

(c) Disposal of two plots of lands and granting of right of Way at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures

[HI 7 \(C\) \(i\) Report - LD 1631 - Proposed disposal of two plots of lands and granting of right of Way at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures](#)

HI 7 (C) (ii) Map 1 Disposal - LD 1631 - Proposed disposal of two plots of lands and granting of right of Way at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures

HI 7 (C) (iii) Map 2 Right of Way - LD 1631 - Proposed disposal of two plots of lands and granting of right of Way at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures

Councillor L. de Courcy spoke to indicate that she does not support the proposal.

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

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

“That the disposal of two plots of lands and granting of right of way at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures Limited of 44 Leeson Street Lower, Dublin 2 be **ADOPTED** and **APPROVED.**”

(d) **Disposal of fee simple interest in 187 Balrothery Estate, Tallaght, Dublin 24**

HI 7 (D) (i) Disposal of fee simple interest in 187 Balrothery Estate, Tallaght, Dublin 24.

HI 7 (ii) Map of 187 Balrothery Estate, Tallaght, Dublin 24.

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

“That the disposal of fee simple in **187** Balrothery Estate, Tallaght, Dublin 24 be **ADOPTED** and **APPROVED.**”

H8/0526 **CHIEF EXECUTIVE'S REPORT - FOR NOTING**

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

HI 8 (a) Chief Executive's Report - May 2026

HI 8 (b) Statistics Report

HI 8 (c) Finance Report

The reports were NOTED

H9/0526

KNOCKLYON TO BALLYBODEN ACTIVE AND SUSTAINABLE TRAVEL SCHEME PART 8 - FOR APPROVAL

Before the item was presented, Councillor Sinnott raised a point of order and requested confirmation that the papers attached to the item had not changed; Ms. T Walsh responded and it was confirmed that the item is for approval.

The following report by the Chief Executive, which had been circulated, was presented by Mr. A. O'Mullane, Senior Executive Engineer, Climate Action and was **CONSIDERED**.

[HI 9\(a\) Knocklyon to Ballyboden ASTS - Part 8 Chief Executive Report](#)

[HI 9\(b\) Knocklyon to Ballyboden ASTS - Part 8 Presentation](#)

[HI 9\(c\) Knocklyon to Ballyboden ASTS - Part 8 Appendix A List of Submissions.](#)

[HI 9\(d\) Knocklyon to Ballyboden ASTS - Part 8 Appendix B Knocklyon to Ballyboden Survey Results](#)

[HI 9\(e\) Knocklyon to Ballyboden ASTS - Part 8 Appendix C Newspaper Notice](#)

[HI 9\(f\) Knocklyon to Ballyboden ASTS - Part 8 Drawings](#)

[HI 9\(g\) Knocklyon to Ballyboden ASTS - Part 8 Appendix E Part 8 Planning Report](#)

[HI 9\(h\) Knocklyon to Ballyboden ASTS - Part 8 Appropriate Assessment \(AA\) Screening Determination](#)

[HI 9\(i\) Knocklyon to Ballyboden ASTS - Part 8 Environmental Impact Assessment \(EIA\) Screening Determination](#)

A discussion followed with contributions from Councillors Y. Collins, P. Kearns, P. Corgrave, S. Barnes, E. Murphy, R. Mannion, N. Whelan, J. Sinnott, A. Edge, R. McMahon, and L. McCrave with queries on permeability, ramps, parking, roundabouts and public transport.

Ms. T. Walsh, Director of Climate Action, Mr A. O'Mullane, Senior Executive Engineer, and Jakub Radomski from Arup consultants responded to the Members' queries.

It was proposed by Councillor P. Kearns, seconded by Councillor A. Edge and **AGREED that the proposed development proceed in accordance with the recommendations of the Chief Executive's report.**

H10/0526 **LOCK ROAD TRAVELLER ACCOMMODATION PART 8 - FOR APPROVAL**

The following report by the Chief Executive, which had been circulated, was presented by Ms. E. Leech, Director of Housing and was **CONSIDERED**

[HI 10 CE Report Lock Road Traveller Accommodation Part 8](#)
[HI 10 Lock Road Traveller Accommodation Part 8 Presentation](#)

Ms. E. Leech, Director of Housing and Ms. S. Collins, Senior Executive Architect, presented the report to the members.

A discussion followed with contributions from Councillors F. Timmons and S. O'Hara, with queries on the location of the entrance.

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

It was proposed by Councillor P. Kearns, seconded by Councillor F. Timmons and **AGREED** that this council approves of the proposed Traveller Accommodation development comprising of 1 residential home, 3 halting bays and all associated works on undeveloped lands located in Grange Castle West, Lucan Co. Dublin it being in accordance with the proper planning and sustainable development of the area.

H11/0526 **UISCE EIREANN WATER SUPPLY PROJECT - OPPORTUNITY FOR COUNCILLORS TO PASS RESOLUTION TO ADD RECOMMENDATIONS TO A CHIEF EXECUTIVE'S REPORT TO AN COIMISIÚN PLEANÁLA - FOR NOTING**

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 11 UE SID SDCC CE Report](#)
[HI 11 UE Water Supply Project Presentation](#)

A discussion followed with input from Councillors F. Timmons, M. Johansson, J. Spear, C. Brady and G. Kenny relating to the following:

- Retention of hedgerows and biodiversity
- Impact on the future development potential of lands traversed by the pipeline
- The structure of the community gain

- Communication with communities during construction
- Managing the reinstatement of roads
- Opportunities to expand the greenway
- Pipeline crossing at the grand canal

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

The Chief Executive's report was NOTED without the addition of any further recommendations.

H12/0526 COMMUNITY GRANTS – FOR NOTING

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

HI 12 - Community Development Grants for Noting

The report was NOTED.

C1/0526 REPLIES, ACKNOWLEDGEMENTS & CORRESPONDENCE

Replies

- (a) IPB Insurance in response to Motion M6/0326
- (b) Minister of Justice, Home Affairs and Migration in response to Motion M6/0226
- (c) Minister for Housing, Local Government and Heritage in response to Motion M5/0326
- (d) Minister for Rural and Community Development and the Gaeltacht in response to Motion M6/0326

Acknowledgements

- (e) Acknowledgement From Minister for Defence EM/0326

Correspondence

- (f) Minister Foley - Update of 2026 for the Action Plan for Survivors and Former Residents of Mother and Baby and County Home Institutions

- (g) Correspondence received from Carlow County Council

- (h) Correspondence received from Monaghan County Council

- (a) Reply from IPB Insurance in response to Motion M6/0326
- (b) Reply from Minister of Justice, Home Affairs and Migration in response to Motion M6/0226
- (c) Reply from Minister for Housing, Local Government and Heritage in response to Motion M5/0326
- (d) Reply from Minister for Rural and Community Development and the Gaeltacht in response to Motion M6/0326
- (e) Acknowledgement From Minister for Defence EM/0326
- (f) Correspondence Minister Foley - Q1 2026 update on the Action Plan for Survivors and Former Residents of Mother and Baby and County Home Institutions
- (g) Correspondence received from Carlow County Council

(h) Correspondence received from Monaghan County Council

The correspondence was NOTED.

Motions relevant to Council business

M1/0526

Homeless Accommodation

Proposed by Councillor L. de Courcy, seconded by Councillor D. Donnelly.

That this Council agrees, where a change of use of a premises to provide homeless accommodation is sought by an owner or developer, where the property will be designed to house non-related residents with communal kitchen and/or bathroom facilities, that a section 5 exemption is not permitted and the owner or developer must apply for a material change of use.

REPORT:

A Section 5 request is a statutory process requiring the Planning Authority to determine, in the particular case, whether the use constitutes development and/or exempted development, and to set out the main reasons and considerations for the declaration. What constitutes *development* and *exempted development*, together with the relevant conditions and limitations, is determined exclusively by primary and secondary legislation. These provisions apply nationally and are not within the discretion of individual planning authorities. The role of the planning authority is limited to issuing a declaration, where a question arises and sufficient details are submitted, as to whether a particular proposal constitutes development and, if so, whether that development is exempt. In making such a declaration, the planning authority must apply the legislation as enacted; it cannot impose additional local requirements, apply policy preferences, or disapply exemptions provided for in law.

Accordingly, where a proposal involves non-related residents with shared kitchen and/or bathroom facilities, the determining factor is whether the proposed use falls within or outside the scope of exempted development as defined in legislation. Where it does not qualify as exempted development, the owner or developer is required to apply for planning permission for a material change of use. Where it does qualify, the planning authority has no discretion to require an application for permission. The Planning Department will continue to assess Section 5 applications consistently and robustly in the context of the relevant legislation at the time of the decision.

For these reasons, the approach proposed in the motion cannot be implemented by the Council, as it is seeking to predetermine future exempted declarations. A passed Council motion cannot create or remove exemptions. Any change to the scope of exempted development would require an amendment to legislation.

Councillor L. de Courcy spoke on the motion.

A discussion followed with contributions from Councillors M. Johansson, L. de Courcy A. Edge and P. Kearns.

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

An amendment to Motion 1 was proposed by Councillor L. O'Toole and seconded by Councillor. F. Timmons as follows:

“That this Council agrees to write to the Minister for Housing, Local Government and Heritage requesting that, where a change of use of a premises to provide homeless accommodation is sought by an owner or developer, and where the property is designed to house non-related residents with communal kitchen and/or bathroom facilities, that such development should not be considered exempted development under Section 5 and instead should require a material change of use planning application”

A ROLL CALL VOTE on the amended motion was called for in the names of Councillors E. Murphy, M. Duff and A. Edge, the result of which are as follows:

FOR 17 (SEVENTEEN)

Councillors Y. Collins, P. Cosgrave, L. de Courcy, D. Donnelly, H. Farrell, N. Fennell, M. Johansson, K. Keane, R. Mannion, T. McDonald, R. McMahon, L. O'Toole, D. Richardson, J. Sinnott, J. Spear, F. Timmons, and N. Whelan.

AGAINST 14 (FOURTEEN)

Councillors C. Brady, M. Duff, A. Edge, A. Hayes, P. Kearns, G. Kenny, L. McCrave, D. McManus, E. Murphy, S. O'Hara, Baby Pereppadan, Britto Pereppadan, A. Smyth and J. Tuffy.

ABSTAIN 1 (ONE)

Councillor S. Barnes.

As a result of the ROLL CALL VOTE the amended motion was AGREED.

M2/0526 Protection of Hedgerows and Trees

Proposed by Councillor F. Timmons, seconded by Councillor J. Spear.

That this Council acknowledges the biodiversity and climate emergency and requests that SDCC do everything possible to protect hedgerows and trees; notwithstanding the need for housing and employment, every effort should be made to safeguard rural areas by retaining hedgerows and trees wherever possible.

REPORT:

The Council recognises the seriousness of climate change and biodiversity loss and has embedded climate action, biodiversity protection and green infrastructure as core, cross-cutting objectives within its adopted strategic and statutory policy framework.

At a corporate level, South Dublin County Council's Corporate Plan commits the organisation to leadership on climate action, environmental protection and sustainable development. These commitments are given statutory effect through the South Dublin County Development Plan (CDP), which integrates climate action and biodiversity objectives across the Plan. This approach ensures that climate resilience, green infrastructure and biodiversity protection are treated as cross-cutting considerations, alongside housing delivery, economic development, infrastructure provision and transport objectives. This integrated model has been recognised by the Office of the Planning Regulator, which identified South Dublin County Council as a *pathfinder authority* in its approach to Green Infrastructure and climate integration.

The County Development Plan contains a strong suite of Natural, Cultural and Built Heritage (NCBH) and Green Infrastructure (GI) policies and objectives, including Objective NCBH11, which seeks to:

- Protect and retain existing trees, hedgerows and woodlands of biodiversity, carbon sequestration, landscape or amenity value;
- Protect hedgerows as wildlife habitats, ecological corridors and historic field boundaries; and
- Safeguard rural character, including the maintenance of intact hedgerows and trees above the 120-metre contour line.

These objectives are supported by the Council's Living with Trees – Tree Management Policy.

The CDP also includes a Green Space Factor (GSF), which requires planning applications to demonstrate how minimum environmental performance scores are achieved. The GSF specifically incentivises

the retention of existing trees and hedgerows and embeds biodiversity and climate resilience into site design at the earliest stage.

The Council's approach to plan-making for strategic growth areas demonstrates how green infrastructure can be integrated from the outset. The Clonburrish Strategic Development Zone (SDZ) Planning Scheme is underpinned by a comprehensive Green Infrastructure Strategy which informed the spatial structure of the plan, identifying and incorporating existing hedgerows, treelines, riparian corridors and the Grand Canal proposed Natural Heritage Area. This approach illustrates how housing and employment growth can be planned in parallel with the proactive protection and enhancement of green infrastructure.

All planning applications are assessed on a case-by-case basis, having regard to the CDP, national and regional policy, ministerial guidelines and the Planning and Development Act. The Planning Authority is required to balance the full range of applicable Development Plan objectives, which may include biodiversity protection, climate action, road safety, the delivery of housing or employment lands, accessibility and servicing requirements.

In some cases, objectives to protect hedgerows and trees must be weighed against other statutory obligations, including public safety, sustainable transport provision or the delivery of development on zoned land. Where the removal of a hedgerow or trees is considered necessary to facilitate permitted development, the Planning Authority seeks to avoid and minimise impacts where possible, and to secure mitigation and compensatory measures, including replacement planting, landscaping, biodiversity enhancement and long-term management through planning conditions.

All planning applications are subject to a statutory public consultation process, with a right of appeal to An Coimisiún Pleanála, except in the case of Strategic Development Zones, which operate under a separate statutory framework.

It is also important to note that responsibility for the protection of trees and hedgerows does not, in all cases, rest with the Planning Authority. In particular, on agricultural lands, regulation falls primarily under legislation administered by the Department of Agriculture, Food and the Marine.

In relation to permitted development, developers are required to carry out works in accordance with the approved permission and conditions. Where it is alleged that unauthorised works have taken

place, such matters may be referred to the Council's Enforcement Section for investigation.

The intent of the motion is noted. The Council already has a strong and nationally recognised policy framework in place to protect hedgerows, trees and rural character, while facilitating necessary development. These policies will continue to be applied including through the planning system, with appropriate balancing of competing objectives and the securing of mitigation where impacts cannot be avoided.

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A discussion followed with contributions from Councillors F. Timmons, J. Spear, Y. Collins, H. Farrell and L. McCrave.

Mr. E. Burke, Director of Planning and Transport addressed the members following the discussion.

Motion was **AGREED**.

M3/0526 **On Street Parking**

That this Council calls on the Chief Executive to ensure that, where feasible, perpendicular parking is required in all new housing developments in order to maximise on-street parking provision.

The motion **FELL** as Councillor W. Carey was not present at the meeting.

M4/0526 **Safety and Accessibility in Public Spaces**

Proposed by Councillor L. O'Toole, seconded by Councillor F. Timmons.

That this Council calls on the Chief Executive to examine the development of a Public Realm Safety and Accessibility Strategy for the administrative area to enhance safety and accessibility in public spaces, particularly for women and young women, to include an accessible resident reporting and response mechanism, to consult as appropriate with elected members, community groups, An Garda Síochána and other relevant stakeholders, and to report back to the Council with findings and recommendations.

REPORT:

Ensuring the safety and accessibility of our public parks and open spaces remains a top priority throughout every stage, from initial delivery to ongoing maintenance, regardless of whether these responsibilities rest with the local authority or are undertaken through

planning and subsequent management. The fundamental goal in designing any park or open space is to make it accessible and user-friendly for all members of the community. Before any design work begins, each site is carefully visited and assessed to identify specific concerns, with thoughtful solutions incorporated to address these issues through strategic design.

To help deter motorised vehicles from entering these areas, controlled points of access—such as kissing gates and baffle walls—are strategically installed. Further, the addition of amenities like multi-use games areas (MUGAs), playgrounds, pitches, and calisthenics facilities not only encourages higher footfall but also enhances passive surveillance, making parks safer through increased presence.

Another key aspect involves the use of selective lighting, which illuminates walkways as needed, while intentionally avoiding the creation of pinch points, cul-de-sacs, or hidden corners that could foster antisocial behaviour. During operational phases, ongoing measures are put in place to maintain the appeal and safety of these spaces. Regular upkeep—such as keeping parks clean, maintaining clear pathways free from overgrowth, and ensuring grass is cut—demonstrates the active efforts of maintenance staff and park rangers. Their visible presence reinforces safety, and actively addressing and removing identified ‘dens’ throughout the county helps prevent unwanted gatherings.

The regulation of opening and closing times, mainly during daylight hours, further promotes use at the safest periods. Collaboration with An Garda Síochána and community groups fosters a proactive approach, keeping the council and stakeholders informed about activities and working together to discourage negative behaviours and create a welcoming environment for all. This collaboration will continue through the newly established South Dublin Local Community Safety Partnership (LCSP). The LCSP will commence public consultation on its three-year Community Safety Plan at a public meeting taking place on 14 May 2026 at 7.30 p.m. in Tallaght Stadium. Improving the safe accessibility of public spaces for all will be a key focus of this plan. The LCSP provides a structured forum for collaboration between Elected Members, community representatives, State agencies, An Garda Síochána, and other relevant stakeholders. It also offers an accessible means for residents to report issues or concerns through a dedicated email address (lcsp@sdublincoco.ie), ensuring that appropriate responses and follow-up actions are undertaken.

These spaces are open to the public, and users are free to come and go as they wish. The combined design and maintenance strategies are aimed at enhancing the safety and overall experience for every park visitor, not just focusing on any one group, but ensuring that all users feel secure and welcome in our parks and open spaces.

A discussion followed with contributions from Councillors L. O'Toole, S. Barnes, M. Duff, L. de Courcy, K. Keane, E. Murphy, C. Brady, M. Johansson, L. McCrave, F. Timmons, H. Farrell, and P. Kearns.

Ms. Edel Clancy, Acting Director of Community, responded to the members queries.

The motion was **AGREED**

Motions related to any other matters

M5/0526

National Drugs Strategy

Proposed by Councillor G. Kenny, seconded by Councillor J. Spear.

That this Council notes that a new National Drugs Strategy is due to be published, recognises the harms caused by drug dependence to individuals and communities, and calls on the Minister to implement the key recommendations of the Citizens' Assembly on Drug Use and the interim report of the Oireachtas Committee on Drug Use in the development of any new drugs strategy; that a letter be issued to the Minister in this regard.

REPORT:

If the motion is passed, a letter will be issued to the Minister of State at the Department of Health with special responsibility for Public Health, Well Being and the National Drugs Strategy; the response, when received, will be circulated to the Members.

A discussion followed with contributions from Councillors G. Kenny, A. Edge, M. Johansson, J. Spear, K. Keane, M. Duff, F. Timmons, N. Whelan and P. Kearns.

The motion was **AGREED**.

Meeting ended at 18:26