COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL

Comhairle Contae Átha Cliath Theas
South Dublin County Council

Minutes of South Dublin County Council October 2026 Tallaght Area Committee Meeting held on Tuesday 27 October 2026

PRESENT

Cllr A Smyth	Cllr Baby Pereppadan
Cllr D Donnelly	Cllr L Dunne
Cllr S Duff	Cllr J Spear
Cllr P Holohan	Cllr N Whelan

OFFICIALS PRESENT

Senior Executive Officer	M Murtagh, A Mills
A/Senior Executive Officer	F Hendley, M Nugent
Senior Executive Parks and Landscape Officer	B Redmond
Senior Engineer	G Walsh, J Hegarty
Senior Executive Librarian	L Corry
Administrative Officer	M Connell
Senior Staff Officer	M Brown
Staff Officer	E Meyler
Assistant Staff Officer	B Fowler

Councillor Adam Smyth, presided

Apologies were received from Cllr K Keane

H1/1026 Item ID:92283
Proposed by Housing Administration

Minutes from Tallaght Area Committee Meeting 21st September, 2026.

Minutes of September Tallaght Area Committee

Minutes of Tallaght Area Committee Meeting held on 21st September, 2026 which had been circulated, were submitted, and APPROVED as a true record and signed. It was proposed by Cllr A Smyth, seconded by Cllr L Dunne, and RESOLVED:

Questions 1-12

It was proposed by Cllr A Smyth, seconded by Cllr L Dunne, and RESOLVED:" That pursuant to Standing Order No 1, Questions 1-12 be Adopted and Approved

Performance Change Management

H2/1026 Item ID:92302
Proposed by Performance Change Management

New Works (No Business)

C1/1026 Item ID:92290
Proposed by Performance Change Management

Correspondence (No Business)

Corporate Support

H3/1026 Item ID:92297
Proposed by Corporate Support

New Works (No Business)

C2/1026 Item ID:92286
Proposed by Corporate Support

Correspondence (No Business)

Public Realm

Q1/1026 Item ID:92846

Proposed by Councillor D. Donnelly

"Can the Council expand rain gardens, sustainable drainage, tree pits and other measures that reduces surface water flooding while improving biodiversity in the Tallaght area?"

REPLY:

Sustainable Drainage Systems (SuDS), green infrastructure and nature-based solutions are actively promoted in both new developments and public realm projects across the County, including the Tallaght area. These measures include rain gardens, swales, wetlands, attenuation areas, permeable paving, tree pits and enhanced planting, all of which help reduce surface water flood risk, improve water quality, support biodiversity and enhance the local environment.

To support wider implementation, the SDCC Sustainable Drainage (SuDS) Design and Evaluation Guide has been published to encourage the integration of SuDS measures into developments and public infrastructure projects. The Guide provides practical guidance on the delivery of nature-based drainage solutions and promotes best practice in sustainable surface water management.

These principles are already being incorporated into a range of projects. A notable example is the redevelopment of Bohernabreena Cemetery, which includes several SuDS measures designed to retain, treat and slowly release surface water while also enhancing biodiversity. Sustainable drainage and surface water attenuation measures have also been incorporated into other projects, including the recently developed pitches at Killinarden Park and Jobstown Park.

Rain gardens, tree pits, sustainable drainage features and other green infrastructure measures can play an important role in addressing surface water flooding while delivering wider environmental benefits. Opportunities to incorporate such measures are considered as part of the design and delivery of new projects and the upgrading of existing public spaces, subject to site suitability, technical requirements and available resources.

The use of SuDS and nature-based solutions will continue to be expanded where feasible as part of broader commitments to climate adaptation, biodiversity enhancement, sustainable water management and the creation of greener, healthier and more resilient communities across Tallaght and the wider County.

Q2/1026 Item ID:92962
Proposed by Councillor P. Holohan

"What is the time schedule on the lights in the MUGA in Jobstown Park?"

REPLY:

The lights at the MUGA in Jobstown Park are currently switched on from dusk each evening and remain operational until 9:45pm each night.

Q3/1026 Item ID:93043
Proposed by Councillor A. Smyth

"To ask the Council for an update on the Butler McGee Park enhancement and to outside a time frame for completed works?"

REPLY:

Butler McGee Park will transform the existing 20-acre park into a significantly enhanced neighbourhood park, providing a range of recreational facilities, play areas, teen spaces and biodiversity features for local residents and visitors. Following completion of the tender process, the Council is progressing the necessary next steps to advance the project, with works due to commence before the end of the year. The project is expected to take approximately 15 months to complete.

Q4/1026 Item ID:93044
Proposed by Councillor J. Spear

"Can the Manager consider adding a sign or an information board to explain the history of Ballymount Castle and Mound in Ballymount Park, Tallaght? Residents have previously asked for this area of the park to be recognised for its rich history, and this starts with increasing awareness?"

REPLY:

The feasibility of installing appropriate heritage interpretation signage at Ballymount Park will be examined, having regard to available resources,

conservation considerations and any requirements arising from the site's archaeological and heritage status.

H4/1026 Item ID:92304
Proposed by Public Realm

New Works (No Business)

C3/1026 Item ID:92292
Proposed by Public Realm

Correspondence(No Business)

M1/1026 Item ID:93069
Proposed by Councillor N. Whelan Seconded by Cllr A Smyth

"After the success of recent installations of age friendly facilities within the Tallaght area, and the increase in demand for additional similar amenities, this area committee requests that a suitable spot for a bowling green/boules court be found on the Tallaght side of Tymon Park and funding provided to have it installed?"

REPORT:

The Council acknowledges the growing popularity of Age Friendly recreational facilities and the positive response to amenities introduced across the Tallaght area, including the pétanque (boules) and pickleball facilities in Dodder Valley Park, Age Friendly outdoor gym equipment in Tymon Park and Dodder Valley Park, enhanced seating provision, and walking and exercise loops located throughout the park network. The Council is also currently delivering a new synthetic turf bowling green at Sean Walsh Park, adjacent to The Weir Age Friendly Housing development, which will further expand age-friendly recreational opportunities within the wider Tallaght area. The Council will examine the feasibility of providing a pétanque (boules) facility within Tymon Park North, with the area adjacent to the new pavilion and existing car park identified as a potential location for consideration.

There were contributions from Cllr N Whelan

Brendan Redmond, Senior Executive Parks and Landscape Officer, agreed to look at the possibility once the new pavilion has been completed

The Motion was **AGREED**

M2/1026 Item ID:92987

Proposed by Councillor N. Whelan Seconded by Cllr A Smyth

"This Tallaght area committee requests that the footpath be extended over to the Carraigmore View side of what's known as "Sean Walsh phase 3" to create a walking loop in the end of the park that the Kiltipper shops backs onto?"

REPORT:

If this motion is passed by Elected Members of Tallaght Area Committee, and subject to the approval of funding, the Council will progress an exercise jogging/walking loop within the open space, locally known as Sean Walsh Park Phase 3. The proposed route will connect to the existing footpath at Kiltipper Way and extend around the rear of Marfield Mall and adjacent to Carrigmore View, Carrigmore Park and Carrigmore Road, creating an approximately 680m exercise jogging/walking loop.

There were contributions from Cllr N Whelan and Cllr A Smyth

Brendan Redmond, Senior Executive Parks and Landscape Officer, agreed to include this in the 2027 improvement works programme that will be brought to the members in the new year

The Motion was **AGREED**

Environment

Q5/1026 Item ID:93049

Proposed by Councillor L. Dunne

"To ask the Chief Executive whether independent dust deposition or air quality monitoring has been undertaken in Fettercairn and surrounding residential areas following concerns previously raised regarding potential dust emissions associated with Roadstone?"

Dust deposition and air quality monitoring

H5/1026 Item ID:92299

Proposed by Environment

New Works (No Business)

C4/1026 Item ID:92284
Proposed by Environment

Correspondence (No Business)

Water Drainage

H6/1026 Item ID:92306
Proposed by Water Drainage

New Works (No Business)

C5/1026 Item ID:92294
Proposed by Water Drainage

Correspondence (No Business)

Community

Q6/1026 Item ID:92848
Proposed by Councillor D. Donnelly

"Can the SDCC provide a list of community events in Tallaght that have been approved but are currently delayed, including the reason for delay and expected completion date?"

REPLY:

There are currently no community events in Tallaght that have been approved and are experiencing delays. Therefore, there are no reasons for delay or revised completion dates to report at this time.

For the Councillor's information, while the 2026 Community Development Grants Scheme has now closed, South Dublin County Council's Community Events Grants Scheme will open on 9 November 2026.

This funding round will support:

- Christmas events taking place in 2026.
- Community events taking place in Quarter 1 of 2027,(eg St. Brigid's Day and St. Patrick's Day celebrations.)

Community groups and organisations are encouraged to monitor the Council's website and social media channels for updates and confirmation when applications go live.

The Council looks forward to supporting further community-led initiatives across South Dublin County and assisting local communities in delivering events that bring people together and enhance community life.

Q7/1026 Item ID:93048

Proposed by Councillor L. Dunne

"To ask the Chief Executive for an update on the Citywest Youth Facility fit-out project identified in the Council's 2026-2028 Capital Programme. Can the Chief Executive confirm the current status of the project, the anticipated completion and opening date?"

REPLY:

The Citywest Youth Facility project is progressing well and continues to advance through the design and procurement stages.

The facility will be located in a ground-floor unit within The Quarter development in Citywest, adjacent to the Fortunestown Luas Stop. Once completed, it will provide a vibrant and welcoming space for young people and will be jointly managed by Foroige and South Dublin County Council Arts Office. The facility will include a youth café, dance studio, activity and classroom spaces, artist studios, a recording studio, training workshop facilities, meeting rooms and office accommodation.

At present, Architectural Services Department has successfully completed the procurement of the multi-disciplinary design team. The procurement of both the Mechanical & Electrical Consultant and Quantity Surveyor is currently underway.

The next phase of the project will involve finalising the appointment of the remaining consultants and preparing the detailed design and tender documentation required for the fit-out works. Once this process has been completed, the fit-out stage will commence.

Subject to the successful completion of these stages, it is anticipated that the project will be completed and ready to open by Quarter 3, 2027.

The delivery of this facility represents a significant investment in youth services in the Citywest area and will provide a modern, accessible hub for youth engagement, creativity, learning and community participation.

H7/1026 Item ID:92296
Proposed by Community

New Works (No Business)

C6/1026 Item ID:92285
Proposed by Community

Correspondence (No Business)

Housing

Q8/1026 Item ID:93046
Proposed by Councillor L. Dunne

"That this Area Committee calls on the Chief Executive to provide a clear and definitive timeframe for the commencement of the previously committed audit of Mac Uilliam Estate and the subsequent remedial works arising from its findings. This Committee further requests that the Chief Executive outline the proposed scope of the audit, the anticipated commencement and completion dates, and a timeline for the implementation of the necessary works, in accordance with the commitment previously given in discussions?"

REPLY:

Stock condition surveys are scheduled to commence in Mac Uilliam in November 2026. Subject to access being provided as required, the surveys are expected to be completed by December 2026. Tenants have been contacted by letter with confirmation of the contractors' details and information on what to expect during the property survey.

The findings from these surveys will provide an evidence-based framework for determining future investment priorities and replacement programmes across the estate. Funding has been allocated under our revenue and capital budgets to address works identified through the surveys, with replacement and improvement works expected to be delivered from 2028 onwards based on the survey outcomes and identified asset lifecycles.

Q9/1026 Item ID:93050

Proposed by Councillor L. Dunne

"To ask the Manager to clarify the respective maintenance and management responsibilities of South Dublin County Council and the management company for the apartments located above Killinarden shops, particularly in relation to external building maintenance & common areas?"

REPLY:

We own three properties within this privately owned development and are responsible for addressing maintenance issues arising within those individual properties. Tenants can report their maintenance issues through the Housing Online Portal Housing Online - SDCC. All reported maintenance issues are logged, reviewed, assessed, and triaged by our Housing Maintenance team.

The Property Management Company is responsible for maintaining the common areas and external elements of the building. Any queries relating to these matters should be directed to the Property Management Company.

Q10/1026 Item ID:93039

Proposed by Councillor J. Spear

"Can the Manager outline how Age-Friendly housing in Tallaght will be allocated? In particular, for the homes under construction in Tymon: are these already allocated to tenants who are downsizing, or will they be advertised on CBL?"

REPLY:

Our rightsizing policy provides for the allocation of age friendly homes to people aged 55 or older through the housing list, transfers (existing tenants rightsizing) or the community list (financial contribution for private homeowners rightsizing). It is intended that 50% of homes in new age friendly housing developments will be used for rightsizing, with priority for tenants transferring from local areas, and one in five rightsizing opportunities will be available to private homeowners through the community list. For inclusion on the community list, the homeowner must agree that the council will either purchase their existing home at a discount or accept a financial contribution from the net proceeds of the sale of the property depending on the homeowner's age.

We remain committed to supporting older persons to live independently within their communities for as long as possible. We continue to review all

opportunities to provide housing developments that support continued independent living within the community.

No offers of accommodation have yet been made in relation to the new age-friendly development at St. Aongus Green.

H8/1026 Item ID:93139
Proposed by Housing Administration

Mac Uilliam Estate Report

Mac Uilliam Housing, Community and Public Realm Report

Amanda Mills, Senior Executive Officer, Fiona Hendley, A/Senior Executive Officer and Maria Nugent, A/Senior Executive Officer presented the MacUilliam Housing, Community and Public Realm Report

There were contributions from Cllr J Spear, Cllr P Holohan, Cllr L Dunne and Cllr A Smyth

The Report was **NOTED**

H9/1026 Item ID:92300
Proposed by Housing

New Works (No Business)

C7/1026 Item ID:92288
Proposed by Housing

Correspondence (No Business)

Planning

H10/1026 Item ID:92303
Proposed by Planning

New Works (No Business)

C8/1026 Item ID:92291
Proposed by Planning

Correspondence (No Business)

Transportation

Q11/1026 Item ID:93047

Proposed by Councillor L. Dunne

"To ask the Manager to provide an update on the progress made regarding the provision of bus shelters at suitable locations serving Killinarden Heights, following the previous commitment in January of this year that these locations would be included for review under the Bus Stop Enhancement Programme?"

REPLY:

The provision of bus shelters at Killinarden Heights is progressing. Bus Stop 2570 has had the required hardstanding works completed and is currently awaiting shelter installation by the NTA.

In addition, Bus Stop 2566 has progressed through the design phase and is now advancing to the construction stage. These works will facilitate the future provision of enhanced bus stop infrastructure, including a bus shelter, at this location.

The Council will continue to liaise with the NTA regarding the delivery of the proposed bus shelter installations as part of the Bus Stop Enhancement Programme.

Q12/1026 Item ID:93068

Proposed by Councillor N. Whelan

"Are there any plans to install new pedestrian crossings on the Airton Road with the addition of all of the new apartments?"

REPLY:

There are plans to upgrade the junction of Airton Road and Belgard Road as part of the Active Travel Tallaght to Clondalkin Cycle Scheme. These works will include additional pedestrian crossing facilities in the vicinity of the new Airton Plaza development, improving accessibility and connectivity for pedestrians in the area.

A Belisha beacon zebra crossing was recently installed on Airton Road near the junction of Airton Road and Broomhill Road and was completed in

Quarter 4 of 2024. Traffic controlled pedestrian crossings are also present at the junction of Airton Road with Greenhills Road which serves the new development at the site of the former Old Cigarette Factory.

The Council has not received any further requests for controlled pedestrian crossing facilities on Airton Road and therefore, there are currently no further proposals.

H11/1026 Item ID:92924
Proposed by Housing Administration

"Winter Service Plan 2026-2027".

WSP 2026-27
WSP Presentation

Gary Walsh, Senior Engineer, presented the Winter Service Plan 2026-2027 report

There were contributions from Cllr L Dunne, Cllr A Smyth and Cllr P Holohan

The Report was **NOTED**

H12/1026 Item ID:92305
Proposed by Transportation

New Works (No Business)

C9/1026 Item ID:92293
Proposed by Transportation

Correspondence (No Business)

M3/1026 Item ID:93041
Proposed by Councillor A. Smyth Seconded by Cllr J Spear

"This Tallaght area committee calls on the Council to place an estate sign at the entrance to Kilnamanagh from the Katherine Tynan Road at the Kingswood Luas stop entrance?"

REPORT:

The Council will consider this request under its Estate Nameplate and Local Area Signage procedures.

To progress the proposal, the following information and steps are required:

Exact Name of the Sign

- Confirmation of the precise wording to be displayed on the sign is required, for example: *"Kilnamanagh"* or agreed alternative. The final sign text should be agreed with the local Elected members, the relevant residents associations and the relevant Council Department prior to design and manufacture.

Location of the Sign

- The proposed sign location must be identified on **publicly owned property within Council control**.
- A site assessment will be undertaken to determine if a suitable location exists at or adjacent to the entrance to Kilnamanagh from **Katherine Tynan Road near the Kingswood Luas Stop**.
- The assessment will consider land ownership, visibility, pedestrian and road safety requirements, underground services, and any potential impact on existing traffic signage.

Site Assessment and Approval

- Any sign installation will be subject to compliance with Council standards, road safety requirements. **Please note: Broad agreement by all stakeholders is required on both the name and the siting of the proposed sign before the Council will proceed.**

Implementation

- If a suitable location is identified and approved, arrangements can be made for the design, manufacture, and installation of the sign as part of the Council's signage programme.

Accordingly, once the exact sign wording has been agreed and a suitable location on publicly owned land has been identified and assessed, the Council will be in a position to further consider the installation of an estate sign at this entrance to Kilnamanagh.

There were contributions from Cllr A. Smyth and Cllr J Spear

John Hegarty, Senior Engineer, agreed to do a proposal for the sign to be agreed with residents and councillors

The Motion was **AGREED**

M4/1026 Item ID:92904

Proposed by Councillor J. Spear Seconded by Cllr A Smyth

"This Tallaght area committee agrees that Council should meet with the management company for the Airton Rise apartments, Respond Housing, to request the temporary use of unused commercial spaces in the development for tenants in need of parking until commercial businesses are in place or a nearby transport hub is completed, whichever comes first?"

REPORT:

The Council acknowledges the concerns raised regarding parking provision for residents of the Airton Rise development and recognises the importance of ensuring that adequate parking arrangements are available for residents where possible.

It should be noted that **Airton Rise is a private residential development**. The management, operation and allocation of parking spaces within the development are matters for the developer and/or the Owners' Management Company (OMC) or other management entity established for the development. The Council does not have a direct role in the day-to-day management of privately owned parking areas within private developments.

In considering this matter, it is important to outline the remit of the local authority in relation to planning. The Council's role is to assess planning applications and determine them in accordance with the Planning and Development Acts and associated regulations. Once planning permission has been granted and a development is constructed in accordance with the approved plans and conditions of permission, the Council's powers to intervene in the operation and management of private lands are limited. While the Planning Authority can take enforcement action where development is not carried out in accordance with a planning permission or where there is an unauthorised development, it generally has no power to require changes to parking layouts, allocations or management arrangements within a private development where these are operating in accordance with the granted permission.

The commercial units and associated spaces within Airton Rise form part of the approved private development. Consequently, if these areas have been provided in accordance with the planning permission and are intended for

commercial use, the Council has limited powers to compel the developer, housing provider or management company to convert or make available such spaces for residential parking, whether on a permanent or temporary basis.

Notwithstanding the above, the Council is willing to engage constructively with all relevant stakeholders and would be happy to facilitate or attend a meeting with **Respond Housing**, and or the developer to discuss the parking concerns raised by residents and to explore whether any voluntary or temporary arrangements could be considered by the parties responsible for managing the development. However, any such arrangements would ultimately be a matter for the developer and/or management company, having regard to the approved development, operational requirements and any legal or management obligations attaching to the site.

Accordingly, while the Council is prepared to engage with the relevant parties regarding the issue, it should be noted that the Council has limited statutory powers to require alterations to parking management arrangements within a private development that has been constructed and is being operated in accordance with its planning permission.

There were contributions from Cllr J Spear, Cllr P Holohan and Cllr A Smyth

John Hegarty, Senior Engineer, agreed to meet with Respond Housing and to check that the carparking spaces are being used as per the planning permission and to ask if currently unused spaces could be used temporarily

The Motion was **AGREED**

Libraries Arts

H13/1026 Item ID:92295
Proposed by Libraries Arts

Library News & Events

Library Event Stats
Tallaght, Castletymon and Mobile Libraries ACM report

Liz Corry, Senior Executive Librarian, presented the Library News & Events report

There were contributions from Cllr J Spear, Cllr L Dunne and Cllr A Smyth

The Report was **NOTED**

H14/1026 Item ID:92988
Proposed by Housing Administration

Arts Grants-Arts Programme-There is no update since last meeting.

H15/1026 Item ID:92301
Proposed by Libraries Arts

NEW WORKS (No Business)

C10/1026 Item ID:92289
Proposed by Libraries Arts

Correspondence (No Business)

Economic Development

H16/1026 Item ID:92298
Proposed by Economic Development

New Works (No Business)

C11/1026 Item ID:92287
Proposed by Economic Development

Correspondence (No Business)

There was no further business and the meeting concluded at 16.10p.m.