

COMHAIRLE CATHRACH BHAILE ÁTHA CLIATH



Miontuairiscí Chruinniú Miosuil a tionóladh ar an **3ú Nollaig 2007** i Seomra na Comhairle, Halla na Cathrach, Cnoc Chorcaí ag 6.45 i.n.

I Láthair an tArdmheara, An Comhairleoir Paddy Bourke sa chathaoir.

Comhairleoir:

Maurice Ahern
Charlie Ardagh
Tom Brabazon
Gerry Breen
Christy Burke
Eibhlin Byrne
Eric Byrne
Julia Carmichael
Brendan Carr
Anne Carter
Joan Collins
Michael Conaghan
Ray Corcoran
Pat Crimmins
Michael Donnelly
Daithi Doolan

:

Apologies:

Clare Byrne

Oifigiúch

John Tierney
Philip Maguire
Matt Twomey
Ciaran Murray
Michael Stubbs

Comhairleoir

Dessie Ellis
Mary Fitzpatrick
Declan Flanagan
Killian Forde
Mary Freehill
John Gallagher
Deirdre Heney
Kevin Humphreys
Vincent Jackson
Nicky Kehoe
Liam Kelly
John Kenny
Sean Kenny
Dermot Lacey
Bronwen Maher
Sean Paul Mahon

Emer Costello

Ciaran McNamara
Michael Phillips
Kathy Quinn
Frank Kelly
Vincent Norton

Comhairleoir

Anne Marie Martin
Paddy McCartan
Louise Minihan
Andrew Montague
Mary Murphy
Criona Ní Dhálaigh
Naoise O'Muirí
Aodhán Ó'Riordáin
Mary O'Shea
Larry O'Toole
Oisín Quinn
Mick Rafferty
Tom Stafford
Bill Tormey
Edie Wynne

Terence O'Keeffe
Ollie Douglas
David Griffin
Joanne Travers
Hugh Fitzpatrick

Gnó an t-Ardmheara

1. The Lord Mayor referred to the considerable media coverage and speculation in relation to the Clontarf Golf Club and to reports that a significant sum of money had been offered to the club members in return for their interest in the club. That interest, was he said, a leasehold interest in respect of 62 acres of land which was owned by Dublin City Council. He stated that he wished to remind everyone, that the lease of that land had been granted by Dublin City Council, for the sole purpose of a Golf Club and he further stated that he wanted to send out a clear message that the sale and rezoning of the Clontarf Golf Club was purely speculative and that Dublin City Council would have a very important role in any final decision in that regard.
 During a lengthy debate, which followed the Lord Mayor's comments, Councillors were strongly supportive of the Lord Mayor's position in that matter. Councillor B. Tormey stated that he had a declarable interest in the matter as he was a member of the Clontarf Golf Club. However he informed the Council that he would not be attending any meeting of the Club membership in relation to the proposed sale and also that he would not be voting in the Council Chamber on any proposal in relation to the leasehold or rezoning of that land and he asked that his position in that regard, be recorded in the minutes. The City Manager also stated in response to some of the remarks made during the debate, that no approach had been made to Management by the Clontarf Golf Club or by the reputed successful bidder for the property.
2. **Ceisteanna fé Bhuan Ordú Úimhir 16** – It was moved by Councillor G. Breen and seconded by Councillor K. Humphreys "That Dublin City Council approves of the Dublin City Manager answering the questions lodged". The motion having been put and carried written answers to the 114 questions lodged for the City Council meeting of the 3rd December 2007 were issued. The Questions and Answers are set out in **Appendix A** attached.
3. Submitted Letter dated 22nd October 2007 from Roscommon County Council conveying the terms of a resolution passed at their September Meeting inviting Dublin City Council to address a meeting of Roscommon County Council on the issue of water abstraction from the River Shannon. It was moved by Councillor C. Burke and seconded by Councillor M. Fitzpatrick "That Dublin City Council notes the contents of this letter". The motion was put and carried.
4. Submitted Letter dated 25th October 2007 from Monaghan Town Council conveying the terms of a resolution passed at their October Meeting, which expressed the Council's disappointment with the Government for its intention to implement a new Community Childcare Subvention Scheme without any real consultation with Community Childcare providers. It was moved by Councillor C. Burke and seconded by Councillor M. Fitzpatrick "That Dublin City Council notes the contents of this letter". The motion was put and carried.
5. Submitted Letter dated 5th November 2007 from the Office of the Minister for Foreign Affairs in response to a motion agreed at the monthly meeting of Dublin City Council in October in regard to the situation in Burma. It was moved by Councillor C. Burke and seconded by Councillor M. Fitzpatrick "That Dublin City Council notes the contents of this letter". The motion was put and carried.
6. Submitted Letter dated 8th November 2007 from Monaghan County Council conveying the terms of a resolution passed at a recent Meeting calling on the Government to reverse the ' Habitual Residency' condition which must be met by

certain people seeking certain social welfare payments including Child Benefit and that this payment is reinstated to the most vulnerable people in our society. It was moved by Councillor C. Burke and seconded by Councillor M. Fitzpatrick "That Dublin City Council notes the contents of this letter". The motion was put and carried.

7. Submitted Letter dated 9th November 2007 from the Taxi Regulator concerning an incident of racist behaviour witnessed by a Member of Dublin City Council. Councillor L. O'Toole welcomed the letter and it was moved by Councillor C. Burke and seconded by Councillor M. Fitzpatrick "That Dublin City Council notes the contents of this letter". The motion was put and carried.
8. The minutes of the Monthly Meeting of the City Council held on 5th November 2007 and the Adjourned Monthly Meeting of the City Council held on 19th November 2007, having been printed, certified by the Meetings Administrator and taken as read, were signed by the Lord Mayor.
9. Submitted Monthly Financial Statement circulated in accordance with the Local Government Act 2001. It was moved by Councillor C. Burke and seconded by Councillor D. Lacey "That the Financial Statement be entered in the minutes". The motion was put and carried. The Financial Statement is set out in **Appendix B** to these minutes. Under this Item Councillor D. Lacey referred to the expenditure figures listed under **Capital Payments** (€2.201m and €40.5m) in respect of "Consultancy" and he asked for a breakdown of same.
10. Submitted Report No. 490/2007 of the Dublin City Manager in compliance with Section 138 of the Local Government Act 2001, informing the Council of works which are about to commence, Section 179 of the Planning and Development Act 2000 and the Planning & Development Regulations, 2001 Part 8: The change of use of an existing unoccupied retail unit and the subdivision of the retail unit to provide two office units at Killarney Court, Buckingham Street Upper, Dublin 1. It was moved by Councillor D. Doolan and seconded by Councillor N. Kehoe "That Dublin City Council notes the contents of Report No. 490/20072. The motion was put and carried.
11. Submitted Report No. 492/2007 of the Dublin City Manager in compliance with Section 138 of the Local Government Act 2001, informing the Council of works which are about to commence, Section 179 of the Planning and Development Act 2000 and the Planning & Development Regulations, 2001 Part 8: The construction of a four-storey building having 9 special needs residential units with winter garden terraces on three floors over a community building at ground floor level within the courtyard of the existing Countess Markievicz House flats complex at Townsend Street, Dublin 2. It was moved by Councillor D. Doolan and seconded by Councillor N. Kehoe "That Dublin City Council notes the contents of Report No. 492/20072. The motion was put and carried.
12. Submitted Report No. 520/2007 of the Dublin City Manager in compliance with Section 138 of the Local Government Act 2001, informing the Council of works which are about to commence, Section 179 of the Planning and Development Act 2000 and the Planning & Development Regulations, 2001 Part 8: Upgrade of the footpaths and public lighting along Coolock Village. It was moved by Councillor D. Doolan and seconded by Councillor N. Kehoe "That Dublin City Council notes the contents of Report No. 520/20072. The motion was put and carried.

13. To appoint a suitable person to be a member of the City Council to replace former Councillor Robert Sargent who resigned from the City Council and the appointment of a member to each of the following boards/committees:

- Board of the Royal Irish Academy of Music
- CDVEC (City of Dublin Vocational Education Committee)
- Dublin 12 Drugs Task Force
- KWCD (Kilmainham/Walkinstown/Crumlin/Kimmage) Partnership
- Protocol and Selection Committee
- Transportation and Traffic Strategic Policy Committee

Before this Item was dealt with, the Lord Mayor and many other Councillors expressed their grave concerns at the high turnover of Councillors since the Local Elections in June 2004 and which they attributed, in the main, to the following reasons; the level of commitment now required of Councillors and the enormous demand on their time in order to carry out their role in a satisfactory manner, particularly on Councillors who also have full time employment, and the level of remuneration which is paid to them in return. They called on the Minister for Environment, Heritage & Local Government to address these issues in the review of Local Government, which he had recently initiated.

It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Mr. Ray McHugh be co-opted as a member of Dublin City Council and that he be appointed to the Board of the Royal Irish Academy of Music, the Dublin 12 Drugs Task Force, KWCD (Kilmainham /Walkinstown/ Crumlin /Kimmage) Partnership, the Protocol and Selection Committee and the Transportation and Traffic Strategic Policy Committee. Also, that Councillor L. Minihan be appointed to the City of Dublin Vocational Education Committee". The motion was put and carried. The Lord Mayor, Group Leaders and the City Manager also welcomed Cllr. Ray McHugh onto the Council and wished him well.

Under this item tributes were paid by the Lord Mayor and the following Councillors Councillors C. Ardagh, G. Breen, P. McCartan, J. Collins, C. Burke, J. Carmichael, M. Fitzpatrick, Eric Byrne, D. Lacey, D. Ellis, B. Carr, K. Humphries, Eibhlin Byrne, L. O'Toole, A. Carter to former Councillor Robert Sargent and to Councillors Ann-Marie Martin, Nicky Kehoe and Mary Murphy (who had indicated their intention to also resign from the Council before the end of December.

A special word of thanks was extended to Cllr. M. Murphy for her excellent work as Chairperson of the Housing, Community and Social Affairs Strategic Policy Committee.

Cllr. Ann-Marie Martin responded by saying that she had enjoyed her time as a Councillor which she described as being an experience of a lifetime, unfortunately she said that she had now to concentrate on her full-time job and couldn't afford to give the time required to carry out that role. She paid tribute to the Lord Mayor, her fellow Councillors, the City Manager and staff; and she paid a special tribute to Mr. Hugh Fitzpatrick of the City Manager's Department and to retired Official Mr. Kevin Dowling for their support and help to her during her term on the Council.

Councillor Nicky Kehoe also thanked his fellow Councillors, in particular, Cllr. C. Burke and the staff in all Council Departments and he stated that despite some media spin as to the reasons for his resignation, that he was resigning for personal reasons.

Councillor Mary Murphy thanked everyone for their kind remarks and she paid tribute to her family for their support and extended a special word of thanks to (a) the Members of the Housing, Community and Social Affairs Strategic Policy Committee and (b) former Assistant City Manager Brendan Kenny, Mr. Ciaran McNamara Assistant City Manager and Ms. Deirdre Cahill of the Housing Department.

14. To appoint a suitable person to replace Councillor Louise Minihan on the Transportation and Traffic Strategic Policy Committee, who resigned from that Committee. It was proposed by Councillor C. Burke that Councillor R. McHugh be appointed to the Committee and the proposal was seconded by Councillor L. O'Toole. The motion was put and carried. N.B. However as Councillor R. McHugh had already been appointed as a member of that Strategic Policy Committee under the previous Item, the vacancy on the Transportation and Traffic Strategic Policy Committee will be relisted for the January Council meeting.
15. To appoint a suitable person to replace Councillor Mary Murphy (who resigned with effect from 1st December 2007) as Chairperson of the Housing, Social and Community Affairs Strategic Policy Committee. It was moved by Councillor K. Humphreys and seconded by Councillor S. Kenny "That Councillor Eric Byrne be appointed as Chairperson of the Housing, Social and Community Affairs Strategic Policy Committee". The motion was put and carried.
16. Submitted Report No. 523/2007 of the Area Manager (D. Drumm) – Nomination of Aidan Smith as a replacement member from the Community and Voluntary Sector to the North West Area Joint Policing Sub-Committee. It was moved by Councillor L. O'Toole and seconded by Councillor D. Lacey "That Dublin City Council approves of the appointment of Mr. Aidan Smith as a member, representing the Community and Voluntary Sector, of the North West Area Joint Policing Sub-Committee". The motion was put and carried.
17. The City Council decided to take the following two Items next and together (1) Submitted Report No. 471/2007 of the Assistant City Manager (M. Stubbs) - Proposed Draft Variation (No. 21) to the Dublin City Development Plan 2005-2011 : Achieving Liveable Sustainable New Apartment Homes and (2) Submitted Report No. 529/2007 of the Joint Meeting of the Economic Development, Planning and European Affairs and the Housing, Social and Community Affairs Strategic Policy Committees - Breviate of meeting held on 20th November 2007 - Joint Chairpersons, Councillor Mary Murphy and Councillor Daithí Doolan, standing at item Nos. 11 and 22 respectively on the Agenda Paper" Councillor D. Doolan presented the draft Variation report to the Council which he said had been the subject of a Joint meeting of the Housing, Social and Community Affairs and the Economic Development, Planning and European Affairs Strategic Policy Committees on the 20th November. A lengthy debate followed during which a number of amendments were proposed and seconded. At the end of which, it was formally moved by Councillor D. Doolan and seconded by Councillor M. Murphy "That Dublin City Council notes Report No. 471/2007 and approves the proposed Variation (No. 21) of the Dublin City Development Plan 2005 – 2011 - Achieving Liveable Sustainable New Apartment Homes, as set out and recommended in Section 3 (Pages 150-163) of that report, subject to the following amendments*

CHAPTER 4 RESIDENTIAL

4.5.0 Achieving Liveable Sustainable New Apartment Homes

4.5.1 Challenges

In the region of 90% of new housing in the City area will be in apartment format and it is critical that new apartments are sufficiently spacious with all the necessary facilities to provide a level of residential amenity attractive to families with children on a long-term basis.

Achieving family friendly apartment housing quality and attractive new neighbourhoods are key challenges for the future success of the City. This has been summarised by the National Economic and Social Council (NESC): 'housing is a key determinant of economic and social well-being and progress in Ireland ... the magnitude and significance of the challenge of creating sustainable neighbourhoods and social balance needs to be recognized ... it bears comparison with two other great challenges that Ireland faced and met in the past half century – the opening of the economy in the early 1960s and the establishment of the partnership approach in the mid 1980s'. The Department of Environment, Heritage and Local Government published Guidelines on Design Standards for New Apartments in September 2007 and these set out a baseline at a national level; the City Development Plan policy builds on and enhances these guidelines.

Dublin must compete globally with other cities to attract high value jobs and investment. A recent report from the OECD Competitive Cities in the Global Economy, documents how the attractiveness of a city in terms of public parks, public transport, cultural and social facilities, social inclusiveness and the quality of its housing are all significant factors in competitiveness and success.

Forfas/National Competitiveness Council 'firmly believes that housing infrastructure, in terms of quantity, quality and price, is an important factor in national competitiveness. The reason that housing infrastructure is so important is the concept of 'relative attractiveness'. The trend for modern enterprise is to settle where conditions are attractive for skilled labour as well as for capital.'

The costs of commuting long distances are a key issue in terms of CO₂ emissions, economic costs and negative effects on family life. It is important that people be offered a real choice of living in the City and not be required to live at a distance from the City because of an insufficient supply of new high quality apartment housing in the City area.

A key objective is to achieve the optimum quality and supply of liveable, sustainable apartment housing for a variety of household types and sizes including families with children. The needs of children shall be incorporated from the outset including provision for play and all apartments with two or more bedrooms should be designed with the needs of children in mind.

4.5.2 Apartment Qualities

The key issue in relation to apartment housing quality/liveability is the size or floor area of individual units. This is the envelope within which all the other qualities and facilities can be delivered. The concept of Target Average Floor Area across a scheme is a simple and transparent way to assess/ensure apartment quality.

There is a range of other factors within the apartment itself which affect the housing quality/liveability such as; dual aspect, facilities for children (e.g. quiet space for studying), above minimum floor to ceiling heights, daylight and sunlight, balconies/terraces like outdoor rooms, proper provision for drying clothes, sufficient storage, kitchens/bathrooms with windows, noise insulation, energy efficiency, good design and layout, etc.

Issues that relate to the apartment scheme include; the provision of attractive communal open space areas with provision for children's play, good daylight and sunlight qualities; generous and welcoming entrances and lobbies (e.g. double height), energy efficiency; architectural quality and finishes, parking for bicycles, ease of maintenance, etc.

It is also critically important to deliver the optimum/maximum supply of new apartment housing in order to promote housing affordability, offer more people a choice of living in the City and support the dynamism of the City.

Ensuring the highest quality of new apartment housing is especially important in marginal areas in order to deliver successful mixed-income regeneration areas and address the problems of concentrations of disadvantage. Parts of Dublin have some of the highest concentrations of disadvantage in the state and tackling these problems is a key objective for the City Council and other agencies.

Social infrastructure and other support facilities are key to achieving successful housing areas where people will choose to live and, besides the quality of apartments, this includes good parks and play areas, good shopping and other commercial facilities, good schools, a Public Library, leisure facilities, 'safe streets and clean streets' and efficient public transport. The issues are obvious and have been stressed in our consultation; the challenge is the delivery by a range of agencies not just the City Council.

The City Council has taken the lead in setting up Regeneration Fora and in developing partnerships with private developers and the local communities to address opportunities and problems and ensure successful, mixed-income new neighbourhoods.

There is an even greater need for public facilities such as public parks or libraries in areas of high-density housing.

Large sites offer particular opportunities to deliver on all the requirements for integrated, mixed-income, mixed-use and sustainable new communities with the full range of housing sizes and a greater ratio of apartments over 100m² shall be sought as well as commercial and community facilities. When required an Environmental Impact Statement should examine closely all these issues relating to sustainability and success.

POLICY RES 21

It is the policy of Dublin City Council to promote the optimum quality and supply of apartment housing for a range of housing needs and aspirations, including households with children and people with disabilities, in attractive, sustainable mixed-income, mixed-use neighbourhoods with the range of necessary social and other infrastructure, regard being had to the other provisions of the Development Plan and the proper planning and sustainable development of the City.

POLICY RES 22

It is the policy of Dublin City Council in assessing building heights to have regard to Performance Criteria including; providing excellent quality and innovative housing, optimising the supply of housing; providing good open spaces/parks and other community/public gain, good mix of uses, positive regeneration effects, energy efficiency, high quality contemporary architecture, etc. Applications shall be considered subject to all other provisions of the Development Plan and the proper planning and sustainable development of the area including the protection of amenities.

POLICY RES 23

It is the policy of Dublin City Council to achieve successful, mixed-income, mixed-use neighbourhoods, and a balanced planning approach may be taken, in order to deliver local services.

POLICY RES 24

It is the policy of Dublin City Council that apartment developments on City Council redevelopment sites should be models of good practice and deliver highest quality apartment homes with all the necessary support infrastructure such as public parks, good sized shopping, etc. contributing to attractive, sustainable, mixed-use and mixed income neighbourhoods.

POLICY RES 25

It is the policy of Dublin City Council to promote the transformation of areas with a high concentration of social disadvantage and the achievement of successful and socially integrated new neighbourhoods. Typically the transformation will involve the delivery of spacious new apartment homes in a high quality environment with all the infrastructure necessary to attract a wide range of income groups.

CHAPTER 15 GENERAL SITE-DEVELOPMENT STANDARDS

15.7.0 Access For All

Dublin City Council is a signatory to the Declaration of "Cities and the Disabled" and recognises the need for equality of access for everybody to all aspects of the built and external environment as an essential prerequisite of equal opportunities and the development of an inclusive society.

Dublin City Council will have regard to the National Disability Authority's guidelines Building for Everyone, the UK Lifetimes Homes standards and the Australian Adaptable Homes standards and will seek to encourage the implementation of best practice standards with regard to access. Appendix 15 sets out guidelines on appropriate access arrangements.

Part M of the Building Regulations (S.I. No. 179 of 2000) sets out standards to ensure that buildings are accessible and usable by everyone, including the aged, people with disabilities and people with children. The Technical Guidance Document in relation to Part M provides guidance on the access requirements for public buildings and for residential dwellings. However, a survey by the National Disability Authority showed that in practice difficulties are frequently caused for wheelchair users because of stepped thresholds at entrances and a lack of dished pavements.

In assessing applications, which relate to Protected Structures, regard shall be had to the protected status of the structure and the need to protect the special character. Appendix 18 provides guidance on this issue.

An important element in achieving sustainability in apartment design is the ability of the design to accommodate decreased mobility as residents may acquire some level of mobility impairment. The City Council Architects Department has developed design templates to achieve Lifetime Sustainability in housing design.

15.9.1 Apartment Guidelines

Policies are set out in Paragraphs 4.5.1 and 4.5.2 which promote the optimum quality and supply of apartment housing for a range of housing needs and aspirations, including households with children, and people with disabilities, in attractive, sustainable mixed-income, mixed-use neighbourhoods with the range of necessary social and other infrastructure. All planning applications will be considered with regard to these policies and the guidelines shall be read in this overall context.

This quality of an apartment can be considered in terms of three inter-related issues:

the apartment itself, the apartment scheme and the environment outside the apartment block, the neighbourhood and the social and other infrastructure.

The needs of children must be incorporated from the outset and this includes play areas, storage for example a trike, bathrooms big enough to easily bath a child, study areas, etc. Designers shall ask themselves the question (and document the answer in the Housing Quality Assessment): "In very practical terms how does the proposed development accommodate satisfactorily e.g. a household of 2 adults and 1 or 2 children?"

Experience in Ireland and elsewhere has shown that children will play everywhere, so as far as possible their safety needs to be protected throughout the entire site, particularly in terms of safe access to designated larger communal or public open spaces. Proposals to meet this key performance criterion shall be detailed in the Housing Quality Assessment. The City Council is preparing more detailed guidance on providing for children's play and in the meantime regard shall be had to the Dublin Docklands Development Authority's Play Space Guidelines.

The scale of a development/size of site is a critical factor. Development of 500 or more units are akin to small to medium sized Irish towns and shall be planned to deliver on all the necessary qualities such as a wide housing choice, attractive to a wide range of income groups, with all the necessary social and other infrastructure including schools; and likely to be a settled and successful district in the future. The Environmental Impact Statement shall examine closely all these issues relating to sustainability and success.

The floor area of an apartment house is the critical measure of its liveability. It is the envelope within which all the other qualities can be delivered such as spacious living and dining areas, kitchens suitable for cooking for a family, functional storage and laundry areas. There is a range of other qualities that are important including: dual aspect, balcony/terrace space, sunlight/daylight, noise, and floor to ceiling height.

A Housing Quality Assessment including all these criteria shall be required with all planning applications. The benchmark shall be to produce a quality of housing in apartment format as good as that of standard suburban housing.

It is important to remember that minimum standards are not recommended standards and it would not be in the interests of sustainable development if a planning application barely met minimum standards.

Creative and innovative architecture and design shall be encouraged and shall be an important element in assessing planning applications.

Flexibility will be a key planning approach and in this regard Performance Criteria shall be used where possible to allow for creative/innovative solutions to, for example, the problem of drying clothes.

Different types of housing or different layouts that provide greater choice shall be encouraged, for example, open plan or 'loft style' apartments.

The quality of materials and finishes is a key criterion and this applies to all aspects of the building including the entrance to the basement car park which is often a prominent feature from the pedestrian viewpoint and requires careful design and high quality materials.

A Sustainability Report/Audit shall be required with all applications and innovative measures shall be encouraged. 'Green roofs' (with sedum type plants where they are not easily accessible) should be considered as standard and this can also allow for their use as amenity spaces where appropriate. Greater use of bicycles should be encouraged by providing Sheffield Stands for parking as they are quick and easy to access and ensure a high degree of security against theft and vandalism, with some of the stands being overlooked for added security.

The improvement of existing apartments/schemes will be encouraged by, for example, retrofitting balconies/terraces, providing new roof gardens, amalgamating apartments, or allowing for a change of use where residential amenity is poor such as directly onto a busy street.

The Department of Environment, Heritage and Local Government published Guidelines on Design Standards for New Apartments in September 2007 and these set out a baseline at a national level; the City Development Plan policy builds on and enhances these guidelines.

15.9.2 The Apartment

The Target Average Floor Area across a scheme shall be 85 m².

The recommended minimum floor areas for different apartment types shall be:

- 1 bed: 55m² minimum
- 2 bed: a range of 80m² to 90m²
- 3 bed or equivalent: 100m² minimum

The ratio of different apartment types shall be:

- 1 bed maximum 20%
- 100m² or 3 bed a minimum of 15%

The ratio set out above shall not necessarily apply to particular social housing provision such as housing for older people and regard will also be had to the Housing Strategy. The minimum floor areas shall apply in all cases.

As part of the objective of encouraging a variety of housing provision, an intermediate one bedroom plus study apartment in the range of, for example 60-70m² will be considered as part of the 20% maximum for one beds. The additional room would be suitable for study, living room extension, guest room etc. The additional room will not be included as a bedspace for open space purposes.

Dual aspect is a key quality of life issue and ideally there should be a through living room. Dual aspect provides for inter alia, cross-ventilation, better views, better daylight/sunlight and more adaptability within the apartment.

From a quality point of view, the target is two apartments per lift/stairs core per floor providing for 100% dual aspect. The maximum for single aspect is 15%, none shall be north facing and each single aspect unit shall be assessed in terms of its quality. For a freestanding block, three/four corner units with a central lift/stairs core provides for a certain level of dual aspect. In certain circumstances, a limited length of deck access (e.g. three apartments) may be acceptable as long as bedrooms do not face out onto the deck and it is well proportioned and designed. In some cases secondary bedrooms facing onto the deck may be acceptable if issues are dealt with by careful design such as providing a semi-private external buffer zone. The key performance criterion is the quality of residential amenity.

With creative design it should be possible to achieve 50% and upwards of 'kitchens with windows' and this will serve to increase its role as 'the heart of the home'. Through living rooms with a sitting area at one end, a dining area at the other, and an 'island' kitchen in the middle shall also be considered. Ideally bathrooms should have natural ventilation and light.

Designing apartments that are flexible and adaptable as the needs of the household changes is a key objective. The concept of habitable rooms as distinct from bedrooms is important as it allows an apartment/home to adapt to the needs of its residents over time. So, if of a suitable size and design, a habitable room can change from a dining room to a bedroom to a study as needs change. In particular the second/third bedroom can be flexible and the apartment made attractive to households at different lifecycle stages.

For larger dwellings, the provision of one main living room separate from the kitchen should be considered. For these dwellings, a combined kitchen/dining area can become the focal point for shared household activities e.g. children's play, pursuit of hobbies, casual meals and informal entertaining.

The private balcony or terrace area shall be seen as an outdoor room and spacious enough to accommodate a table and chairs for the household/visitors. It shall also provide for privacy and safety for children's play. The quality of detailing and finish is critical; for example, the floor should be of solid construction and the soffits should be visually attractive. Ideally the floor of the balcony and the living room should be at the same level to allow for integration of both. Ideally the balcony should be partly internalised to allow for privacy and noise insulation. A second balcony might also be considered on dual aspect apartments. The minimum sizes shall be: one bed. 6m², two bed. 8m², 3 bed or equivalent 10m².

A minimum floor to ceiling height of 2.7m (3m floor to floor) shall be required and the additional overall height of the building shall be allowed for, save in exceptional circumstances. Providing higher floor to ceiling heights for penthouse apartments will be encouraged. This additional internal height has a number of benefits besides the significantly increased sense of spaciousness, better daylight/sunlight, improved ventilation and more storage space. There may be a requirement for higher floor to ceiling heights in particular circumstances such as on the ground floor and/or to allow for a future change to a non-residential use. The top of the window frame in all habitable rooms in an apartment should be as high as is practicable within the particular form of construction.

Functional storage areas shall be provided to store the equipment a household is likely to need including relatively large items such as a child's bicycle. Space should be provided for the segregation of waste. Additional storage area shall be provided outside the apartment. Suggested minimum storage areas within the apartment shall be: one bed 3m², two bed 7m², 3 bed or equivalent 9m². The larger storage areas need not necessarily be provided in one unit and the Planning Authority will be open to different solutions.

Acoustic privacy is a key issue. People in apartment developments live in close proximity to one another so effective sound insulation/acoustic privacy is most important within apartments, between apartments, between apartments and common areas (e.g. bedrooms may not be appropriate immediately adjoining lift cores) and also from a more noisy external environment such as a busy street. Consideration shall be given to provision of higher levels of noise insulation than in the current Building Regulations. Avoiding putting a bedroom on one side of a party wall next to a living room on the other has proven to be successful. Also successful are layouts that use circulation areas to act as a sound buffer between the areas where sound transmission would be an issue. Floor slabs shall be capable of allowing residents to use a floor finish of choice without an increase of noise transmission. Attention should be given to the proximity of windows from one unit to the other to minimize noise transfer. Finishes to public areas in apartment blocks should be selected to reduce the impact of airborne sound as well as ease of maintenance. Triple glazing shall be provided where noise is likely to be intrusive. A noise assessment shall form part of the Housing Quality Assessment. This should have regard to (a) location in relation to noise generators such as a busy street (b) layout to minimise noise impacts and (c) noise insulation measures. The City Council is carrying out a study of current practice and will bring forward proposals for improved delivery of noise insulation/acoustic privacy.

Proper facilities for washing and drying clothes ideally naturally shall be provided and this 'deliverable' shall be included in the Housing Quality Assessment. A utility room might be considered with natural ventilation. However, the Planning Authority shall not be prescriptive but shall consider different ways in which this performance criterion can be effectively met.

Hallways can be an attractive and useful space in an apartment. One possibility in a family-sized apartment is a space, perhaps 2m across in each direction, such that four people (including guests donning their coats) could congregate around the entrance door; and giving access to living room, bedroom, bathroom and cupboard doors. However, the Planning Authority will not be prescriptive in this regard and will allow for different design approaches.

All rooms shall be of a reasonable shape and proportion and have adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents. Indicative furniture layouts to scale should be shown on the plans. All living rooms, kitchens and bedrooms should be so located as to avoid facing towards nearby high boundary or gable walls. In the case of conversions, partition walls within and between residential units shall not cut across windows.

On schemes of five units or less in inner city areas each application will be considered on its merits and the minimum floor areas may be varied, where appropriate, subject to the delivery of high quality apartments and general quality of life.

15.9.3 The Apartment Scheme

Issues that relate to the apartment scheme include; the provision of attractive communal open space areas with provision for children's play, generous and welcoming entrances and lobbies (e.g. double height), attractive common areas, energy efficiency, architectural quality and finishes, safe and convenient parking for bicycles, ease of maintenance, etc. Providing for Information and Communication Technology is recommended. The delivery of these qualities shall form part of the Housing Quality Assessment.

Entrances and lobbies to apartment buildings are important quality issues. Entrances shall be clearly identified. Lobbies should be spacious and welcoming and can have a very important effect on a resident's sense of their home. It is a form of communal space. Health promotion reports recommend that people should be encouraged to use the stairs and so it should be placed in a prominent position to encourage use. Lobbies/stairways should be naturally lit and ventilated. If the lobby also gives access to the courtyard it should also be spacious with a strong visual link.

Daylight and sunlight is a key residential amenity and all buildings should receive adequate daylight and sunlight. Careful design of residential buildings, where the amount of incoming light is important, can ensure that sufficient sunlight can enter habitable rooms to provide comfort and also reduce the need for artificial lighting. All habitable rooms must be naturally ventilated and lit, and living rooms and bedrooms shall not be lit solely by roof lights.

Development shall be guided by the principles of Site Planning for Daylight and Sunlight, A Good Practice Guide (British Research Establishment Report, 1991). Regard will also be had to the BRE report Daylighting in Urban Areas prepared for the Energy Saving Trust. It is recommended that the lowest occupied level be analysed for daylight/sunlight. Staggering of balconies on the façade of a building has a positive effect on sunlight/daylight reaching the apartment. In schemes of 50 units and more, a sunlight/daylight analysis of the different apartments may be required and modifications to the scheme put in place where appropriate.

A variety of apartment building formats or typologies will be considered. A podium format with commercial use on the ground floor/s providing a platform for a communal courtyard with apartments above and views in and out of the elevated courtyard can be very successful. The ground floor commercial space can provide for a good size supermarket for example.

Given Dublin's northerly latitude, the sun does not rise in the sky very high and so the perimeter block of a continuous 6 to 8 storeys is not always appropriate. One solution is to provide for breaks/varied heights in the building blocks to allow for sunlight/daylight to flood into courtyards and public places such as streets. In certain cases additional height may be considered in order to replace apartment units lost to provide this public and communal gain.

Issues relating to the maintenance of the apartment scheme shall be considered at design stage including durability, longevity, ease of maintenance, life cycle costs. For example, design windows to enable cleaning from inside the building where possible. Facilitate cleaning of common areas by providing storage for materials, power and water sources and drainage outlets. Possibly provide accommodation for a caretaker. Considered material selection and detail design can dramatically reduce the need for long-term maintenance and reduce costs. Service ducts serving two or more apartments should as far as practicable be accessible from common circulation areas for maintenance purposes.

Ground floor apartments onto city streets will not be permitted in order to protect residential amenity, animate the street and encourage a mixed-use culture. On particularly noisy streets, apartments on the upper floors facing directly onto the street may be discouraged. In some cases apartments onto minor streets may be allowed at ground floor level, but a floor-to-ceiling height of 3.5m to 4m will be required to allow for subsequent conversion to non-residential use.

Refuse storage, recycling and composting areas for apartment development must be addressed at the design stage for all schemes and must comply with the standards set out in Appendix 11: Guidelines for Waste Storage Facilities.

15.9.4 The Neighbourhood

Delivering attractive mixed-income, mixed-use neighbourhoods with all the necessary social and other infrastructure and a high quality environment is key to achieving successful neighbourhoods where people will choose to live. These qualities include good parks and play areas, good shopping and other commercial facilities, good schools, a Public Library, leisure facilities, 'safe streets and clean streets' and efficient public transport. There is an even greater need for public facilities such as public parks or libraries in areas of high-density housing. The issues are obvious; the challenge is the delivery by a range of agencies including the City Council.

A minimum of 10% Public Open Space (as distinct from private or communal space for the apartment scheme) shall be required and ideally the creation of a Public Park. Other contributions to the public domain will be encouraged such as art features, views into and out of courtyards, improved pedestrian paving, etc.

Suitable sites large enough to accommodate a supermarket are a scarce resource in the City area. The provision of good supermarket and other shopping shall be encouraged in the interests of improving local facilities and employment, promoting regeneration, enlivening the street and enhancing competition, affordability and choice. The affordability of a healthy diet ('food poverty') has been identified by the Combat Poverty Agency and others as a significant problem. The definition of neighbourhood shop shall be interpreted to allow for the provision of current supermarket/discount store floorplates and associated car parking.

Appropriate sized employment/office uses may be considered on suitable sites in Z1 zones which have a concentration of disadvantage, in order to attract mixed-income groups, drive the regeneration process forward, provide day-time demand for cafes, etc. and to transform their image. They can be located on the lower floors providing local facilities, employment, vitality over the 18-hour day and allowing apartments to be on upper floors with better amenity, regard being had to the protection of existing residential amenities.

15.9.6 Private Open Space for Residential Development

Apartments/Duplexes

In apartment developments private open space may be in the form of balconies, terraces, roof gardens or communal landscaped areas exclusive of surface car parking. The minimum private open space requirement for apartments shall be as follows:

Location	Private Open Space sq.m. per bedspace (min)
Inner City/Docklands/Prime Urban Centres/Ballymun	5 – 8
Suburbs	12 – 15”

The motion was put and carried.

*The amendments, proposed by Councillor Daithi Doolan and seconded by Councillor Mary Murphy, were recommended at a Joint meeting of the Economic Development, Planning and European Affairs and the Housing, Social and Community Affairs Strategic Policy Committees and are set out in Council Report No. 529/2007 (Breviate of that meeting). Those amendments were amended further at the Council meeting in relation to (a) Policy Res 23 and (b) 15.9.1 (Bicycle Stands) proposed by Councillor A. Montague and seconded by Councillor D. Lacey.

18. Submitted Report No. 494/2007 of the Director of Traffic and City Engineer (M. Phillips) - Maximum Allowable East Link Toll Rates 2008. Following a discussion on this Report during which Mr. M. Phillips, Director of Traffic/City Engineer informed the Council that it was being brought to their attention for their information and for noting, and Councillor K. Forde said that it appeared to him that some of the increases being sought were above those allowable under the Bye-Laws, it was moved by Councillor M. Fitzpatrick and seconded by Councillor O. Quiinn “That Dublin City Council refuse to note the contents of Report No. 494/2007 and that a further report be brought to the January Council meeting”. The motion was put and carried.
19. At this stage of the meeting, as it was past 9.00 p.m. the Lord Mayor dealt with Emergency Motions. The City Council decided to suspend Standing Orders to agree without debate, the following motions:
 - (A) Motion submitted by Councillors N. Kehoe and C. Burke “That this City Council calls on the Irish Government and the Department of Finance to provide direct funding to DCC in order for DCC to maintain the Ambulance service under the control of Dublin Fire Brigade.”

- (B) Motion submitted by Councillor D. Doolan "Dublin City Council recognises that domestic violence poses a serious threat to the lives and welfare of women and children in this City and that at this time of the year domestic violence reaches a crisis in many homes

Dublin City Council:

Noting that it is the local authority's responsibility to provide housing where the act of leaving an abusive relationship would otherwise render a victim of domestic violence homeless;

Recognising that the current practice in Dublin of using private B&Bs in place of refuges due to the shortage of spaces in same is inappropriate as it is often highly unsuitable in particular for women with children who are in need of intensive specialist supports;

Calls on the Dublin City Council to phase out the use of private B&Bs for victims of domestic violence and to instead introduce a sufficient quantity of purpose-built emergency accommodation;

And in addition, mandates greater provision of supported transitional housing developments and an adequate supply of social units."

- (C) Motion submitted by Councillor M. Fitzpatrick "The elected members of Dublin city council support the call from the Residents for Realignment for a Residents Charter for all residents who will be potentially affected by the Metro North project. The elected members call on the RPA to give a firm commitment to agree with residents a charter and to stringently adhere to the terms of such charter."

- (D) Motion submitted by Councillors C. Ni Dhalaigh and C. Burke "That this Council calls on the Minister for Children to suspend plans to introduce the Childcare Subvention Scheme as it will negatively affect the community childcare crèches, playgroups and after-school clubs in this city, including many which are part-funded by City Council, based in Council facilities; and will create a segregated childcare sector in Dublin and state-wide – crèches for social welfare recipients, crèches for the rich, and those on low pay will have to stay at home as they wont be able to afford them; and that this scheme runs counter to stated aims of the original funding mechanism – the Equal Childcare Opportunities Programme (ECOP); and further calls on the Minister to continue funding the childcare facilities on the ECOP basis until such time as he has had a full consultation with stakeholders in this sector, childcare providers, local authority childcare boards and parents."

20. Submitted Report No. 519/2007 of the Environment and Engineering Strategic Policy Committee (Councillor Tom Stafford) – Draft Plan on Climate Change Strategy for Dublin City. It was moved by Councillor T. Stafford and seconded by Councillor K. Humphreys "That Dublin City Council notes Report No. 519/2007 and approves the initiation of the "Public Consultation Process" in respect of the Draft Plan on Climate Change Strategy for Dublin City". The motion was put and carried.

21. The City Council decided to take the following two Items, standing at Item Nos. 14 and 21 respectively on the Agenda Paper, next and together - Submitted Report No. 495/2007 of the Director of Traffic and City Engineer (M. Phillips) - Heavy Goods Vehicle Management Strategy Six-Month Review and Submitted Report No. 493/2007 of the Transportation and Traffic Strategic Policy Committee - Breviate of meeting held on 8th November 2007. It was moved by Councillor T. Stafford and seconded by Councillor S. Kenny "That Dublin City Council adopts Report No. 495/2007 and notes the contents of Report No. 493/2007" The motion

was put and carried. It was also agreed by the City Council that the issues raised by Councillor Mary Fitzpatrick in relation to the Navan Road and Bannow Road during the debate on the Strategy would be referred to the Transportation and Traffic Strategic Policy Committee for further consideration”.

22. Submitted Report No. 530/2007 of the Executive Manager (P. Clegg) – Commencement of procedure under Section 205 of the Planning and Development Act 2000 to 2006 for Proposed Tree Preservation Order for trees within Dartmouth Square Park, Dublin 6. It was moved by Councillor O. Quinn and seconded by Councillor M. Freehill “That Dublin City Council notes Report No. 530/2007 and approves the commencement of procedure under Section 205 of the Planning and Development Act 2000 – 2006 for Proposed Tree Preservation Order for trees within Dartmouth Square Park, Dublin 6”. The motion was put and carried.
23. Submitted Report 532/2007 of the Assistant City Manager (M. Stubbs) - Maximising the City’s Potential – Discussion document. It was moved by Councillor N. Kehoe and seconded by Councillor D. Lacey “That Dublin City Council notes the contents of Report No.532/2007”. The motion was put and carried.
24. Submitted Report No. 531/2007 of Assistant City Manager (C. McNamara) – Proposed Borrowing for Housing Purposes. It was moved by Councillor T. Stafford and seconded by Councillor A. Carter “That Dublin City Council approves the borrowing of up to €414 million from the Housing Finance Agency for Housing Purposes as set out in Report No. 531/2007 subject to the sanction of the Minister for the Environment, Heritage and Local Government” The motion was put and carried.
25. Submitted Report No. 521/2007 of the Area Manager (D. Drumm) – With reference to the proposal to extinguish the public right of way linking Gortmore Avenue to St. Helena’s Road, Finglas, Dublin 11. It was moved by Councillor T. Stafford and seconded by Councillor D. Ellis “It is hereby resolved that we, the Lord Mayor and members of Dublin City Council, being the Road Authority for the City of Dublin and being of the opinion that the public right of way linking Gortmore Avenue to St. Helena’s Road, Finglas, Dublin 11, as shown on Drawing No. NW/01, is no longer required for public use, extinguish the public right of way in accordance with Section 73 of the Roads Act 1993” The motion was put and carried.
26. Submitted Report No. 522/2007 of the Area Manager (D. Drumm) – With reference to the proposed extinguishment of the Public Right of Way linking Gortbeg Avenue to St. Helena’s Road, Finglas, Dublin 11. It was moved by Councillor T. Stafford and seconded by Councillor D. Ellis “It is hereby resolved that we, the Lord Mayor and members of Dublin City Council, being the Road Authority for the City of Dublin and being of the opinion that the public right of way linking Gortbeg Avenue to St. Helena’s Road, Finglas, Dublin 11, as shown on Drawing No. NW/02, is no longer required for public use, extinguish the public right of way in accordance with Section 73 of the Roads Act 1993” The motion was put and carried.
27. Submitted Report No. 489/2007 of the Executive Manager (C. Dunne) – With reference to the disposal of the fee simple interest under the Landlord and Tenant (Ground Rents) (No. 2) Act, 1978 in 21 premises. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City

Council assents to the proposal outlined in Report No. 489/2007". The motion was put and carried.

28. Submitted Report No. 497/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of 4 affordable apartments at Earlscourt, Reuben Street, Dublin 8. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 497/2007". The motion was put and carried.
29. Submitted Report No. 498/2007 of the Assistant City Manager (M. Stubbs) – With further reference to the proposed development of a site at Finglas Road/Tolka Valley Road, Dublin 11 with Mc Cabe Builders Limited, Floor 2 St. John's House, Tallaght, Dublin 24. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 498/2007". The motion was put and carried.
30. Submitted Report No. 499/2007 of the Assistant City Manager (M. Stubbs) – With further reference to the proposed development of a site at Finglas Road /Tolka Valley Road, Dublin 11 with Mc Cabe Builders Limited, Floor 2 St. John's House, Tallaght, Dublin 24. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 499/2007". The motion was put and carried.
31. Submitted Report No. 500/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of 1 affordable apartment at Ivy Exchange, Parnell Street, Dublin 1. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 500/2007". The motion was put and carried.
32. Submitted Report No. 501/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of 1 affordable apartment at Kings Inn, Kings Inn Street, Dublin 7. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 501/2007". The motion was put and carried.
33. Submitted Report No. 502/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of 3 affordable apartments at Laburnum Court, Rathbourne Grove, Ashtown, Dublin 15. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 502/2007". The motion was put and carried.
34. Submitted Report No. 503/2007 of the Assistant City Manager (M. Stubbs) – With reference to the proposed redevelopment of a site at Rathmines Swimming Pool, Lower Rathmines Road, Dublin 6, by way of a GDLA Building Contract and separate Commercial Agreement with John Paul Construction Limited, Dundrum Business Park, Dundrum Road, Dublin 14. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 503/2007". The motion was put and carried.
35. Submitted Report No. 504/2007 of the Assistant City Manager (M. Stubbs) – With further reference to the disposal of 1 affordable apartment at Burnell Square, Northern Cross, Malahide Road, Dublin 17. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 504/2007". The motion was put and carried.

36. Submitted Report No. 505/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of an affordable apartment at 54/55 North Great Charles Street, Dublin 1. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 505/2007“. The motion was put and carried.
37. Submitted Report No. 506/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of an affordable apartment at Laburnum Court, Rathbourne Grove, Ashtown, Dublin 15. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 506/2007“. The motion was put and carried.
38. Submitted Report No. 507/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of 2 affordable apartments at Laburnum Court, Rathbourne Grove, Ashtown, Dublin 15. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 507/2007“. The motion was put and carried.
39. Submitted Report No. 508/2007 of the Assistant City Manager (M. Stubbs) – With reference to the disposal of 1 affordable apartment at Kings Inn, Kings Inn Street, Dublin 7. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 508/2007“. The motion was put and carried.
40. Submitted Report No. 509/2007 of the Executive Manager (D. Wallace) – With reference to the proposed disposal of 80 Summerhill, Dublin 1 to the McGrath Group, Main Street, Maynooth, Co Kildare. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 509/2007“. The motion was put and carried.
41. Submitted Report No. 510/2007 of the Executive Manager (D. Wallace) – With further reference to the proposed Lease of a Crèche Facility at Blackhall Court Housing Complex, North King Street, Dublin 7 to Blackhall Children’s Project Limited. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 510/2007“. The motion was put and carried.
42. Submitted Report No. 511/2007 of the Executive Manager (D. Wallace) – With reference to the proposed exchange of Lands between Dublin City Council and Hillmount Properties Ltd. at Blackhorse Avenue, Dublin 7. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 511/2007“. The motion was put and carried.
43. Submitted Report No. 512/2007 of the Executive Manager (D. Wallace) – With further reference to the proposed disposal of a laneway adjoining 98 Shangan Green, Ballymun, Dublin 9. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City Council assents to the proposal outlined in Report No. 512/2007“. The motion was put and carried.
44. Submitted Report No. 513/2007 of the Executive Manager (D. Wallace) – With reference to the proposed grant of a 20-year lease of Ashgrove Community Centre, The Coombe, Dublin 8 to Connolly Childrens’ Centre Ltd. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe “That Dublin City

Council assents to the proposal outlined in Report No. 513/2007". The motion was put and carried.

45. Submitted Report No. 514/2007 of the Executive Manager (D. Wallace) – With further reference to the proposed disposal of a laneway adjoining 94 Shangan Green, Ballymun, Dublin 9. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 514/2007". The motion was put and carried.
46. Submitted Report No. 515/2007 of the Executive Manager (D. Wallace) – With reference to the proposed disposal of a strip of land between 76-78 Briarfield Grove, Kilbarrack, Dublin 5 to Patrick Harvey, 78 Briarfield Grove. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 515/2007". The motion was put and carried.
47. Submitted Report No. 516/2007 of the Executive Manager (D. Wallace) – With reference to the proposed grant of licences to various parties at Markets Area Community Resource Organisation (MACRO) Building, Green Street/ North King Street, Dublin 7. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No.516/2007". The motion was put and carried.
48. Submitted Report No. 526/2007 of the Assistant City Manager (M. Stubbs) – With further reference to the disposal of 1 affordable apartment at 16 Kings Inn Street, Dublin 7. It was moved by Councillor C. Burke and seconded by Councillor N. Kehoe "That Dublin City Council assents to the proposal outlined in Report No. 526/2007". The motion was put and carried.
49. Submitted Report No. 493/2007 of the Transportation and Traffic Strategic Policy Committee - Breviate of meeting held on 8th November 2007 - Chairperson, Councillor Sean Kenny. This Item was taken with Item No 14 (See Item No. ??? of these minutes)
50. Submitted Report No. 529/2007 of the Joint Meeting of the Economic Development, Planning and European Affairs and the Housing, Social and Community Affairs Strategic Policy Committees - Breviate of meeting held on 20th November 2007 - Joint Chairpersons, Councillor Mary Murphy and Councillor Daithí Doolan. This Item was taken with Item No 11 (See Item No. 17 of these minutes).
51. Submitted Report No. 517/2007 of the North West Area Committee – Breviate for the month of November 2007 – Councillor Ray Corcoran, Chairperson. It was moved by Councillor T. Stafford and seconded by Councillor J. Carmichael "That Dublin City Council notes the contents of Report No.517/2007". The motion was put and carried.
52. Submitted Report No. 527/2007 of the Central Area Committee – Breviate for the month of November 2007 – Councillor Christy Burke, Chairperson. It was moved by Councillor T. Stafford and seconded by Councillor N. Kehoe "That Dublin City Council notes the contents of Report No. 527/2007"
53. Submitted Report No. 528/2007 of the South Central Area Committee – Breviate for the month of November 2007 – Councillor Vincent Jackson, Chairperson. It was moved by Councillor C. Ní Dhálaigh and seconded by Councillor J.

Carmichael "That Dublin City Council notes the contents of Report No.528/2007". The motion was put and carried.

54. Submitted Report No. 496/2007 of the South East Area Committee – Breviate for the month of November 2007 – Councillor Mary Freehill, Chairperson. It was moved by Councillor K. Humphreys and seconded by Councillor J. Carmichael "That Dublin City Council notes the contents of Report No.496/2007". The motion was put and carried.
55. Submitted Report No. 524/2007 of the North Central Area Committee – Breviate for the month of November 2007 – Councillor Bronwen Maher, Chairperson. It was moved by Councillor B. Maher and seconded by Councillor L O'Toole "That Dublin City Council notes the contents of Report No.524/2007". The motion was put and carried.
56. Report No. 518/2007 of the Protocol and Selection Committee –Further Breviate for the month of November 2007 – Councillor Deirdre Heney, Chairperson. It was moved by Councillor J. Carmichael and seconded by Councillor T. Stafford "That Dublin City Council adopts the contents of Report No.518/2007". The motion was put and carried.
57. Submitted Report No. 488/2007 of the Central Area Joint Policing Sub-Committee – Breviate of meeting held on 5th November 2007 – Chairperson, Councillor Christy Burke. It was moved by Councillor N. Kehoe and seconded by Councillor T. Stafford "That Dublin City Council notes the contents of Report No.488/2007". The motion was put and carried.
58. Submitted Report No. 533/2007 of the Executive Manager ICT (Brian Curtis) – Citywide Wireless Broadband Access Services Working Group Report (November 2007) – Presentation by PA Consulting Group. It was moved by Councillor C. Burke and seconded by Councillor K. Humphreys "That Dublin City Council notes the contents of Report No.533.2007". The motion was put and carried.
59. The City Council agreed that a report be sent to Councillor C. Ni Dhalaigh in relation to the following motion standing in her name at Item No. 31 on the Agenda Paper "That this Council ensure that all existing or repurchased Dublin City Council houses in the Dublin 10 and 12, have drive-ins installed before they are re-let, to help address parking problems on the narrow roads in Crumlin, Drimnagh, Ballyfermot and Walkinstown areas in particular and that dishing be provided for all Dublin Council houses that have drive ways but no dishing before they are re-let"
60. The City Council agreed that a report be sent to Councillor A. Montague in relation to the following motion standing in his name at Item No. 32 on the Agenda Paper "That the Manager develops a system that will allow abandoned bikes that have been removed from the streets to be recycled after six months in storage." It was also agreed that a copy of that report be sent to each Member of the City Council
61. The City Council decided to refer the following motion standing in the name of Councillor J. Collins at Item No. 33 on the Agenda paper to the Economic Development, Planning and European Affairs Strategic Policy Committee for discussion in the context of submissions received on the overall Report - Maximising the City's Potential – "This Council instructs the Manager to initiate a

variation to the Dublin City Development plan 2005-2011. This variation to deal with the question of building heights in relation to the outer city, urban design and mixed use and residential development in the Dublin City Development Plan. This variations objective would be to protect these areas in relation to existing height, character etc.”

62. The City Council agreed to a request from Councillor D. Heney to defer consideration of the following motion standing in her name at Item No. 34 on the Agenda Paper, until the January Council meeting. “That the Tidy Neighbourhoods Competition be reported on and discussed and additional resources be provided in the estimates to further expand and develop the potential of this competition.”
63. The City Council agreed that a report be sent to Councillor C. Burke in relation to the following motion standing in his name at Item No. 35 on the Agenda Paper “That this City Council agrees to adopt a policy for senior citizen complexes under the control of Dublin City Council and that a free helpline service will be set up in order to allow complaints to be made, as the present confuses a lot of senior citizens.”
64. The City Council decided to take the following two Items next and together – motion standing in the name of the Lord Mayor Councillor P. Burke and motion in the name of Councillor D. Lacey, standing at Item nos. 36 and 42 respectively on the Agenda Paper “That Dublin City Council call on the Government to reverse the Habitual Residency condition which must be met by certain people seeking certain social welfare payment including Child Benefit thereby restoring the universal non-discriminatory nature of Child Benefit which is paid to the most vulnerable people in our society” and “This Council calls on the Government to respond positively to the campaign being led by the FLAC to restore full universal Child Benefit and to reverse the Habitual Residency condition that has impacted on this”. Both motions having been proposed by the Lord Mayor and seconded by Councillor D. Lacey were agreed without debate.
65. The City Council agreed that a report be sent to Councillor V. Jackson in relation to the following motion standing in his name at Item No. 37 on the Agenda Paper “That Dublin City Council seek from the Department of Finance special tax designation for the re-development of the retail/commercial hearts of Inchicore, Thomas Street/Meath Street and Ballyfermot as the current market situation is not delivering the progress needed to change the retail hearts around to reflect the 21st century.”
66. The City Council agreed that a report be sent to Councillor D. Doolan in relation to the following motion standing in his name at Item No. 38 on the Agenda Paper “That Dublin City Council will, with immediate effect, actively explore alternative options to thermal treatment with a view to making this technology redundant.” The City Council also agreed that a copy of the report be sent to Councillors D. Lacey and K. Humphreys.
67. It was moved by Councillor P. Crimmins and seconded by Councillor K. Forde “That the Manager clarify what the position is re football playing in designated green spaces.” The motion was put and carried.
68. It was moved by Councillor A. Carter and seconded by Councillor K. Forde “That the Manager will report on any steps he has taken to protect Donaghmede residents from serious pollution from an adjoining construction waste depot in Baldoyle Industrial Estate and indicate if there are ongoing contacts between the

City and Fingal Planning and Environmental Enforcement officers on the issue.”
The motion was put and carried.

69. The City Council agreed that a report be sent to Councillor G. Breen in relation to the following motion standing in his name at Item No. 41 on the Agenda Paper “That in future the estimates process and documents be used with greater emphasis to convey economic and other messages.”
70. The City Council agreed to a request from Councillor J. Kenny to defer consideration of the following motion standing in his name at Item No. 43 on the Agenda Paper, until the January Council meeting. “Would the Council reconsider its support for the variation to the waste Management Plan for the Dublin Region 2005 – 2010 in light of the fact that the main (though not stated) aim of this variation to the Waste Management plan is to increase the financial viability of the proposed incinerator in the Poolbeg Peninsula?”
71. The City Council agreed to a request from Councillor N. O’Muirí to defer consideration of the following motion standing in his name at Item No. 44 on the Agenda Paper, until the January Council meeting: “That the City Manager: Clarifies if any facility exists within the City Council functional area for members of the public to recycle polystyrene packaging-If not, takes immediate steps to introduce a basic facility for polystyrene recycling in the short term.”

The meeting concluded at 9.58 p.m. in accordance with Standing Order No. 8 as the whole of the business set down for the meeting had been transacted.

Correct.

LORD MAYOR

MEETINGS ADMINISTRATOR

APPENDIX A: MINUTES OF COUNCIL MEETING HELD ON 3rd DECEMBER 2007

LODGED PURSUANT TO STANDING ORDER NO.16 FOR REPLY AT THE MONTHLY MEETING OF DUBLIN CITY COUNCIL TO BE HELD ON MONDAY, 3rd DECEMBER, 2007

Q1. COUNCILLOR KEVIN HUMPHREYS

Ask the Manager to have the trees in Long Lane pruned and the uneven pavement outside of **(detailed supplied)** repaired as it has been damaged by tree roots

CITY MANAGER'S REPLY:

The Parks Division has included the tree pruning works on the current tree-pruning programme for completion by April 2008. The Parks Division will also arrange to have the paving at this location repaired.

Q2. COUNCILLOR DERMOT LACEY

To ask the City Manager if he would list the powers transferred to Dublin City Council (Executive and Reserved Powers) since June 1997 and the powers transferred from Dublin City Council (Executive and Reserved Powers) since that date

CITY MANAGER'S REPLY:

- (a) The following is the position in relation to road traffic functions. The Road Traffic (Traffic and Parking) Regulations 1997 transferred the power for the making of parking control bye-laws from an Garda Síochána to elected members of local authorities. The Road Traffic (Public Service Vehicles)(Amendment)(No. 3) Regulations 2000 transferred the power to decide on taxi numbers and the setting of fees for taxi/hackney/limousine licences (including renewal fees) from the elected members to the Department of the Environment and Local Government.
- (b) In relation to planning functions the following powers have been granted:
 - (i) The deletion or continuation of named structures in the record of protected structures under the Local Government (Planning & Development) Act, 1999;
 - (ii) The making of a contribution scheme under the Local Government (Planning & Development) Act, 2000.
 - (iii) The making of a special planning control scheme under the Local Government (Planning & Development) Act 2000.
- (c) The establishment of a community fund for the purposes of supporting community initiatives subject to the exclusion of such matters and exercisable subject to such terms and conditions as the Minister, with the consent of the Minister for Finance, may prescribe by regulations is provided for by the Local Government Act, 2001.
- (d) Prior to the Electoral (Amendment) Act 2001 a polling scheme made by a local authority had to be submitted to the Minister who could confirm it, with or without modification, or refuse to confirm it. The 2001 Act provides

that a local authority no longer has to submit a scheme to the Minister for Confirmation. The Electoral (Polling Schemes) Regulations 2005 (signed by the Minister on the 24th February 2005) gives effect to the provisions of the 2001 Act by setting out the format of a polling scheme and prescribes the action to be taken once a scheme is made.

- (e) Local Government (Business Improvement Districts) Act 2006 – The approval of a Business Improvement District Scheme is a reserved function.
- (f) Under the Protection of the Environment Act 2003, the following have been made executive functions (formerly reserved functions):
 - (i) The making of a Waste Management Plan
 - (ii) The fixing of household waste charges
- (g) Under the Water Services Act 2007 the making of a Water Services Strategic Plan is a reserved function.

I will review the reply to this question in order to ensure that no area has been overlooked and a further reply will issue to you as soon as possible.

Q3. COUNCILLOR DERMOT LACEY

To ask the City Manager if he could give details of who requested, who authorised, how much did it cost and from which Budget source did the cost come, for the special cleansing operation that occurred in the Ballsbridge area with the fundraising event for Ms Hilary Clinton in November.

CITY MANAGER'S REPLY:

Leaves are being cleared on a regular basis from all areas of the City. The clean up which occurred in November was arranged by the local Inspector and was part of the normal cleansing operation and therefore no additional cost was incurred.

Q4. COUNCILLOR DERMOT LACEY

To ask the City Manager if he will respond to the issues contained in the correspondence submitted with this question, relating to parking in the Portobello area.

CITY MANAGER'S REPLY:

The person who is the subject of this question has submitted documentary evidence regarding his home address to the City Council, in accordance with the provisions of the Parking Control Bye-Laws. In the circumstances, the Council is not in a position to alter the terms of the resident's parking permit issued to him.

Q5. COUNCILLOR LARRY O'TOOLE

To ask the City Manager to have the street sign re-erected at **(details supplied):**

CITY MANAGER'S REPLY:

Arrangements have been made to have the sign re-erected.

Q6. COUNCILLOR LARRY O'TOOLE

To ask the City Manager to make provision for the following **(details supplied)**:

CITY MANAGER'S REPLY:

This matter will be referred to Traffic Advisory Group and a report will be forwarded to the Councillor as soon as it becomes available.

Q7. COUNCILLOR LARRY O'TOOLE

To ask that City Manager consider measures to deal with the problem of 'dog dirt' in **(details supplied)**:

CITY MANAGER'S REPLY:

Waste Management Services have **(details supplied)** cleaned every Thursday after the refuse collection has taken place there. Dog dirt is removed during the course of this cleaning schedule.

The Litter Prevention Officer will arrange to have Anti-Dog fouling signs erected. This normally takes six weeks approximately.

The Environmental Liaison Officer has instructed the local area Litter Wardens to monitor the area for people out walking their dogs and to ensure that the dog owners act responsibly and clean up after any dog fouling.

Q8. COUNCILLOR SEAN KENNY

To ask the City Manager to say if the Rental Assistance Scheme has suspended dealing with applications; will he also give me the total of applications received to date, the number of applications suspended, and will he make a statement on the matter.

CITY MANAGER'S REPLY:

There are currently 925 units signed up to the RAS within Dublin City Council, of these approximately 500 units are in the private rented sector.

There are approximately 1,200 households assessed as eligible and on the RAS waiting list. In Dublin City Council's area there are approximately 6,700 households who are 18 months or more in receipt of rent supplement and it is thought will qualify for the scheme.

Given the number currently on the RAS waiting list, the RAS Unit is not interviewing new applicants since 1st October 2007. It should be noted that this is only a temporary measure to enable the RAS Unit to focus on accommodating the households already on the RAS waiting list.

There have been eighty-eight applications suspended since this date. It is hoped to begin processing these applications early in the New Year. These applications have all been date stamped so will be dealt with in date order when we recommence interviewing the applicants.

Q9. COUNCILLOR SEAN KENNY

To ask the City Manager to list the Dublin city Council Senior Citizens Complexes that have been broadband enabled and provided with computers.

CITY MANAGER'S REPLY:

The context of computers and broadband within Senior Citizens Complexes is part of Dublin City Council's "Sheltered Housing Internet Access Project". Eleven complexes around the city were outfitted with a total of 48 computers and associated equipment including printers and web cams. Wireless broadband was successfully installed in four complexes whilst seven other complexes were found unsuitable for this type of broadband.

Having carried out a review of the project, Dublin City Council's Community Section and IS Department are rolling out a pilot program in six complexes for January 2008. This will involve physically securing the computers at each location, setting up local area networks and connecting broadband through Dublin City Council's Content Filtering System. Suitable maintenance agreements will also be drawn up over the coming month to facilitate the long-term stability of the project. Under a partnership agreement, Age Action will commence training for the residents of the pilot complexes in late January 2008.

Q.10 COUNCILLOR LARRY O'TOOLE

To ask the City Manager to make provision for a single or double 'yellow box' at **(details supplied)**:

CITY MANAGER'S REPLY:

This matter will be referred to the Traffic Advisory Group (TAG).

Q.11 COUNCILLOR SEAN KENNY

To ask the City Manager to say how to advise householders to deal with the problem of "sap" falling from trees on footpaths, onto their properties causing discolouration of walls, driveways, parked cars etc. Will the City Manager also note that in many cases the trees in question were originally planted by Dublin Corporation and will say specifically how these cases can be dealt.

CITY MANAGER'S REPLY:

Varieties of tree species such as limes and maples tend to exude a sticky 'sap' which can fall on parked cars and requires regular cleaning. I am not aware of any major issues with regard to such exudates (sap) causing problems on walls or driveways and I believe the main issue is the one of parked cars.

This natural phenomenon is one of the downsides of living on tree-lined roads or streets, other issues relate to shading, leaf collection, falling fruits (berries etc.). Some species are more prone than others to exuding sticky sap and we restrict planting of these species. There is no problem during the dormant season when leaves are off the trees.

The overall value of trees in the city is widely understood as they provide ecological services, social benefits as well as an aesthetic value and this overall value has to be weighted against the inconvenience of having to regularly clean cars which are affected by falling 'sap'.

Q.12 COUNCILLOR MARY O'SHEA

That the City Manager provides a full report on the measures being taken by Dublin City Council to control noise pollution. Such Report to outline the following;

- (1) Measures used to deal with domestic and neighbourhood noise,
- (2) How noise levels are measured, in particular how decibel levels are measured at music events.
- (3) The outcome of any enforcement measures taken by Dublin City Council in respect of breaches of noise pollution legislation over the past 3 years.
- (4) Details of any strategic noise map made by Dublin City Council for the purposes of assessing levels of environmental noise for the calendar year 2006 as is required of the Council pursuant to the provisions of the Environmental Noise Regulations 2006,
- (5) Arising from any such noise map having been made details of progress being made in respect of the publication of a draft action plan for the management of such environmental noise.

CITY MANAGER'S REPLY:

- (1) Measures used to deal with domestic and neighbourhood noise,

The Air Quality Monitoring and Noise Control Unit deal with complaints in relation to noise pollution from a wide variety of commercial and industrial premises. 628 such cases were dealt with during 2006.

There is provision under Section 108 of the Environmental Protection Agency Act 1992 for any person to take action in the District Court in relation to noise nuisance. Therefore this Unit does not deal with neighbourhood noise nuisance complaints, unless there is some form of commercial activity (such as operating a commercial workshop or garage from a domestic premises) involved. Advice is given on a regular basis to members of the public on how to access the above mechanism and a very comprehensive information leaflet on this is available through the Government Information Service – ENFO.

One frequent source of neighbourhood noise is vehicle and house security alarms. While it is generally recognised that current legislation does not

adequately address such issues, it is understood that the DOEHLG is considering introducing legislation in this area.

(2) How noise levels are measured, in particular how decibel levels are measured at music events.

The Air Quality Monitoring and Noise Control Unit have an extensive range of equipment for monitoring noise and vibration. This provides the capacity to both monitor the noise levels and to capture an actual recording of the sound from any noise source. The equipment also facilitates spectrum and frequency analysis to be carried out on noise source, which is particularly important where complex industrial sources may be a problem.

In relation to outdoor music concerts the Unit carries out noise monitoring at these events. Members of the Unit attend pre-planning meetings and liaise with promoters, organisers and other sections of Dublin City Council involved in the event. The standard for compliance used is the UK Noise Council Code of Practice on Environmental Noise Control at Concerts 1995. It includes the permissible operational hours for the event and maximum noise levels for the event. Generally, a noise level of 75dB(A) at the nearest noise sensitive building is set for outdoor events.

During the course of such events, members of the Unit have a direct line of communication to the event organisers so that if noise levels are excessive, corrective action can be taken. Failure to take corrective action has led to prosecution of event organisers on occasion.

(3) The following are the enforcement outcomes for the years 2004-2006

2004 - 55 Statutory Notices served 4 prosecutions taken and 1 court Order Obtained

2005 - 46 Statutory Notices served 2 prosecutions taken and 2 Court Orders obtained

2006 - 32 Statutory Notices served 1 prosecution taken and 1 Court Order obtained

(4) & (5)

A provisional report on Noise Maps was made to the SPC on Transport and Traffic on the 5th July of this year. A copy of the report is on the SPC sub directory of the Traffic Directory, on the Libraries Section of Teamware. All the relevant statistics, as required by the Directive, were forwarded to the Environmental Protection Agency before the 30th June 2007 as required by Environmental Noise Regulations SI No.140 of 2006. A further full report has just been completed (21/11/07) and is in the process of being put on the Management Team Meeting Agenda. Once this report and accompanying Noise Maps have been approved, it will be released to all stakeholders as a first step in the consultation process in the development of a Draft Action Plan for the Agglomeration of Dublin, which is required to be completed by 18th July 2008.

Q.13 COUNCILLOR MARY O'SHEA

To ask the City Manager if he will have the street sign at **(details supplied)** restored.

CITY MANAGER'S REPLY:

This Division shall arrange to have a new sign installed over the coming weeks.

Q.14 COUNCILLOR MARY O'SHEA

To ask the City Manager to have the prohibition on turning left at (**details supplied**) removed.

CITY MANAGER'S REPLY:

The turning traffic restriction from 7am to 10am was introduced to reduce the high amount of through traffic using ****. Removal of the restriction would immediately generate traffic on the road and thus is not recommended.

Q.15 COUNCILLOR MARY O'SHEA

To ask the City Manager to introduce traffic calming measures at the junction of (**details supplied**):

CITY MANAGER'S REPLY:

Traffic calming measures are not recommended at this junction as it is signalised and operating satisfactorily.

Q.16 COUNCILLOR MICK RAFFERTY

To ask the City Manager if the railings at the front of the house at Summerhill (off Seán O'Casey Avenue) will be repainted before Christmas in view of the efforts of the residents there to improve this problematic location.

CITY MANAGER'S REPLY:

The Maintenance Officer in our Painting Unit will inspect the railings at the front of Dublin City Council's houses at this location. If found to be in need of re-painting they will be included in the 2008 painting programme. It is hoped that they can be painted early in 2008, however it is not possible to include before the end of 2007.

Q.17 COUNCILLOR MICK RAFFERTY

To ask the City Manager if the damage to the wall at the rear of 18-24 Glendhu Road, Dublin 7 will be repaired on the wall reinforced and increased in height.

CITY MANAGER'S REPLY:

This Division shall assess the damage to the wall at this location with a view to undertaking any necessary repairs over the coming weeks.

Q.18 COUNCILLOR MICK RAFFERTY

To ask the City Manager if four security doors will be installed at O'Brien Hall, Dublin 1 to secure this complex for the residents

CITY MANAGER'S REPLY:

Quotations were received for the installation of Security Doors at O'Brien Hall in October 2007. These doors were requested by residents to counter anti-social behaviour which was being caused by non-residents, who were gaining access to the complex through the current, standard entrance doors. Funding for these doors was not available through normal revenue streams but it had been indicated that these works would be funded under the Estate Enhancement Scheme of the RAPID programme. Unfortunately RAPID have now indicated that the funding under this Scheme cannot currently be used for these works. It is possible that such works can be funded under this scheme in the 2008/2009 programme. However, given the probable delay in carrying out these works, the Housing Maintenance Department have been requested to fund the works. This proposal is currently being examined by the Housing Maintenance Department but as there are a number of competing projects seeking funding it has not yet been established whether funding will be available to undertake these particular works.

Q.19 COUNCILLOR MICK RAFFERTY

To ask the City Manager to state when the traffic calming measures agreed with the East Wall Residents Association by Senior Traffic Engineer Eoghan Madden will be implemented and if he will meet with the Residents Association as requested by them.

CITY MANAGER'S REPLY:

Provision has been made in the Draft Budget for this and it is anticipated that following approval of the SPC and the Area Committee that the works will be completed early in the new year.

Q.20 COUNCILLOR DECLAN FLANAGAN

Can the City Council please contact (**details supplied**) regarding junk collection. Can the Council please confirm (1) when a junk collection is due to occur (2) can the Council inform (**details supplied**) four weeks in advance as to when this junk collection is scheduled.

CITY MANAGER'S REPLY:

A junk collection took place in this area (**details supplied**) in early November 2007. The junk collection is based on a three-year schedule and so further junk collections may not be scheduled until 2010. The resident has been contacted with this information.

Q.21 COUNCILLOR VINCENT JACKSON

Could the City Manager please ensure that all outstanding issues relating to Waterways Ireland & Dublin City Council are resolved without delay in order to enable the long overdue and needed community facilities in Bluebell to proceed. I was led to believe that all outstanding issues were now resolved but now I believe from residents that these issues still have not been resolved in relation to a transfer of a small piece of land needed to allow the development to proceed.

CITY MANAGER'S REPLY:

As advised in response to Area Committee Question in October 2007 the outstanding issue of the disposal from Waterways Ireland to the City Council has not yet been resolved. Since that time, contract documents have been forwarded to our Law Department from Waterways Ireland solicitors. They have requested, as a condition of sale of their land to us, that the plans for the facility be approved by their Operations Division. The Kilmainham Area Office is arranging this. Once this is complete we will proceed to issue the tender documents, which are currently being checked over. The community have been informed of the position and are being updated as matters progress.

Q.22 COUNCILLOR MAURICE AHERN

Will the City Manager, in relation to the new housing scheme and surrounds, please call on residents and report on issues as per **(details supplied)** and confirm that they will be attended to while the builder is on site.

CITY MANAGER'S REPLY:

The following reply was received by Ballymun Regeneration Limited

- (1) "Brl Communications Team have called to **(details supplied)**. The situation is that the apartments beside this address are currently unoccupied and local children have been accessing the stairway which runs alongside the side wall, throwing litter into the garden.

In the short-term, we have instructed the contractor to erect herras fencing to prevent unauthorised access to this stairwell. Within the next couple of weeks, the upstairs apartment will be occupied, which will mean that the stairwell will be in use and passively supervised. After Christmas, the ground floor apartment will also be occupied, which will further improve the situation.

In the longer term, should the resident continue to experience problems, we will look at a design solution that will address these concerns.

- (2) BRL are not aware of any 5ft wall or passage-way that looks like it might create anti-social behaviour. If further details are submitted the matter will be fully examined.
- (3) The following works will be carried out on the wall at details supplied.
- Fix the cracks in the wall
 - Re-dash the wall where the dashing came off
 - Paint the wall dark grey as it is on the Shangan side

- Fix the damaged capping block

This has been communicated by letter of 22/11/07 to the residents."

The Waterworks Division will make arrangements to log the water pressures in details supplied over the following week and report back directly to Cllr. Ahern."

Q.23 COUNCILLOR MAURICE AHERN

Will the City Manager please give a full report on a new house (**details supplied**) and say who is responsible for a series of problems at same, and if all matters can be put right to the satisfaction of the tenant without delay.

CITY MANAGER'S REPLY:

A works contractor has been appointed to carry out all necessary remedial works in the area, this includes (**details supplied**).

Q.24 COUNCILLOR MAURICE AHERN

Will the City Manager please refer to Planning Permission Condition No.13 for the development (**details supplied**) and say if it has been complied with, as residents feel that demolition has been carried out without any regard for the provisions of Condition No.13.

CITY MANAGER'S REPLY:

Condition 13 of an Bord Pleanala decision ***** required that the Planning Authority be informed of the assessment to be carried out on the buildings to be demolished to ascertain if there is any hazardous waste , and in the event of there being hazardous waste the appropriate licence to be obtained, The Health & Safety Authority have confirmed that a completed Notification form to be used for any work involving Asbestos has been forwarded to them by **** Ltd for the site at ****. Also a copy of this form and a copy of the method statement/ risk assessment for Asbestos waste removal works at ** was forwarded to the Planning Authority on the 14/11/07.

Q.25 COUNCILLOR MAURICE AHERN

Will the City Manager please inspect and report on the patch of waste green area beside the house (**details supplied**) and

- (1) Arrange to clear litter, old bicycles, etc. from same
- (2) Arrange to put it on occasional cleansing schedule
- (3) Say if it has been allocated to a contractor for grass cutting, why work has not been done and if it can be arranged in future.

CITY MANAGER'S REPLY:

1. The Rapid Response Crew cleared the rubbish from the patch of waste green area beside 9 Fairlawn Road on the 29th November 2007.

- 2 & 3 This area is included in the contract maintenance schedule. The

contractor will be informed of the consequences of any failure to meet the performance specification.

Q.26 COUNCILLOR DESSIE ELLIS

To ask the City Manager to arrange for the reinstatement of paths outside (**details supplied**) as they were recently left in a bad state by contractors.

CITY MANAGER'S REPLY:

Temporary reinstatement outside ***** was carried by Eircom. Eircom have agreed to carry out permanent reinstatement once Operation Freeflow is complete.

Q.27 COUNCILLOR DESSIE ELLIS

To ask the City Manager to arrange for the replacement of trees along (**details supplied**):

CITY MANAGER'S REPLY:

This location will be included in the 2007/08 replacement tree-planting schedule.

Q.28 COUNCILLOR DESSIE ELLIS

To ask the City Manager to arrange for the railings to be fitted around the green area facing (**details supplied**).

CITY MANAGER'S REPLY:

To enclose this open space would require the erection of approx. 180 linear metres of railings, 3metre service access gate and a pedestrian kissing gate entrance at an estimated cost of €38,000 Incl. of 300mm mowing strip at current prices. Provision of a 375mm plinth wall will cost approx. an additional €130 per linear metre.

This is no funding presently to carry out this work

Q.29 COUNCILLOR DESSIE ELLIS

To ask the City Manager to arrange repairs to the path & tarmac outside (**details supplied**).

CITY MANAGER'S REPLY:

The above locations are damaged due to 1) illegal parking and 2) illegal dishings. Parking enforcement will be requested to monitor item 1) and the householders will be requested to fund new dishings.

Q.30 COUNCILLOR RAY CORCORAN

To ask the City Manager to arrange for the replacement of tarmac on pathways (**details supplied**)

CITY MANAGER'S REPLY:

Replacement of this "tarmac" will be considered when drafting the 2008 works programme. Currently this area is "safe"

Q.31 COUNCILLOR RAY CORCORAN

To ask the City Manager to arrange for the resurfacing of the road along (**details supplied**) and to also check out as to why there is a terrible smell outside and around number 30.

CITY MANAGER'S REPLY:

This scheme was developed by a private developer on a site disposed of by Ballymun Regeneration Limited. The scheme is still under the control of the developer. The area will be inspected to ascertain the source of the smell and the developer requested to carry out necessary remedial work. The final road surface will not be applied until adjoining developments are complete. In the meantime temporary patching will be carried out as necessary.

Q.32 COUNCILLOR RAY CORCORAN

To ask the City Manager to arrange for the removal of a tree at the back of (**details supplied**) which is blocking light into next door.

CITY MANAGER'S REPLY:

The Area Housing Manager will arrange to have appropriate work carried out to the tree.

Q.33 COUNCILLOR RAY CORCORAN

To ask the City Manager to look at a problem beside (**details supplied**) where sewerage has been seeping out of the ground.

CITY MANAGER'S REPLY:

This problem has been resolved

Q.34 COUNCILLOR BILL TORMEY

That the manager arrange for the erection of a dog fouling sign outside the home of (**details supplied**)

CITY MANAGER'S REPLY:

The Litter Prevention Officer will arrange to have a dog fouling sign erected at an appropriate location in the vicinity of details supplied.

Q.35 COUNCILLOR BILL TORMEY

Has footpath reinstatement taken place at Dunsink Drive, Finglas as agreed in the Programme of Works?

CITY MANAGER'S REPLY:

This work was not carried out due to some schemes costing more than was initially envisaged, primarily the "Finglas Car Park" where additional drainage works and placement of numerous bollards were not envisaged when the original estimate was drawn up. The above scheme will be carried out as part of the 2008 works programme

Q.36 COUNCILLOR BILL TORMEY

Could the manager advise me if an application for Senior Citizens Accommodation has been assessed for **(details supplied)** and advise me as to her chances of being accommodated are in the near future?

CITY MANAGER'S REPLY:

According to our records an application for housing was received from the applicant **(details supplied)** on the 7th November 2007. Currently this application is being processed in accordance with the Scheme of Letting Priorities. The applicant, if eligible will be notified of their status on the Older Persons Housing List in due course.

Q.37 COUNCILLOR BILL TORMEY

Could the manager advise me of the housing points totals and breakdowns for the following **(details supplied)** and further advise me as to when it is likely they will be offered suitable accommodation?

CITY MANAGER'S REPLY:

(Details supplied 1) currently has 75 points and **(details supplied 2)** has 63 points on the Housing Waiting List. As we are currently pointing in excess of 100 points in the Finglas Area it is unlikely that **(details supplied)** will be accommodated in the near future. Their point breakdown is as follows;

	<u>Details Supplied 1</u>	<u>Details Supplied 2</u>
Local Preference,	5	5
Points per person	8	8
Sharing facilities	10	10
Overcrowding	8	8
Bedroom Shortage	32	32
Time Points	12	
Total	75	63

Q.38 COUNCILLOR SEÁN KENNY

To ask the Manager to say what will be the impact on the delivery of social housing in the Dublin City Council area in view of the reduction in the Housing Capital Programme 2008 – 2010?

CITY MANAGER'S REPLY:

The Department of the Environment, Heritage and Local Government (DoEHLG) have not to date formally notified local authorities of their housing capital allocations for the years 2008 to 2010. Whilst the 2008 to 2010 allocations have not yet been determined the DoEHLG has told us informally that the Dublin City Council allocation should be between €400m to €450m for the three-year period. This level of funding should facilitate the on-going social housing programme in the city. All Precinct Improvement, Senior Citizens and Social Housing schemes currently in progress whether at consultation, design or planning stage, will therefore continue to be advanced to completion.

Q.39 COUNCILLOR BRONWEN MAHER

To ask the City Manager to plant trees along (**details supplied**) to improve the visual and natural environment in the area; and replace the tree removed from outside (**details supplied**) as soon as possible:

CITY MANAGER'S REPLY:

(1)The footpaths at (**details supplied 1**) have been examined by Parks & Landscape Services Division, however it has not been possible to identify suitable planting pits due to the narrow nature of the road and the extent of underground services.

(2) The tree at (**details supplied 2**) will be replaced during the course of the 2007/2008 planting season.

Q.40 COUNCILLOR BRONWEN MAHER

To ask the Manager to if there has been any fines or prosecutions issued to (**details supplied**).

CITY MANAGER'S REPLY:

There has been no prosecution taken against this company under the Waste Management Act 1996, as amended or the Litter Pollution Act 1997.

In relation to fines issued there was 2:

- 21/12/2005 a fine was issued for a skip full of loose waste on the footpath of *** Road. Fine paid in Feb 2006.
- 16/02/2005 a fine was issued for a skip lorry without nets shedding branches on **** Road. Fine paid on 16/05/2005.

Q.41 COUNCILLOR BRONWEN MAHER

To ask the Manager for a copy of the Manager's order and contract agreed regarding the Poolbeg incinerator, and for details of any financial agreement made regarding the building and running costs of this incinerator.

CITY MANAGER'S REPLY:

The orders of the City Manager in relation to the acceptance of the bid for the proposed Waste to Energy Plant will be forwarded to the Councillor this week. The successful bidders have indicated that the contract, particularly costs and financial information are commercially sensitive at this stage in the process.

It should be borne in mind also at this stage that further negotiations are necessary in order that the requirements of the conditions included in the Grant of Planning Permission by An Bord Pleanála are taken into account. Similarly, any amendments necessary to meet the requirements of the conditions attached to the Waste Licence if granted by the EPA following the process now in train to reach a final decision on the Waste Licence will be subject to further negotiations.

In addition, an application to the Commissioners for Energy Regulation is necessary if both the statutory processes mentioned above are completed successfully and there will be discussions on completion of that process to amend the contract if necessary.

It will be seen from the foregoing that extensive further negotiation is necessary before financial and other terms of the contract are finalised and there is considerable potential for change at this stage.

However in the event that the above mentioned processes are successfully completed and consequential amendments to the terms are agreed, a report will be presented to the Council before the project commences.

Q.42 COUNCILLOR BRONWEN MAHER

To ask the City Manager to respond to the implications of the conditions of the EPA licence in that that waste going for treatment at the Poolbeg incinerator must be 'residual'. This will involve segregation, sorting and mechanical-biological treatment to extract recyclable and reusable components. Would the City Manager agree that this means that the plant would not be able to take the vast majority of black bin and bag waste produced in the Dublin region at present and that once pre-treatment occurs there will not be the necessary tonnage of waste required to fulfill the the put or pay clause.

CITY MANAGER'S REPLY:

Residual Waste is defined in the EPA Licence as; "Residual Waste is waste that has been subjected to pre-treatment (including inter alia, pre-segregation, sorting, mechanical-biological treatment) to extract to the maximum, practical and available extent having regard to B.A.T, the recyclable/reusable components".

The provisions of the Regional Waste Management Plan for a three bin source-segregated collection system fulfils this requirement and will be enforced through waste management legislation and local authority bye-laws.

With the dry recyclable and organic fractions removed from the waste stream through the green and brown bin systems, there will be no need for the residual waste to undergo mechanical and biological treatment. The proposal is that the residual fraction of waste will be thermally treated to produce electricity and district heating.

The projections in the Waste Management Plan were based on waste arising in 2003. These projections took account of the introduction and roll out of the dry recyclables contract and the implementation of a separate collection for biological waste i.e. the brown bin. These projections indicated that there would be between 750,000 and 850,000 of residual non-hazardous municipal waste available for treatment.

Recently the projections have been revisited and it has been confirmed that during the period 2003 to 2006 there was an increase in waste arising of approximately 16%, which is approximately 5% above that projected in the Waste Management Plan.

Q.43 COUNCILLOR DAITHÍ DOOLAN

Can the Manager ensure that adequate funding will be made available for the proposed redevelopment of the Cabbage Patch, D8?

CITY MANAGER'S REPLY:

Dublin City Council is currently examining a number of different options in relation to funding for the refurbishment of the Cabbage Patch Park. The Councillor will be contacted when further information is available.

Q.44 COUNCILLOR DAITHÍ DOOLAN

Can the Manager give the following details of the Rental Accommodation Scheme in Dublin South East:

- How many applications were received in total since the scheme commenced?
- How many applications were successful?
- How many applications are still being processed?

CITY MANAGER'S REPLY:

This information requested is currently unavailable as the RAS I.T. system does not issue generic reports per Area. It is proposed to have RAS information available per Area but unfortunately this system is not in place in time for this reply. However the information requested is available for the whole Dublin City Council Area.

The number of applications received is approximately 1,700 since the Rental Accommodation Scheme commenced.

Five hundred of these households have been signed up to the Rental Accommodation Scheme in the private rented sector.

There are approximately 1,200 households assessed as eligible and on the RAS waiting list.

It should be noted that there are approximately 6,700 households who are 18 months or more in receipt of rent supplement within the City Council Area and it is thought will also qualify for the RAS Scheme.

Q.45 COUNCILLOR DAITHÍ DOOLAN

Can the Manager give a detailed update on the proposed housing development at the Traveller halting site on Pigeon House Road, D4 and give details of contacts made with the ESB requesting the removal of electric cable and what responses were received?

CITY MANAGER'S REPLY:

Dublin City Council has had ongoing contact over the last few years with the ESB to secure removal of this cable but to little avail. Undertakings were given to have the work included in the ESB Work Programme but undertakings were not honoured. It has now been decided to advertise the tender for the construction of these houses with an additional provision for the removal of the ESB cable. This will obviously add to the tender cost but it appears that there is little possibility of the ESB carrying out the work in the short or medium term.

Q.46 COUNCILLOR DAITHÍ DOOLAN

Can the Manager outline how much money has been spent, since 1998, on private consultants in connection with the proposed incinerator on the Poolbeg Peninsula?

CITY MANAGER'S REPLY:

The City Council has spent €19m approximately on the Waste to Energy project in Dublin's Poolbeg Peninsula. This is primarily on public awareness and consultation, the public procurement process and matters associated with the preparation of the statutory applications to An Bord Pleanála, the Environmental Protection Agency and the Commission for Energy Regulation including the Environmental Impact Statement for the project and the public inquiry that took place in April and May of 2007.

It should be noted that expenditure up to the preparation of the statutory applications was funded from the Cohesion Fund and the cost of the public inquiry is included in the Public Private Partnership arrangement.

Q.47 COUNCILLOR KEVIN HUMPHRIES

To ask the Manager to improve the street lighting on the following (**details supplied**) as there were a good few houses broken into last month.

CITY MANAGER'S REPLY:

Public Lighting Services will carry out a survey of the streets and report back to the Councillor in due course.

Q.48 COUNCILLOR EDIE WYNNE

To ask the Manager to deal with the issue of flooding at (**details supplied**)

CITY MANAGER'S REPLY:

The Drainage Division has inspected the area above. There is already a ramp at the junction of (**details supplied**) and ***** Road. Gully operations have been requested to note the area as a trouble spot and to carry out a further investigation of the area during the next heavy downpour.

Q.49 COUNCILLOR EDIE WYNNE

To ask the City Manager if the topping of lime trees will be carried out near (**details supplied**)

CITY MANAGER'S REPLY:

The Parks Division has included tree-pruning works to the trees in the vicinity of (**details supplied**) on our current tree-pruning programme for completion by April 2008.

Q.50 COUNCILLOR EDIE WYNNE

To ask the Manager to investigate the possibility of increasing pay and display parking at Church Gardens.

CITY MANAGER'S REPLY:

The request for an extension of the existing pay and display and permit-parking scheme on Church Gardens will be examined by the Area Traffic Engineer. If an extension to the scheme is recommended, the residents of Church Gardens will be balloted on the proposal.

Q.51 COUNCILLOR NICKY KEHOE

To ask the City Manager what is the cost in relation to the site at (**details supplied**). Has the proposal for two new penthouses been agreed by the Council and who will be allocated the penthouses?

CITY MANAGER'S REPLY:

Dublin City Council agreed to purchase a turnkey development located on ***** , Dublin 7 in May 2007. This development is under construction at present and will provide 70 apartments with car parking for affordable housing and for the Rental Accommodation Scheme (RAS). The purchase price of the entire development is €26.6 million. All of the apartments will be allocated in accordance with Dublin City Council's Affordable Housing Scheme and Rental Accommodation Scheme. The allocation of the apartments including the penthouses has not yet been made, as the development will not be completed until late 2008.

Q.52 COUNCILLOR NICKY KEHOE

To ask the City Manager that the trees at (**details supplied**) be pruned as they are too high and block out a vast amount of light to the rear of houses.

CITY MANAGER'S REPLY:

The trees in question are located on private property. The management of these trees is a matter for the private landowners themselves.

Q.53 COUNCILLOR NICKY KEHOE

To ask the City Manager that an upgrade of public lighting and pruning of trees which are blocking the lights on (**details supplied**) take place.

CITY MANAGER'S REPLY:

This Division shall arrange to remove any offending branches that are deemed to be blocking the street lights over the current dormant season.

Public Lighting Section will examine the public lighting at the above locations and if improvements are required after Parks complete their work, they will be done subject to the availability of finance.

Q.54 COUNCILLOR NICKY KEHOE

To ask the City Manager to contact the manager of McDonald's Food outlet on the Navan Road as a matter of urgency in connection with the leak on their roof which is currently causing a hazard on the public footpath.

CITY MANAGER'S REPLY:

The Cabra Area Office has made contact with the Assistant Manager of McDonald's Food outlet on the Navan Road, with a view to resolving this issue.

Q.55 COUNCILLOR VINCENT JACKSON

That the City Manager please ensure that the safety barrier outside Ballyfermot Health Centre facing Drumfinn Road is repaired and repainted without delay. The surface is very badly worn and aesthetically it looks very poor, hence repairs and repainting are badly needed.

CITY MANAGER'S REPLY:

The safety barrier outside the Health Centre in Ballyfermot will be examined and repaired as necessary.

The removal of all waste from this site is the subject of Condition 24 of Planning Approval 4554/04. This would include the specific identification of particular wastes and the methodology their safety handling, removal and eventual disposal. This condition states:

"24. Prior to the commencement of development the applicant shall submit a comprehensive Waste Management Plan for the development including provision for construction and demolition waste. This Waste Management Plan shall comply in full with the City Council's Waste Management Policy and Waste Management Bye Laws which apply to a development of this nature. REASON: In the interest of Waste Management and the proper planning and sustainable development of the area."

In addition to the above, the Health and Safety Authority of Ireland has statutory responsibility for ensuring compliance with legislation protecting the health safety and welfare of workers engaged on this site.

Q.56 COUNCILLOR VINCENT JACKSON

That Dublin City Council please give me a report on what safety measures will be put in place when the old Gala Cinema in Ballyfermot is demolished, as the roof of this old cinema is constructed from asbestos sheeting, leaving large numbers of adjoining neighbours worried about the health implications when removed.

CITY MANAGER'S REPLY:

The removal of all waste from this site is the subject of Condition 24 of Planning Approval 4554/04. This would include the specific identification of particular wastes and the methodology their safety handling, removal and eventual disposal. This condition states:

"24. Prior to the commencement of development the applicant shall submit a comprehensive Waste Management Plan for the development including provision for construction and demolition waste. This Waste Management Plan shall comply in full with the City Council's Waste Management Policy and Waste Management Bye Laws which apply to a development of this nature. REASON: In the interest of Waste Management and the proper planning and sustainable development of the area."

In addition to the above, the Health and Safety Authority of Ireland has statutory responsibility for ensuring compliance with legislation protecting the health safety and welfare of workers engaged on this site.

Q.57 COUNCILLOR VINCENT JACKSON

That Dublin City Council make representations to the Rail Procurement Agency to try and ensure that the proposed LUAS line for Ballyfermot goes through the whole of the housing estate, as this has the greatest potential for offering alternatives for the residents to enter/exit the city centre.

CITY MANAGER'S REPLY:

The governments national transport plan TRANSPORT 21 includes a Luas line from Lucan to the City Centre (Line F). The Railway Procurement Agency (R.P.A.) is focused on selecting the best overall route for the line in the coming months. Early studies have identified two main route options and a number of sub-options for Line F to be brought forward to public and stakeholder consultation. The final selected route maybe a variation or

combination of the current route options and sub-options or possible new route options identified through the consultation process. Public consultation has started and a number of open days have been held including one in Ballyfermot. It is expected that a final decision on the route of Line F will be made by the end of March 2008.

One of the route options going forward for public consultation envisages the line going down Kylemore Road and turning left at the Church of the Assumption onto Ballyfermot Road (Upper) and straight up towards the Liffey Valley Shopping Centre.

The possibility of running the line down Ballyfermot Road (Lower) and Sarsfield Road was examined but was ruled out on engineering and feasibility grounds. The R.P.A. will be requested to re-examine this option on the basis that it would bring Luas within closer reach of the people living in Lower Ballyfermot. The Councillor will be informed in due course of the R.P.A.'s response.

Q.58 COUNCILLOR LIAM KELLY

Would the City Manager arrange for the removal of graffiti at the following locations:

- The ESB pole at the small roundabout of Dean Swift Road (adjacent number 70)
- The litter bin at the top of Dean Swift Road (beside autotyre shop)
- Two litters bins on St. Pappins Road
- The ESB box on the corner of the green at Hillcrest Park (entering from St. Pappins Road direction).

CITY MANAGER'S REPLY:

The Graffiti Removal Section has been in contact with the ESB and has requested them to remove the graffiti from their property in this area.

The Graffiti Removal Section will have the graffiti removed from the litter bin at the top of Dean Swift Road and the litter bins on St. Pappin's Road. This work will be completed within the next fortnight.

Q.59 COUNCILLOR LIAM KELLY

Could the City Manager outline a procedure, if one exists, for residents or the Council to take action against other residents, including those in private rented accommodation, who park cars on roads opposite to those of all other residents. The effect in some of these cases is to hamper residents from passing through or preventing essential services and bin collections from passing up the road.

CITY MANAGER'S REPLY:

The City Council operates a clamping and tow-away service in order to enforce parking regulations in the city. It is illegal to park a vehicle in such a way as to cause an obstruction. Any resident may report a vehicle obstructing traffic to the Council's parking enforcement contractor, Dublin

Street Parking Services, at telephone number 01- 602 2500, who will arrange to take the appropriate enforcement action.

Q.60 COUNCILLOR LIAM KELLY

Could the manager address the following requests made by residents of Fairlawn Park?

- a. Due to the decision to close three public rights of way in recent years elderly residents and those with disabilities and medical concerns have been forced to walk a considerable length of time to access shopping, bus services etc.
- b. The bus service available from the alternative route (Hazelcroft) is less frequent. Can Dublin Bus be requested to increase the service?
- c. Can negotiations take place to open an alternative walkway/laneway take place?, perhaps by way of a gate which would be open at specific times? Could the management of Tesco be approached to help fund such an arrangement? A resident: (**details supplied 1**) has indicated that such a walkway could be constructed beside her home.
- d. Could a form of footbridge also be considered?
- e. Could the following resident (**details supplied 2**) be contacted as she was given commitments that wood be removed from the rear of her home?
- f. Could the reported subsidence of backgarden side walls be examined in Fairlawn Park
- g. When will the work commence on garden extensions in Fairlawn?

CITY MANAGER'S REPLY:

- a.c.& d The decision to close the right of way was only made following extensive examination of alternatives to deal with the serious problems of anti-social activity which were associated with the right of way particularly for residents living adjacent to the right of way. All matters detailed in the above submission were considered. The main stumbling block was getting agreement from residents who would be living near to any opening to having the opening located in their area. In all cases the residents indicated that they were not prepared to have the difficulties associated with the current lane transferred adjacent to their homes. Particular consideration was given to providing a link, from beside (details supplied 1) to Finglas Road. The vast majority of residents living directly in the vicinity of (details supplied 1) objected to such a proposal. In addition it should be noted that the provision of a link at this location would interfere with the provision of driveways to a number of the houses. The provision of a footbridge leading from Fairlawn Estate to Finglas Road is not a realistic option.
- b. Dublin Bus has been asked to examine the services provided to Finglas South and in particular along St Helena's Road in an effort to see if additional services can be provided.
- e. The timber hoarding at the rear of (details supplied 2) is scheduled to be removed by the contractor in March 2008.
- f. The rear boundary walls at Fairlawn Park were examined approximately 18 months ago by a Structural Engineer engaged by the contractor. No defects were found. On removal of the hoarding in March the walls will be re-examined.

- g. Work is scheduled to commence on the garden extensions in the Fairlawn area in Summer 2008 subject to funding been made available.

Q.61 COUNCILLOR LIAM KELLY

Will the manager immediately honour the commitment given to residents of Virginia to reinstate the crash barriers at the grass area overlooking their estate (near the roundabout on Wellmount Road). There have been incidents of joyriders mounting the green space and crashing cars into the fenced area below?

CITY MANAGER'S REPLY:

The existing safety barrier was erected to prevent vehicles from Wellmount Road travelling down the grass margin at Virginia Drive. As there is evidence of vehicle activity on either side of this barrier, it is recommended that the barrier be extended by 6m on each side. This work will be carried out as part of the 2008 works programme.

Q.62 COUNCILLOR CRÍONA NÍ DHÁLAIGH

To ask the City Manager to provide additional staff to clear the backlog in housing applications that exists at present. Some applicant have been waiting for over 4 months to have their application assessed and could he please ensure that **(details supplied)** have their application assessed as soon as possible in order that they can be considered for suitable housing in the next phase as interviews will be carried out shortly and without their statement of housing points they cannot be considered for a unit.

CITY MANAGER'S REPLY:

The applicant **(details supplied)** is currently on the Housing List with a total of 20 points for Area L (Clanbrassil, Dolphin's Barn, James Street, Kilmainham, Rialto, Coombe, Maryland, York Street, Ushers Quay) and 15 points for Areas J (Ballyfermot, Bluebell, Chapelizod, Inchicore) and K (Crumlin, Kimmage, Drimnagh, Walkinstown). These points are low. Therefore it will be some time yet before the applicant (details supplied) is reached with an offer of accommodation in her areas of preference)

Q.63 COUNCILLOR CRÍONA NÍ DHÁLAIGH

To ask the City Manager to consider implementing a loans scheme for tenants of Dublin City Council who wish to build a kitchen extension onto their homes but because they do not suffer from overcrowding in their homes cannot apply for the present grant.

CITY MANAGER'S REPLY:

Extensions to Dublin City Council tenancy houses are constructed to alleviate overcrowding, where there is a bedroom shortage identified for a specific family. Extensions are constructed by private contractors, on behalf of Dublin City Council, and paid by Dublin City Council, not by way of grant to the individual tenant.

There are no plans to extend this scheme to include kitchen extensions because once the bedroom shortage has been addressed, the overcrowding need has been met.

Q.64 COUNCILLOR CRÍONA NÍ DHÁLAIGH

To ask the City Manager what further action will now be taken against (**details supplied**) who have again breached their planning conditions after they received notice from the Planning Enforcement Section that they have issued an Enforcement Notice under Section 154 of the Planning & Development Act 2000 in respect of the development on 8th August 2007. Can a cease to work order be issued against him?

CITY MANAGER'S REPLY:

An Enforcement Notice under section 154 of the Planning and Development Act 2000 was served on the Developers of this site requiring compliance with condition 6 of Planning Permission *****. Condition 6 states;

The site works and building works required to implement the development shall only be carried out between the hours of 07.00am and 18.00pm Mondays to Fridays and between 08.00am and 14.00pm Saturdays and not at all on Sundays, Bank Holidays or Public Holidays. Furthermore, heavy construction equipment / machinery including pneumatic drills shall only be operated on or adjacent to the construction site between the hours of 07.00am and 18.00pm Mondays to Fridays and between 08.00am and 14.00pm Saturdays and not anytime on Sundays, Bank Holidays or Public Holidays.

REASON: To safeguard the amenities of adjoining residential properties.

Subsequent to the service of the Notice the Planning Enforcement Officer has monitored the site on a regular basis and has not found any substantial breaches of condition No. 6. However he will continue to monitor this site and should any breaches occur further Enforcement action will be initiated.

Q.65 COUNCILLOR CRÍONA NÍ DHÁLAIGH

In May via a council question I requested a copy of the construction Development Plan for a site (on Thomas Davis Street) and have not received it. Could the City Manager also please report to this councillor on the amount of complaints received by Planning Enforcement and what the complaints were and how many spot checks were carried out.

CITY MANAGER'S REPLY:

- A copy of the Construction Management Plan will be made available to the Councillor.
- There are five complainants who have formally written to Planning Enforcement, there have also been a number of phone calls in relation to this matter.
- The Enforcement Officer has visited the site on approximately fourteen occasions.

Q.66 COUNCILLOR ANDREW MONTAGUE

Will the Manager fix or remove the broken wall at the back of (**details supplied**)? Local children often climb on the broken wall and throw stones at neighbouring houses, resulting in many broken windows.

CITY MANAGER'S REPLY:

This section of wall will be removed within the next two weeks.

Q.67 COUNCILLOR ANDREW MONTAGUE

Will the Manager fix the noisy lift at (**details supplied**) and put a lid on the chute at the same location?

CITY MANAGER'S REPLY:

The lift will be fixed this week. The problem with the chute will be rectified in the coming weeks.

Q.68 COUNCILLOR ANDREW MONTAGUE

Will the Manager secure this property from the adjacent open space (**details supplied**). The elderly resident has had her windows smashed in recent weeks.

CITY MANAGER'S REPLY:

It is intended to secure the green area beside this residence as part of the proposed environmental upgrade for the area presented to the October Area Committee meeting. The works are scheduled to be carried out as part of the 2008 Works Programme.

Q.69 COUNCILLOR MARY FITZPATRICK

Will the manager please arrange to have (**details supplied**) attended to.

CITY MANAGER'S REPLY:

This matter will be referred to the Traffic Inspector for implementation.

Q.70 COUNCILLOR MARY FITZPATRICK

Will the City Manager please arrange for (**details supplied**):

CITY MANAGER'S REPLY:

1. This laneway is not in the ownership of Dublin City Council and accordingly it is not proposed to install public lighting there.
2. The Environmental Liaison Officer will arrange for the Litter Warden to visit the area and deal with any problems arising.

3. The pedestrian crossings at this junction have recently been upgraded and there are no more plans from the Intelligent Transportation Systems (ITS) Section for further improvements.

Q.71 COUNCILLOR MARY FITZPATRICK

Can the manager please provide a report on **(details supplied)**.

CITY MANAGER'S REPLY:

The responsibility for cleaning up after events in **** is that of the events organisers. It is open to these organisers to engage whatever company they wish to carry out the cleaning. The City Council, however, has for a number of years agreed to carry out this work on behalf of the events organisers. The exact terms of the agreement are confidential due to commercial sensitivity.

Q.72 COUNCILLOR MARY FITZPATRICK

Will the Manage please provide a report on **(details supplied)**:

CITY MANAGER'S REPLY:

Public Event Licences are issued under the Planning and Development Act 2000. A licence is required for event(s) with anticipated audience in excess of 5000 people. The organiser or agent must apply to the local authority for this licence.

The applicant is obliged to submit a draft event management plan setting out the following:

- Names and responsibilities of event controller, event safety officer and their deputies
- Draft site emergency plan, traffic management plan, safety strategy statement etc
- The applicant is also required to publish a notice of intention to submit an application in two newspapers. The newspaper notices will include the information that:

The application for a licence may be inspected during the office hours of the local authority for a period of 5 weeks from the date of receipt of the application and that submissions or observations may also be made during that 5 weeks.

Any member of the public may submit an observation/submission to the Local Authority within the 5 weeks. These submissions will be taken into consideration in the issuing of a public event licence.

A copy of the application is forwarded to the following:

- Garda Siochana (relevant to the area for which event is proposed)
- Health Services Executive
- Dublin Fire Brigade
- Environmental Health Officers – Noise *and* Sanitary Provisions
- Roads and Traffic Department, Dublin City Council
- Area Office (City Council Area relevant to the proposed event)

- Waste Management Division, Dublin City Council
- Building Control Division, Dublin City Council Planning

Dublin City Council will consider the comments and requirements of all of the above before deciding to issue a licence. There may be specific conditions attached to this licence **or** specific criteria to be met prior to the issuing of a licence, depending on the requirements of the above.

A pre-event meeting is arranged to ensure that all criteria can be met before the licence will be issued. A representative of the consultees listed above will attend that meeting for to discuss and resolve issues. If issues remain unresolved or require further information, there may be more than one pre-event meeting.

The costs of holding events in the *** are borne by the organisers and this information is not readily available to the Planning Department.

An Garda Siochana were responsible for the traffic management of recent events and there were no official road closures agreed by the City Council. A condition of the licence for the *** events provided for cost recovery for An Garda Siochana.

In the case of these concerts, the clean up operation was undertaken by a private firm engaged by the organisers. In other cases, e.g. the RDS Concerts, the public event licence will include a cost recovery condition to provide for waste management costs incurred by Dublin City Council.

Please note the only the events staged towards the end of October/early November were subject to licence, because of the anticipated audience.

Q.73 COUNCILLOR PAT CRIMMINS

Can the Manager investigate the following **(details supplied)**?

CITY MANAGER'S REPLY:

There is no provision in current legislation for resident only parking. The parking situation at this location will be referred to Traffic Advisory Group for examination

Q.74 COUNCILLOR PAT CRIMMINS

Can the City Manager provide ramps urgently in **(details supplied)**?

CITY MANAGER'S REPLY:

Both roads were examined for traffic calming recently and were found not to meet the criteria for the provision traffic calming.

Letters have been sent to the Superintendent in Coolock Garda Station and the Garda Traffic Division in Dublin Castle, requesting that the level of anti-social driving on **(details supplied)** be examined.

Q.75 COUNCILLOR PAT CRIMMINS

Can the Manager provide a copy of the planning permission granted for

- Donaghmede Shopping Centre
- Medical Centre

CITY MANAGER'S REPLY:

Attached is a copy of the permission granted by An Bord Pleanála, registered reference number PL 29N.218416, for Donaghmede Shopping Centre.

Also attached is a copy of permission granted by Dublin City Council (Reg. Ref. 5956/03) for a Medical Centre at The Lodge Medical Centre, Grange Road, Dublin 13, and subsequent permission (Reg. Ref. 6577/06) for alterations to that permission.

Q.76 COUNCILLOR PAT CRIMMINS

Can the City Manager give me an update on what is happening with the Trinity Sports & Leisure Centre and provide me with plans?

CITY MANAGER'S REPLY:

Dublin City Council proposes to cluster existing and new sports facilities in the redesigned Fr. Collins Park, within easy walking distance of new and existing communities on both side of the Hole in the Wall Road. The outdoor facilities are located to the north of the Main Street and the indoor and floodlit facilities to the south.

These new facilities are likely to include a 25m pool with moveable floor, a children's pool and flume, steam and sauna rooms, halls in a variety of sizes suitable for games, fitness or dance classes, rooms to suit general needs, full size and seven-a-side astro turf pitches, a rock climbing wall, a multi use games area (MUGA) and possibly tennis or bowls facilities.

This new sports facility will be designed to serve new and existing residents of Clongriffin, Belmayne, City Junction, Donaghmede and Belcamp lands. We believe these new facilities will compliment the current facilities provided by Trinity Sports and Leisure.

The City Council has had many meetings with the Chair of Trinity Sports and Leisure and has at all times asked for input into the provision of facilities in this area. An initial proposal to relocate within the new Facility was declined by the Management of Trinity Sports and Leisure. Therefore Trinity Sports and Leisure will remain at its current location, a focus for community activity in the existing area.

An application has been received (reg. Ref. 5995/07) at Trinity Sports & Leisure Club, The Hole In The Wall Road, Dublin 13.

The proposed development consists of:

(A) Double storey extension to the front of building with windows facing front at ground & first floor levels & new main entrance doors with canopy to front at ground floor level. Consisting of: (1) At ground floor level, 79.8sqm toilets/changing/shower area, 18.44sqm storage, 34.2sqm recreational, 81.5sqm circulation. (2) At first floor level: 22.12sqm kitchen, 52.2sqm recreational - including bar, 52.65sqm smoking area, 27.12sqm toilets, 29.05sqm circulation.

(B) Double storey extension to rear of building with windows facing rear at first floor level. Door to side at ground floor level. Door to rear at ground and first floor levels & relocation of existing fire-escape stairs consisting of: (1) At ground floor level, 37sqm toilets/changing/shower area, 86.3sqm boxing club training area. (2) At first floor level, 125.7sqm boxing club gym.

(C) Demolition of existing 48.6sqm smoking area to front (which is currently subject of Planning Application reference no. 5150/07) & existing 21.5sqm services area to side. Removal of decommission chimneys at side & rectangle awnings/canopies to front and all ancillary site works.

This application was received on 5th November 2007 and is due for decision before 8th January 2008.

Plans are available for viewing at the public counter.

Q.77 COUNCILLOR ANNE CARTER

Will the City Manager indicate (a) how many social housing units were allocated so far in 2007 in Area B (b) how many affordable units were sold so far in Area B (C) How many applicants remain on the social and affordable housing lists in Area B and (d) how many houses and apartments were purchased for social housing in Area B so far in 2007.

CITY MANAGER'S REPLY:

(a)

	No. Housed
Housing List	59
Transfer List	45
Total	104

(b) Information on the Affordable Housing System is recorded in Area Committee Boundary. Unfortunately, it is not possible for a breakdown of Area B. The below table outlines the number of affordable housing units currently on offer to successful applicants drawn from the affordable housing lottery and number of units sold to date.

(c) Total number of active applicants on the Affordable Housing panel in North Central Area: **1457**

	No. on List
Housing List	2531
Transfer List	990

(d) There were 36 previously owned houses and 2 apartments purchased and 6 units under the Capital Assistance Scheme for Voluntary and Co-Operative Housing under Part V

Q.78 COUNCILLOR ANNE CARTER

Our Clongriffin constituents are very grateful for the commencement of Bus Route number 128 recently and will the City Manager now give a full update on the construction and opening date for Clongriffin Dart Station.

CITY MANAGER'S REPLY:

Irish Rail has confirmed that they have approved the Safety Certificate C for the station development. A New Works Assessment approval is required from the Railway Safety Commission (RSC), this is being progressed between Irish Rail and the RSC and we understand approval is imminent.

It is expected that enabling works to relocate a main drainage line will start on the east side of the tracks next week with the main contractor setting up his compound in December 2007 to allow works proper to proceed in January 2008. It is expected that works will be completed by February/March 2009.

	Total No.Units	Units Sold 2007
North Central Area		
Northern Cross	78	34
AHP	113	22
Timbermills	19	17
Priory Hall	13	0
Woodlawn Ave/Coolock Road	2	0
	225	73

Q.79 COUNCILLOR ANNE CARTER

Will the City Manager report on any contacts he has had with the public transport providers in relation to Park'n'Ride facilities in Dublin City and specifically in the North Central Area and will he explain why there is no such provision at Donaghmede/Howth Junction Dart Station.

CITY MANAGER'S REPLY:

Iarnrod Eiréann have indicated that they have no land bank at Howth Junction and therefore are not in a position to provide a Park & Ride facility at this location. Park and Ride facilities have been developed where land is available to Iarnrod Eiréann. A Park and Ride facility has been put in place to serve the proposed new station in Clongriffin.

Q.80 COUNCILLOR ANNE CARTER

Will the City Manager report on any current plans to improve Streamville Park and give an update on issues raised with local management by the Foxhill Residents Association in Ayrfield, D. 13 and will he also report on the impact of the Clonshaugh Road Improvement Scheme on Belcamp Park including safety concerns raised by parents in relation to large vehicles using areas where children are at play.

CITY MANAGER'S REPLY:

A request for the preparation of plans to improve Streamville Park was requested in the course of a site meeting held in connection with the Joint Policing Forum for North Central Area. It has not been possible as yet to prepare detailed plans for modification of Streamville Park. However since that meeting was held there has been some path resurfacing at this park and goalpost replacement programme has commenced at the park. A meeting can be arranged early in 2008 with the residents group to review the arrangements in the park.

Clonshaugh Road Improvement Project has the use of an area of Belcamp Park for use as a compound which is fully separated from the park for the duration of the project and is not open to general public access. Parks and Landscape Services Division has tractor movements in the park and drivers are aware of the presence of the public and their safety. The only other large vehicle movement in the park is the removal of accumulated waste collected from public open space in the area and the drivers of vehicles associated with this operation are regularly advised by parks supervisory staff with regard to awareness of public safety in the park in accordance with the ancillary safety statement of Parks & Landscape Services Division.

Q.81 COUNCILLOR LOUISE MINIHAN

To ask the City Manager to arrange for all the lamp street lighting in the Cherry Orchard area to be changed from the old orange colour to the new clear colour?

CITY MANAGER'S REPLY:

Public Lighting Services will examine the street lighting here and will issue a further report.

Q.82 COUNCILLOR LOUISE MINIHAN

To ask the City Manager to arrange for the footpath to be fixed out side no 51 Croftwood Park as it is a danger to pedestrians.

CITY MANAGER'S REPLY:

There is a trip between the footpath and the vehicular dishing outside No. 51 Croftwood Park. Arrangements will be made to remove this over the next 8 weeks.

Q.83 COUNCILLOR LOUISE MINIHAN

To ask the City Manager to confirm if the allocation of the **(details supplied)**

CITY MANAGER'S REPLY: Report to Councillor

Q.84 COUNCILLOR LOUISE MINIHAN

To ask the City Manager if single applicants are eligible for any type of affordable housing including 3 bedroom houses.

CITY MANAGER'S REPLY:

The Affordable Housing Scheme as agreed by the City Council in November 2005 allows for single persons to apply and be offered any unit of accommodation including a three-bedroom house provided they have the capacity to secure a mortgage on the property.

The Housing and Residential Services Strategic Policy Committee meeting of March 2007 requested that Dublin City Council would look at the administration of the Affordable Housing Scheme and revert to the Committee with recommendations to change the current process. One of the issues considered was a mechanism to maximise the potential value of larger units by giving priority to families and couples. A number of changes to the current scheme was agreed at the Housing & Residential Services Strategic Policy Committee in June 2007 including a recommendation that units of accommodation of three bedrooms or more will only be made available to applicants where there are two or more people listed on their affordable housing application. In effect larger units will now only be offered to couples or single people with a child/children.

The Affordable Housing section are going live with a new affordable housing system that will be available through the internet and this new service will be available in the coming months. It will then be possible to implement the recommendations of the Housing and Residential Services Strategic Policy Committee to make available larger affordable housing units to couples or single people with a child/children.

Q.85 COUNCILLOR GERRY BREEN

Can the manager please have the following query dealt with **(Details Supplied)**

CITY MANAGER'S REPLY:

The Public Domain Officer inspected this location **(details supplied)** on 29-11-07 and there was no concrete outside or near the premises.

Q.86 COUNCILLOR GERRY BREEN

Can the manager please provide details on the number of Section 18 notices (concerning the disposal of waste) served by Dublin City Council in the following years split between commercial and residential premises and the number of successful prosecutions: 2003, 2004, 2005, 2006, 2007.

CITY MANAGER'S REPLY:

		COMMERCIAL	RESIDENTIAL
Year	Total	Served	Served
2004	60	31	29
2005	83	45	38
2006	68	44	24
2007	56	35	21

In relation to the above figures the Waste Enforcement Unit was set up in August 2004. Prior to this there was no enforcement procedures recorded under the Waste Management Acts 1996.

Having reviewed our monthly figures for 2004 to 2007 our records indicate that there was 1 prosecution taken in 2004, 1 in 2005, 6 prosecutions in 2006 and 18 prosecutions in 2007.

With regards to the variation in the number of Section 18's sent and the number of prosecutions taken please note that an offence is only committed when there has been no response to the Section 18. Therefore if a person/business responds satisfactorily to a Section 18 notice no offence has been committed and legal proceedings cannot be initiated. The purpose of a Section 18 is to request information in relation to waste activities.

Q.87 COUNCILLOR GERRY BREEN

Can the manager please have the following query dealt with (**Details Supplied**)

CITY MANAGER'S REPLY: Report To Councillor.

Q.88 COUNCILLOR GERRY BREEN

Can the Manager please have the following query dealt with (**Details Supplied**)

CITY MANAGER'S REPLY: Report To Councillor.

Q.89 COUNCILLOR JOHN GALLAGHER

To ask the City Manager for an update on the Bluebell Community Facilities Project; and if he will make a statement on the matter.

CITY MANAGER'S REPLY:

Contract documents have been forwarded to our Law Department from Waterways Ireland solicitors. They have requested, as a condition of sale of their land to us, that the plans for the facility be approved by their Operations Division. The Kilmainham Area Office is arranging this. Once this is complete we will proceed to issue the tender documents, which are currently being checked over. The community have been informed of the position and are being updated as matters progress.

Q.90 COUNCILLOR JOHN GALLAGHER

To ask the City manager if he will consider introducing a traffic management plan for an area (**details supplied**); if he is aware that the road is being used more and more as a short-cut, and that it is extremely difficult for two motorists to pass safely on the road; and if he will make a statement on the matter

CITY MANAGER'S REPLY:

(Details supplied) is a traffic-calmed road with a 6.5 metre carriageway which is sufficiently wide to allow for two-way traffic. Pay and display and permit parking was recently accepted by a majority of residents on *** Street and is now in operation.

A one-way traffic system or road closure to prevent traffic using the road as a short cut is not recommended on *** Street at present as it would result in severe inconvenience for all residents and businesses in the area. The whole area will however be re-examined when the *** redevelopment is completed.

Q.91 COUNCILLOR JOHN GALLAGHER

To ask the City manager if he will initiate the process of having a building (**details supplied**) considered for inclusion on the directory of Listed Buildings; and if he will make a statement on the matter

CITY MANAGER'S REPLY:

**** are both on the record of protected structures. A report will be prepared by the Conservation Section to identify the significance of this structure and its suitability for addition to the Record of Protected Structures. This report and a recommendation will be presented to the Local Area Committee.

Q.92 COUNCILLOR JOHN GALLAGHER

To ask the City Manager what progress has been made with the Pilot Central Heating Scheme advertised earlier this year, and which included the Crumlin and Ballyfermot Areas; how many applications have been received from each of these areas; if any decisions have been made in relation to the allocation of the systems to individual households; and if he will make a statement on the matter.

CITY MANAGER'S REPLY:

To date one hundred and nineteen applications have been received under the Pilot Central Heating and Insulation Scheme for Older People, in privately owned houses. These applications are broken down as follows;

	Crumlin	Ballyfermot	Whitehall
Full system	14	18	12
Upgrade	19	38	18
	33	56	30

Dublin City Council has commenced surveying the dwellings, and Energy Action has commenced the energy rating in these dwellings. When both surveys have been completed a programme of installation will be drawn up.

Q.93 COUNCILLOR NAOISE O' MUIRI

Can the Manager organise for the North Central Planning Team to review the attached Word document "Zone 1 Versus Zone 2 Q's & A's.doc" for technical accuracy and provide detailed feedback comments etc.

ATTACHED DOCUMENT

**Rezoning of our Area From Zone Z1 to Z2
Frequently Asked Questions and Answers**

To assist residents in understanding the Z2 Zone issue, the residents committee have compiled a list of questions and answers that we feel reflect the majority of the concerns raised. These questions and answers have been presented to and affirmed by the most senior planning officer in respect of the Draft Dublin City Development Plan (DDCDP).

Q. What is Zone Z2?

A. Zone Z2 is a "Residential Conservation Area" which due to the huge diversity of architectural style and garden design in an area like Abbeyfield, Middle Third and The Demesne, will be focussed primarily on the avoidance of higher density policies, which are being promoted by the Draft Dublin City Development Plan. It should not be confused with "Architectural conservation zone" (Zone Z8) or with a House or Area Preservation Order, as these involve a much stricter regime of building controls.

Q. Can I change my windows or doors?

A. Yes. Planning permission is not required to change windows and doors in Z2, however on **new** developments recommendations will most likely be made for windows and doors to be in keeping with neighbouring buildings.

Q. Can I still extend my home in Zone Z2?

A. Yes. All of the exemptions that apply to Zone Z1 apply to Zone Z2. This provides for up to 40 square metres on ground level, 12 square metres on first floor level, a 2 square metres porch or skylights at rear without planning permission.

Q. Off street parking, can I park in my front garden?

A. Yes. Restrictions in respect of this issue apply mainly to architectural conservation areas and house preservation orders. Where it will apply to Abbeyfield, Middle Third and The Demesne in respect of Zone Z2 is primarily with new developments that will be required to keep in line with existing properties in the area.

Q. Can I build an infill house in my existing garden?

A. Yes, subject to planning permission. However you will be required to keep the design and size in line with the existing dwellings, this will include – roof tiles, windows, chimney, facade etc.

Q. Will the zoning of my home to a Z2 devalue my home?

A. No. In areas of any type of conservation house values have always been enhanced {Source: Sherry Fitzgerald}. It is this very essence and character of our neighbourhood that has fuelled the huge increases in house prices in our area. It is also this very essence which if protected will continue to add value to our homes and our area.

Q. If we stay as we are in Zone Z1, are we not protected by current planning guidelines?

A. No. If that was the case then we would not need to be here today. ***The new Draft Dublin City Development Plan is aimed at Higher Density housing especially on the public transport corridors.*** We have examined their policy document in detail and it will change the way Z1 is viewed by the planners dramatically. The planners are bound by the DDCDP Guidelines and these *guidelines* tell them to ***promote higher density housing*** across the board, which could potentially increase the amount of houses/living dwellings in Abbeyfield, Middle Third and The Demesne from an average of 5 per acre to the recommended average of 20 dwellings per acre. This could potentially include Apartment Blocks

Q. Is there any other way to stop the over-development of our area?

A. No. This plan lasts for five years. If we do not act now, in five years it will be too late. We have already been made aware of major developers prospecting in the area. If we do not change now, the very reasons for which we want to preserve our area will be gone, as will most of the greenery, the gardens, the character and the very essence of our neighbourhood.

Q. What about 2 storey buildings, will they be allowed?

A. Highly Unlikely. As the application for Zone Z2 has been made on the basis of the historical significance of the servicemen's houses and as these are all bungalows in our area, this should be the standard applied in respect of the architectural comparatives which will be applied however a level of vigilance in respect of planning applications will still be required.

Q. Can this re-zoning affect any changes that I have already made to my house or can it force me to conform or make changes to suit some new type of guidelines?

A. No. The zoning is not retrospective and applies only to new developments, from the date that the plan is adopted (April 2005).

Q. What other improvements will Zone Z2 bring to our area?

A. Zone Z2 alone will not necessarily guarantee improvements however the residents input into a "policy objective plan" may allow the opportunity to have an influence in respect of improvements in our amenities, landscape, and overall character of the area. This could potentially be used to improve and address issues such as, Traffic flow, Playgrounds, Tree planting initiatives, improved parks etc.

Q. Where can I view and examine the Draft plan and the amendments?

A. The Maps, the Draft plan and the amendments can be viewed in Raheny library.

The residents committee has been given the task of investigating, evaluating and presenting their recommendations to the community and to our

councillors in respect of the re-zoning of Abbeyfield, Middle Third and The Demesne from Zone Z1 to Zone Z2.

Having now reviewed the relevant documents, amendments and maps in detail and having consulted with a number of planners that included a very informative meeting with the most senior planner in respect of the Draft Dublin City Development Plan, we as a representative committee have reached unanimous agreement.

It is the considered opinion of all members of the committee that:

*In light of the new higher density guidelines for Zone Z1 **that** Zone Z2 offers the most effective protection for our area.*

It is also our considered opinion that Zone Z2 allows us as a community and as individuals to retain a reasonable level of unrestricted householders development potential.

Based on the information gathered and the response received from our questionnaire to the residents, it is our recommendation to our councillors to affirm the amendment to the Draft Development Plan in respect of Zone Z2.

CITY MANAGER'S REPLY:

This Q & A document is not technically accurate in a number of respects. The matters raised are dealt with through a combination of planning policy, planning regulations, and the legal interpretation thereof. Moreover, each planning application is dealt with on its own merits. Unfortunately, the planning process cannot be summarised in a Q & A document of this type.

Area Planners are available to give advice via the Pre-Application Consultation Process if necessary.

Q.94 COUNCILLOR NAOISE O'MUIRI

Can the Manager

- confirm who is responsible for painting the public lighting lamp standards on Carberry Rd
- organise to get them painted as they have not been done in a long time.

CITY MANAGER'S REPLY:

The lanterns on Carberry Road are mounted on ESB columns. A letter will be forwarded to the ESB requesting that the columns be painted.

Q.95 COUNCILLOR NAOISE O'MUIRI

Can the Manager deal with the following (**details supplied**).

CITY MANAGER'S REPLY:

The applicant (**details supplied**) is currently on the Housing List with a total of 85 points for Area B (Artane, Killester, Kilmore, Marino, Priorswood, Raheny, Beaumont, Clontarf, Coolock, Darndale, Donaghmede, Donnycarney, Edenmore, Kilbarrack). These points are currently low. Therefore it may be some time yet before the applicant is reached with an offer of accommodation in his area of preference.

Q.96 COUNCILLOR NAOISE O'MUIRI

Can the Manager provide me with the following information regarding the customer comment feedback forms for the Planning Counter in Civic Offices for the year 2006:

- how many forms were filled in by members of the public
- what was the nature of the public responses
- what action was taken (if any) as a result to improve the public experience.

CITY MANAGER'S REPLY:

The client survey card was introduced in December 2006. Given the Christmas closure period, the number of comments submitted for the month of December was limited. Over the past year response has been generally positive to the service provided by the Planning Department. The client survey cards continue to be appraised on an on-going basis with a view to introducing improvements where practical.

We have received a number of comments regarding the website, specifically in relation to accessibility and availability of documents etc. There have been improvements in software over the past number of months. The City Council's website is also under review with the emphasis on clearer access to information and to search facilities.

Q.97 COUNCILLOR MARY MURPHY

Will the manager repair or completely replace the footpath **at (details supplied)**, which has fallen into a bad state of repair.

CITY MANAGER'S REPLY:

This footpath will be repaired under the 2008 works programme.

Q.98 COUNCILLOR MARY MURPHY

Further to item number 8 of 18th October, 2007 at the Dublin North West area committee, will the manager outline the pedestrian and vehicular counts taken and the basis for each of the conclusions reached.

CITY MANAGER'S REPLY:

A vehicular and pedestrian count was undertaken on 29/11/2005 on St Margarets Road at Lidl. The average vehicular count per/hr was 1541, The pedestrian count indicated an average of 4 persons crossing per/hr. The requirement for a warrant is an average of 380 pedestrians/per hour. A further inspection was made on 10/10/07, and based on observation there was little pedestrian movement.

As the two arterial routes of the North Road and St.Margarets Road converge close to this location the roundabout facilitates a free flow of traffic based on normal roundabout priority.

The replacement of the roundabout with traffic lights would create traffic congestion on the North Road and St. Margarets Road during peak times and when a pedestrian phase is activated.

Q.99 COUNCILLOR MARY MURPHY

Will the Manager outline the action he intends taking to alleviate traffic congestion for southbound buses on O'Connell Street during the morning peak, often caused by too many buses using the street at the same time; and will he detail any plans, strategy, or ongoing discussions with Dublin Bus about breaking the over-reliance on O'Connell Street and improving bus speeds by opening up and using alternative routes.

CITY MANAGER'S REPLY:

A review is currently taking part place of traffic movements in the city centre for vehicles and public transport with a city centre traffic model being developed looking at various traffic options.

Q.100 COUNCILLOR MARY MURPHY

Will the Manager provide details of the findings of the road surface analysis as mentioned in **(details supplied)** and outline the action that will be taken to deal with the high accident rate as outlined in the attached e-mail.

CITY MANAGER'S REPLY:

Roads Maintenance Division have hired in an outside specialist contractor to "analysis the Road Surface". This work was completed approx. one week ago, we envisage having the results back later this week.

As a measure to reduce speed at this location, it has been recommended that 3 no speed cushions be provided adjacent to lamp standards no. 60,63, and 66. on Poppintree Park Lane West east of the roundabout. This work will be included for consideration in the preparation of the 2008 Works Programme.

Q.101 COUNCILLOR JOHN KENNY

Could you please provide a list of all properties in the Pembroke LEA on which applications were received for protected status?

CITY MANAGER'S REPLY:

This matter requires extensive research and the information will be forwarded to the Councillor when available.

Q.102 COUNCILLOR JOHN KENNY

What are the laws and procedures that govern Dublin City Council to remove Travellers from land owned by the Council?

CITY MANAGER'S REPLY:

The procedures that govern Dublin City Council's power to remove Travellers from Dublin City Council owned land are largely no different than procedures surrounding trespass by other members of the Community. Where trespass occurs, Dublin City Council serves Notice requiring the site to be vacated. If this Notice is not complied with, legal proceedings may be necessary to

achieve compliance. Where Travellers park caravans / trailers on the public road both Dublin City Council and the Gardai have powers to move them on. This situation currently prevails in Ringsend and relevant Notices have been served. If these Notices are not complied with the Travellers will be moved by Dublin City Council and the Gardai.

Q.103 COUNCILLOR JOHN KENNY

Could the Council please explain their basis as to where 600,000 tonnes of rubbish will come from to sustain the proposed incinerator in Poolbeg? Could they also provide their analysis of recycling rates for the future in Dublin City?

CITY MANAGER'S REPLY:

The projections in the Waste Management Plan were based on waste arisings in 2003. These projections took account of the introduction and roll out of the dry recyclables contract and the implementation of a separate collection for biological waste i.e. the brown bin. These projections indicated that there would be between 750,000 and 850,000 of residual non-hazardous municipal waste available for treatment.

Recently the projections have been revisited and it has been confirmed that during the period 2003 to 2006 there was an increase in waste arisings of approximately 16%, which is approximately 5% above that projected in the Waste Management Plan.

Q.104 COUNCILLOR JOHN KENNY

What is the average yearly salary, when taking into account all 6,000 plus employees of Dublin City Council?

CITY MANAGER'S REPLY:

The total wages paid to staff of Dublin City Council in 2006 was €303m. On average there were 7,283 people paid given an average yearly payment (salary plus allowances and overtime) per employee of €41,600.

Q.105 COUNCILLOR ANDREW MONTAGUE

Will the Manager report on the progress of an earlier agreement to install bollards at (**details supplied**) and can he now say when this work will be carried out?

CITY MANAGER'S REPLY:

These bollards will be installed as part of the 2008 Works programme

Q.106 COUNCILLOR EMER COSTELLO

To ask the City Manager to deal with the following issues at (**details supplied**):

- a. insert bollards / poles to prevent cars from mounting the footpath
- b. bring the pay and display parking times into line with adjoining streets

CITY MANAGER'S REPLY:

It is not the policy of Dublin City Council to provide bollards to prevent illegal parking on footways. Parking on footways should be reported to the Gardaí or the Dublin City Council Clamping company at 01 6022500.

A survey of those on the register of electors to extend the permit parking hours will be carried out early in 2008 and a report on the outcome will be prepared for a future Central Area Committee

Q.107 COUNCILLOR EMER COSTELLO

To ask the City Manager to include the following in the Works Programme for 2007 at **(details supplied):**

- a) Resurface the coarse part of the street
- b) Fix the potholes
- c) Reposition the public light
- d) Resurface street at details supplied
- e) Reposition No Parking Sign as it is not visible and too high (or consider replacing sign with single yellow line)
- f) Insert DYL at details supplied
- g) Put in an extra light standard at details supplied
- h) Finish the work where new lampposts were installed
- i) Ensure the area is swept each week and that the litter wardens patrol the area on a regular basis to deal with dumped black and green bags
- j) Wash details supplied at least once a week
- k) Install the mobile cctv camera to prevent dumping

CITY MANAGER'S REPLY:

- a) The above location was inspected on 27/11/07. There are some loose chippings and Waste Management will be requested to sweep the street. In general the surface of the road is fine and no remedial works are required.
- b) The potholes on **** Avenue will be repaired early next year as part of the 2008 works programme
- c) Public Lighting Services will examine the position of the column in question and issue a further report.
- d) This area will be reconstructed early next year as part of the 2008 works programme.
- e) Details of the high sign will be referred to the Traffic Inspector for investigation.
- f) Double yellow lines have been recommended as part of the Avondale Avenue Permit parking scheme.
- g) Public Lighting Services are considering the installation of an additional light here as part of our 2008 programme of works.
- h) Public Lighting Services will follow-up on this matter and issue a further report to the Councillor.

i) Waste Management Services have *** Road scheduled to be cleaned every Monday after the refuse collection has taken place there. We will ensure that the cleaning schedule for this area is strictly adhered to and that this area receives proper cleaning. The Litter Warden includes this area as part of his regular patrol and has the dumped bags removed and issues fines to anyone found to be dumping there.

j) Arrangements have been made to have the "gutway" from *** washed on Saturday 1st December 2007.

k) This venue will be added to the list.

Q.108 COUNCILLOREMER COSTELLO

To ask the City Manager if he will provide a House of Literature in Dublin to give a permanent home to literary associations such as Poetry Ireland, The Irish Writers Centre, CLE, The Irish Publisher's Association and Ireland Literature Exchange

CITY MANAGER'S REPLY:

Dublin Tourism currently provides a Dublin Writers Museum based at Parnell Square which it proposes to develop further in a broader context which would sustain exhibition facilities and education in respect of Irish writers at a National level. Dublin Tourism also supports the Irish Writers Centre, located in their building beside the Writers Museum. The organisations mentioned are independent bodies and the City Council has no plans at this time to provide any supporting infrastructure.

Q.109 COUNCILLOR EMER COSTELLO

To ask the City Manager undertake a survey of the condition of all bike lanes in the city, to put in place a maintenance and repair programme to ensure that they are safe for cyclists all year round and specifically to inspect and repair/resurface the cycle lane at **(details supplied)**

CITY MANAGER'S REPLY:

A survey of all the cycle lanes in the city area is at present taking place. When this is completed a program of works to upgrade cycle routes will be undertaken.

Work has recently been carried out by the QBN office to upgrade bus / cycle facilities on the *****t route. The road near Connolly station on **** Road has been remarked and resurfaced.

Q.110 COUNCILLOR BRENDAN CARR

To ask the City Manager why Dublin City Council are not now pursuing the matter of putting an appropriate structure in place to replace the 9th lock cottage as indicated in previous correspondence for the Asst City Manager **(details supplied)**

CITY MANAGER'S REPLY:

The discussions referred to are in progress and have not yet concluded. It is still an objective of the Planning Authority to secure an appropriate building or development on this site.

Q.111 COUNCILLOR BRENDAN CARR

To ask the manager to conduct an analysis of **(details supplied)** prior to any removal of same or any development taking place in order to determine whether there is toxic material on the site

CITY MANAGER'S REPLY:

Condition no. 25 of the grant of permission for the development at this location is as follows:-

"The proposed development shall be carried out in accordance with the Project Construction and Demolition Waste Management Plan received by the planning authority on 29-Sep-2006 and the Method Statement for the Demolition of Two Existing Silos at Proposed Housing Development ***** and the Infrastructure Design & Excavation Report, both received by the planning authority on 07-Jul-2006.

REASON: In the interests of the protection and conservation of the environment, having regard to Circular WPR 07/06 - Best Practice Guidelines on the Preparation of Waste Management Plan for Construction and Demolition Projects."

If this condition is retained by an Bord Pleanala (the permission is currently under appeal) it will be a matter for the developer to ensure that the terms of this condition are dealt with as it will be a compliance issue.

Q.112 COUNCILLOR BRENDAN CARR

To ask the Manager to state the number of developments under construction at present in the Central Area; the estimated date of each development; the number of social and the number of affordable units anticipated for each development.

CITY MANAGER'S REPLY:

The following table outlines developments in the Central Area where Dublin City Council and the Developer are in the process of agreeing the provision of Part V Social & Affordable Housing.

DEVELOPMENT	NO. OF UNITS	CURRENT STATUS
56-69 LOWER DRUMCONDRA ROAD	AFFORDABLE TO BE DETERMINED 12 SOCIAL	Under Construction
21-25 SHERRARD STREET UPPER (SFX CENTRE)	TO BE DETERMINED	Under Construction

DUKE STREET, PORTLAND ROW, DUBLIN 1	TO BE DETERMINED	Under Construction
RATHBOURNE AVENUE, (PHASE 11B) PELLETSTOWN	18 AFFORDABLE 12 SOCIAL	Under Construction
MOUNTJOY STREET / WELLINGTON STREET / BLESSINGTON STREET	11 AFFORDABLE	Under Construction
105-115 DORSET STREET UPPER	14 AFFORDABLE 13 SOCIAL	Under Construction
PARK LODGE HOTEL, NORTH CIRCULAR ROAD	TO BE DETERMINED	Under Construction
149, 149A-149C NORTH STRAND ROAD	7 AFFORDABLE 5 SOCIAL	Under Construction
4-4A EAST ROAD, EAST WALL	23 AFFORDABLE 23 SOCIAL	Under Construction
HEDIGAN'S BRIAN BORU, PROSPECT ROAD	TO BE DETERMINED	Under Construction
1-2 MANOR STREET / 20-23 STONEYBATTER	3 AFFORDABLE 3 SOCIAL	Under Construction
26A PORTLAND STREET NORTH	12 AFFORDABLE 11 SOCIAL	Under Construction
ROYAL CANAL BANK, PELLETSTOWN	46 AFFORDABLE 40 SOCIAL	Under Construction
MOORE STREET / SAMPSONS LANE / ILAC CENTRE	AFFORDABLE TO BE DETERMINED 20 SOCIAL	Under Construction
FORMER EIRCOM SITE, DISTILLERY ROAD	10 AFFORDABLE 9 SOCIAL	Under Construction
THE LIGHTHOUSE, JUNCTION OF EAST WALL ROAD, CHURCH ROAD, PHASE II	TO BE DETERMINED	Under Construction
177-126 SHERIFF STREET UPPER	TO BE DETERMINED	Under Construction
169 DRUMCONDRA ROAD LOWER	TO BE DETERMINED	Under Construction
SHERIFF STREET UPPER, EAST ROAD, CHURCH ROAD	TO BE DETERMINED	Under Construction
CROSBIE'S YARD OSSARY ROAD	TO BE DETERMINED	Under Construction
QUARRY ROAD, CABRA	35 AFFORDABLE	Under Construction
RUSSELL ST/ NORTH CIRCULAR ROAD	11 AFFORDABLE	Under Construction
4-11 RAILWAY STREET, 36-48 JAMES JOYCE STREET	6 AFFORDABLE 5 SOCIAL	Under Consideration

Lourdes House is currently under construction with a target for full completion of August 2009. The development will consist of 63 units (apartments).

Q.113 COUNCILLOR BRENDAN CARR

To ask the City Manager when the realignment of (**details supplied**) will begin

CITY MANAGER'S REPLY:

The Road Design Division is currently involved in the preparation of contract documents for the upgrading and realignment of ***** It is envisaged that these documents will be completed by the end of February 2008.

Currently, the Roads Construction Division is undertaking site investigation works on **** – these are being suspended for Operation Freeflow, however these works will recommence and be completed in January 2008.

In addition, the agreement to acquire a specific area of land at *** and the building of a boundary wall has yet to be finalised between DCC and the Developer. In addition the proposed development at this location is currently the subject of a planning appeal – the outcome of which is not expected until mid January 2008 and this may also have an impact on the proposed works.

It is envisaged that construction on this section of ***** will commence later in 2008.

Q.114 COUNCILLOR KEVIN HUMPHREYS

To ask the City Manager for the number of fires that have occurred in bin lorries and bins over the past 10 years.

CITY MANAGER'S REPLY:

Three fires have taken place in refuse freighters over the last ten years. On average fifty of our public litterbins catch fire every year. We do not record the number of fires in domestic wheelie bins.

APPENDIX B: MINUTES OF COUNCIL MEETING HELD ON 3rd DECEMBER 2007**LOCAL FUND FINANCIAL STATEMENT****LOCAL GOVERNMENT ACT 2001****29 September to 26 October 2007**

Balance	Credit		38,763,098
Payments during period		155,756,839	
Receipts during period		129,049,223	
Difference	Debit		26,707,616
Balance	Credit		<u>12,055,482</u>

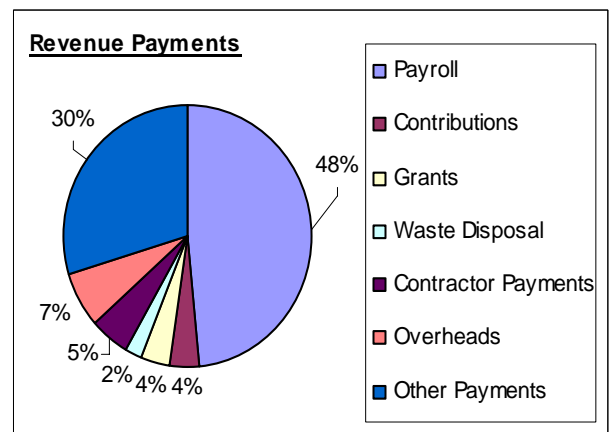
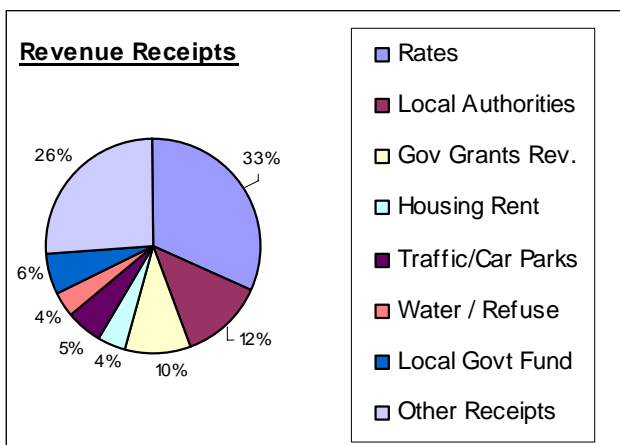
The above analysis sets out the movement between payments and receipts over the period 29th September 2007 to 26th October 2007. Total receipts amounted to € 129.0m with payments of €155.7m, leaving a net Payment difference of €26.7m.

Analysis of Revenue Receipts & Payments October 2007

Receipts	%	This period	26/10/2007	Payments	%	This period	26/10/2007
Rates	32.08%	15,955,955	249,766,006	Payroll	48.46%	33,701,182	363,234,994
Housing Rent	4.08%	2,029,685	36,924,624	Contractor Payments	4.97%	3,453,835	29,197,752
Shared Ownership	4.85%	2,412,950	22,505,997	Local Authorities	5.32%	3,702,399	34,146,347
Other Housing Receipts	7.89%	3,925,526	29,278,087	Grants	3.89%	2,705,667	25,704,625
Gov Grants Rev.	10.03%	4,988,281	82,700,219	Rent/Rates	1.45%	1,011,587	15,478,633
Water/Refuse	3.78%	1,878,309	27,709,656	Fees Payable	0.49%	338,189	12,077,181
Local Gov Fund	6.19%	3,079,713	107,936,081	Overheads	6.94%	4,828,968	50,973,923
Traffic/Car Parks	5.40%	2,686,059	31,141,986	Computer Purch/Maint	1.60%	1,113,067	10,154,774
Clamping	0.87%	433,120	3,634,845				
Local Authorities	12.16%	6,048,628	90,416,976	Contributions	3.88%	2,696,171	39,109,562
Superannuation	2.38%	1,182,599	9,183,914	Utilities	2.53%	1,758,737	20,202,597
Other Debtors	2.26%	1,122,401	34,723,916	Vehicle Equipment Hire	2.03%	1,414,469	19,285,257
Planning Fees	0.94%	468,340	4,072,445	Equipment Vehicle/Materials	3.49%	2,426,054	25,132,796
City Estate Rental	1.22%	607,788	4,661,963	Waste Disposal	2.23%	1,550,668	40,916,941
Administration	5.87%	2,921,447	42,772,398	Stores	2.30%	1,600,860	15,148,970
Total Receipts	100.00%	49,740,801	777,429,114	Personal/Property Awards	1.91%	1,325,598	18,470,835
				Site Clearance	1.33%	924,499	6,058,157
				Installations	1.63%	1,135,955	14,496,535
				Relocation of Utilities	0.22%	150,304	4,022,028
				Insurance	0.27%	189,128	5,908,457
				Clamping	1.01%	701,640	6,297,305
				Administration	4.05%	2,816,964	31,250,291
				Total Payments	100.00%	69,545,938	787,267,960

Revenue receipts for the period amounted to €49.7m with Revenue Payments of €69.5m. Included in Revenue receipts are Government Grants of €5.0m including Homeless Policy €1.4 and Dept of Education re VEC Recoupment €3.2m.. Receipts from the Local Govt Fund were €3.0m . Local Authority receipts relate to Fire Brigade Services.

Included in the Revenue Payments is €33.7 for Payroll .

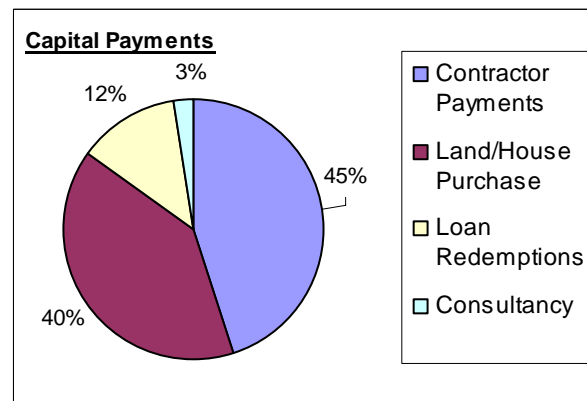
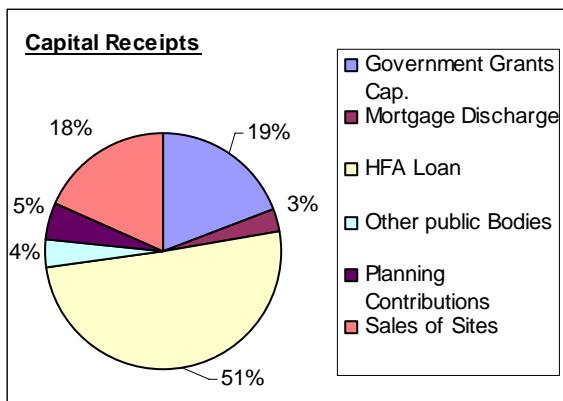


Analysis of Capital Receipts & Payments October 2007

Receipts	%	This period	Cumulative to 26/10/2007	Payments	%	This period	26/10/2007
Mortgage Discharge	3.25%	2,578,883	53,598,806	Contractor Payments	44.87%	38,680,636	248,512,737
Government Grants Cap.	19.08%	15,130,503	225,090,969	Land/House Purchase	40.23%	34,681,890	240,866,987
Other Public Bodies	3.88%	3,079,713	16,621,053				
Planning Contributions	4.81%	3,814,673	40,018,659	Consultancy	2.55%	2,201,208	40,503,672
HFA Loan	50.54%	40,080,357	270,749,071	Loan Charges/Redemptions	12.35%	10,647,167	137,344,666
Sale of Sites/Apartments	18.44%	14,624,293	38,032,601				
Total Receipts	100.00%	79,308,422	644,111,159	Total Payments	100.00%	86,210,901	667,228,063

Capital receipts for the period amounted to €79.3m with capital payments of €86.2m. Capital Grants received were €15.1m, and related to grants under Housing Schemes. HFA Loan receipts were €40.0m and included €15m received on a Depfa Loan in regard to Water Metering Project.

Capital payments to contractors totalled €38.6m of which €22.7m related construction of Housing, €2.8m roads and €6.7m Water & Sewerworks.



KATHY QUINN
HEAD OF FINANCE