

CENTRAL AREA COMMITTEE MEETING

Tuesday 9th January, 2007 at 3.00 p.m.

AGENDA

- 2938** Minutes of the Central Area Committee meeting held on 12th December, 2006
(attached) pages 5-38
- 2939** Questions to the Area Manager
(attached) pages 62-66
- 2940** With reference to Social Inclusion Partnership update
- 2941** With reference to a presentation by Paul Dolan from the East Wall Water Sports Group

Planning and Development Matters

- 2942** With reference to 7-10 Gardiner Street Upper
- 2943** With reference to the proposed disposal of a site at 31-36 Ormond Quay Upper, Dublin 7 to John Paul Developments, Dundrum Business Park, Dundrum Road, Dublin 14.
(report attached) pages 39-41
- 2944** With reference proposed disposal of a site adjacent to 2c, Fassagh Avenue, (Lanigan's Funeral Home), Cabra, Dublin 7 to Lanigan Funeral Directors.
(report attached) page 42

2945 Planning Application

Application No.: 6380/06

Applicant: Deepdrill Development Limited (etc)

Location: 31-34, Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1

Proposal: We Deepdrill Developments Limited trading as O' Dwyer Leisure, Bennett (Construction) Limited and Coras Iompair Eireann/Bus Atha Cliath intend to apply to Dublin City Council for Planning Permission for development on this site (0.3485 ha). The proposed development involves a Bus Interchange and Hotel Development (totalling 16,714.4sq.m gfa) - and will comprise the following: (i) Ground floor and ground floor mezzanine area incorporating dedicated bus bays/set down areas and associated through routes with access from Upper Abbey Street and exiting on to Great Strand Street. Existing RPA/ Luas control box to be incorporated - 2 no. environmentally controlled glazed commuter "pods" incorporating ticket and waiting facilities (695sq.m gross floor area gfa) with passenger access to interchange from Upper Abbey Street, Great Strand Street and Byrnes Lane. -1 no. retail unit on two levels (485sq.m gfa) with glazed frontages onto Byrnes Lane- Ancillary offices for Bus Atha Cliath (121sq.m gfa) with frontage looking into Bus Interchange. -ESB sub-station and switch rooms onto Byrnes Lane. - Hotel related development to including public entrance lobby to Great Strand Street, hotel fire escape stairs to Great Strand Street, Upper Abbey Street and Byrnes Lane, hotel storage above access ramp (239sq.m gfa), - hotel service area and vehicular access ramp to 2 level basement car parking (112 spaces) from Great Strand Street with water storage tanks below (ii) 309 bedroom hotel development (15,413.3sq.m gfa) arranged in three connecting blocks above the bus interchange facility comprising the following:- Block on to Great Strand Street: Eight storey block comprising double height reception, lounge, hotel restaurant, hotel conference suites and ancillary kitchen stores and service areas, with 4/5 storey bedroom block over including set back level at eighth floor- Central Block: Ten storey block with hotel bedroom suites arranged over seven storeys from first to seventh floor and incorporating a roof top sky residents lounge and viewing terrace (539.4sq.m) - Block on to Upper Abbey Street: Eight storey block incorporating hotel bedroom suites arranged over 6 no. floors including 2 no. set back floors. Permission is also sought for all associated site and development works including the demolition of 2 no. two storey building on to Great Strand Street.

Registered Date: 04-Dec-2006

Environment and Culture Department Matters

- 2946 With reference to Public Library Events for January, 2007 in the Central Area and Citywide (*lists attached*) *pages 43-47*

Housing Matters

- 2947 With reference to Housing and Residential Services Report on housing matters in the Central Area (*report attached*) *pages 67-88*

Roads & Traffic Department Matters

- 2948 Minutes of the Traffic Advisory Group Meeting held on 14th December, 2006 in relation to traffic matters
(*report attached*) *pages 54-61*

Central Area Matters

- 2949 With reference to Dublin City Fairtrade Initiative update
(*circulated*)
- 2950 With reference to the proposed re-opening of the Public Right of Way to the rear Laneway between 144/146 Annamoe Drive and 24/25 Annamoe Park.
- 2951 With reference to a naming proposal at 49-49F Arbour Hill, Dublin 7.
(*report attached*) *page 57*
- 2952 **Updates on the following:**
Dorset Street and Canal Plan (*to be circulated*)
Environmental Services Unit (*to be circulated*)
NEIC IAP *page 58*
North West Area (including HARP) *pages 59-60*
Housing Issues-North East Inner City *pages 61-62*
Housing Issues- North West Inner City *page 63*

Motions

2953 **Motion in the name of Councillor Mick Rafferty**

To ask the Manager if a pedestrian crossing will be considered for the Old Cabra Road, Dublin 7 near it's junction with Glenbeigh Road, Dublin 7.

2954 **Motion in the name of Councillor Mick Rafferty**

That the laneways at the rear of St. Attracta Road, Dublin 7 be thoroughly cleared out.

2955 **Motion in the name of Councillor Mick Rafferty**

That the Manager give a full report on the failure of Pierce Construction to meet its obligation to provide a full water supply to Blackhall Parade/Marmion Court Flats and the action that is being taken to ensure a proper supply.

2956 **Motion in the name of Councillor Mick Rafferty**

To ask the Manager if he will arrange to have a Dublin City Council Official attend the monthly meeting of the Cabra East Neighbourhood Watch Group.

2957 Motion in the name of Councillor Mick Rafferty

That the view expressed at recent consultative meetings by the tenants of O'Devaney Gardens, residents of the adjoining communities, the local public representatives, that 8 storeys are not desirable or socially sustainable in the context of the redevelopment of O'Devaney Gardens, be given full and proper consideration.

2958 Motion in the name of Councillor Nicky Kehoe

That this area committee adapt and implement the following plan from the royal canal in conjunction with the OPW and resident association and people along the stretch of the canal.

2959 Motion in the name of Councillor Nicky Kehoe

That this area committee agree that the possibility of timing the end soccer pitch at John Paul Park Cabra into an all weather pitch with lights be investigated and if feasible plans be drawn up for such a facility.

2960 Motion in the name of Councillor Nicky Kehoe

That this area committee instruct the manager to contact the proper owner at the back of 220 Abbey Drive in an effort for them to secure their property to allow access which is causing great problems to the residents of Abbey Drive.

2961 Motion in the name of Councillor Nicky Kehoe

That this area committee be given the date and time for the relocation of the maintenance depot on Broombridge Road, Cabra.

2962 Motion in the name of Councillor Paschal Donohoe

Can the council implement any measures to improve traffic flow and safety at Harts Corner. Can they particularly investigate what measures can be used to make it safer and easier for traffic turning right towards the Smurfit Site?

2963 Motion in the name of Councillor Paschal Donohoe

That the council clean all gullies and drains on Lindsay Road.

2964 Motion in the name of Councillor Paschal Donohoe

That the council ensure that the path be repaired outside Mobhi Mews (located at the entrance to The Haven Estate off Mobhi Road). Also can the council provide a report as to whether the sewerage system in this estate can be improved?

2965 Motion in the name of Councillor Paschal Donohoe

That the council make a statement regarding the installation of a metro station on Griffith Avenue? Specifically are they aware of whether this will be a dig site for the metro project? Have they been informed of what this station will contain?

2966 Motion in the name of Councillor Emer Costello

That the RPA be invited to the Area Committee to give a presentation on the proposed Metro route with special reference to the part of the line that will run through the Central Area.

2967 Motion in the name of Councillor Emer Costello

That the manager outline what steps he proposes to take to secure the necessary €1.7 million to complete the flood alleviation measures on the Tolka to repair the river wall at Tolka Road

2968 Motion in the name of Councillor Emer Costello

That the manager outline his short-term and long-term proposals for Ballybough House.

2969 Motion in the name of Councillor Emer Costello

To ask the Area Manager to request Oxigen to distribute the 2007 calendar to households and to provide the calendar supermarkets newspaper advertisements, and require Oxigen to ensure that all green bags are collected and if there are penalty clauses in the Oxigen contract arising from uncollected green bags.

2970 Motion in the name of Councillor Emer Costello

That the manager undertake a survey of public lighting in Oxmantown area in view of recent anti-social behaviour and with a view to upgrading the public lighting accordingly.

2971 Motion in the name of Councillor Brendan Carr

That the manager outline what progress has been made to set up the Croke Park monitoring committee.

2972 Motion in the name of Councillor Brendan Carr

To ask when the pitches at Fairview Park will be reinstated to allow football be played, and if they will provide changing facilities there.

2973 Motion in the name of Councillor Brendan Carr

That the manager state when work will start on the new senior citizen's complex at Most Precious Blood.

2974 Motion in the name of Councillor Brendan Carr

That the manager outline what steps he will take steps to prevent anti-social behaviour at Violet Hill Park.

Next Meeting Tuesday 13th February, 2007

CLOSING DATE FOR RECEIPT OF MOTIONS AND QUESTIONS

4 P.M. Friday 2nd February, 2007

CENTRAL AREA COMMITTEE MEETING

Tuesday 12th December, 2006 at 2.30 p.m.

AGENDA

- 2884** Minutes of the Central Area Committee meeting held on 14th November, 2006
Order: Agreed.
- 2885** Questions to the Area Manager
Order: Noted
- 2886** With reference to a presentation by Tony Geoghegan of the Merchants Quay Project.
ORDER: Presentation noted. The member's queries/comments can be summarised as follows:-
- A) Methadone treatment not a permanent solution**
 - B) Mobile unit in North Inner City still there after eight years – unacceptable**
 - C) Too few detox beds in the city**
 - D) Hospice facility would be of benefit**
 - E) The global war on drugs has failed.**
 - F) Merchant's Quay Ireland commended for the work they do.**
 - G) Central Area has too high a concentration of institutional facilities**
- 2887** With reference to a presentation by Assistant City Manager, Environment and Culture – Lands at Alfie Byrne Road.
ORDER:

Planning and Development Matters

- 2888** With reference to 7-10 Gardiner Street Upper
Order: Report noted
- 2889** With reference to notice of proposed draft variation of The Dublin City Development Plan 2005-2011 - Prospect Square, De Courcy Square and Environs.
Order: Noted

2890 Planning Application

Application No.: 5170/06

Applicant: Arnotts Properties Limited, 12, Henry Street, Dublin 1.

Location: Arnotts, site bounded to the north by Proby's Lane, Henry Street, the rear of No.s 16-25 Henry Street, The GPO Arcade and the GPO, to the south by Middle Abbey Street and the rear of No.s 78-84 Middle Abbey Street, Dublin 1.

Proposal: Arnotts Properties Limited Intends to apply for permission for development of a mixed use scheme comprising retail, residential, hotel and associated facilities on a site bounded to the North by Proby's Lane, Henry Street, the rear of No's 16-25 Henry Street, The GPO Arcade and the GPO, to the South by Middle Abbey Street and the rear of No's 78-84 Middle Abbey Street, to the East by No's 16-18 Henry Street, the GPO Arcade, O' Connell Street, the rear of No's 40-42 O' Connell Street and No. 84 Middle Abbey Street and to the West by Liffey Street Upper and No. 6 Henry Street. The subject site comprises 2.277 hectares incorporating Prince's Street North, William's Lane and Hotel Yard, Dublin 1. The development will consist of the demolition of the majority of the existing buildings on site (c. 49,470sq.m) with the retention and refurbishment of most of Penny's (6,944sq.m) and part of Arnott's Department Store (8,359sq.m) and the retention and conversion of No's 87-90 Middle Abbey Street, Independent House, (a protected structure - 1,682sq.m). The current proposal intends to retain the facade of 94-96 Middle Abbey Street (a protected structure) and the removal of the remainder of the building including the concrete flat roof and chimney. The proposed development would also retain the majority of the facade of No's 91-109 Middle Abbey Street and No's 7-10 Upper Liffey Street (and its Proby's Lane frontage) in addition to part retention and part reconstruction of the facade No's 7-15 Henry Street (Protected Structure) in order to facilitate creation of a new retail street, linking Prince's Street North with Henry Street.

The Proposed development is laid out as four main blocks (referred to as Blocks A, B, C & D), set around a new urban street layout comprising an extension of Prince's Street North to connect to Henry Street, the realignment of Williams Lane and the creation of a new external pedestrian link (Abbey Lane) from Prince's Street North to Middle Abbey Street (resulting in the demolition of part of the facade of No 102 Middle Abbey Street). The proposed blocks range in height from 3 storeys to 12 storeys (generally 6 to 8 storeys in height), comprising retail and residential in Blocks A, B, C & D and retail and a hotel and associated facilities in Block C. The proposed development consists of:

1) Block A is an irregularly shaped block situated to the west of the site, comprising c. 38,236sq.m of gross commercial floor space, predominantly in the form of a reconfigured and enhanced Arnotts Department Store (c. 30,076sq.m retail floor space) over 8 floors from basement to sixth floor level (plus a single level of plant located at roof level (8 storey equivalent) 31.49m in height overall above street level (+5.04 OD) (stockroom and staff areas at fourth floor level and ancillary offices at fifth and sixth floor level), 14 No. retail units (c. 8,003sq.m combined) and 2 no. cafes/restaurants (c. 157sq.m) with frontage onto Henry Street, Prince's Street North, Abbey Lane, Middle Abbey Street and Upper Liffey Street. The proposed block also contains 97 residential units (26 No 1-bed apartments, 1 no. 1 bed duplex unit, 59 No. 2-bed apartments, 2 no. 2-bed duplex units and 9 no. 3 bed apartments) over fourth to eleventh floor incorporating a landscaped courtyard sixth floor level and balconies/terraces to individual units. Block A ranges in height from 4 Stories (20.19m in height) to 8 stories (plus lift over run located at roof level (9 Storey equivalent) 33.69m in height overall) with a landmark 12 storey element (44.19m in height) all above street level (+3.74 OD) at the corner of Upper Liffey Street and Middle Abbey Street.

2) Block B is situated to the North of Prince's Street North and ranges in height from 3 stories (14.63m in height) to 8 stories (30.93m in height) above street level (+5.30OD), comprising c. 8,183 sq.m. of gross commercial floor space, including 20 No. retail units(c. 6153sq.m combined over basement to first floor level) with frontage onto Henry Street and Prince's Street North (at ground level and first floor gallery level over Prince's Street North), a restaurant and a food court (c. 2,030 sq.m) at second floor level incorporating a glazed winter garden area. The proposed block also contains 51 No. residential units (16 No. 1-bed apartments, 19 No 2-bed apartments, 15 No. 3-bed apartments, and 1 No. 3 bed duplex unit) over third to seventh floor level incorporating a landscaped courtyard/roof garden at third floor level and balconies/terraces to individual units.

3) Block C is a regular shaped block situated in the centre of the site, comprising 20,505 sq.m of gross commercial floor space, with frontage onto Prince's Street North, Middle Abbey Street, Abbey Lane and William's Lane. The proposed block ranges in height from 5 storeys (18.32m in height) to 7 Storeys (plus a single level of plant located at roof level (8 storey equivalent) 30.64m in height overall above street level (+4.32OD) and comprises 12 No. retail units (6,994sq.m over basement, ground, first floor gallery level and second floor mezzanine level), 4 no. cafes/ restaurants (c. 1,192sq.m), a 152-bedroom hotel (10,110sq.m) over ground to sixth floor level, incorporating restaurant and roof terrace at fifth floor level and a health and beauty spa (2,209sq.m), including swimming pool at third floor level.

4) Block D is situated to the East of the site, ranging in height from 3 storeys (14.87m in height) to 8 storeys (plus a lift run located at roof level (9 storey equivalent) 30.19m in height overall) above street level (+4.11OD) and comprising c. 17,278sq.m of gross commercial floor space, predominantly in the form of an enhanced and expanded Penny's Department Store (c. 14,518sq.m retail floor space) over 7 floors from basement to fifth floor level (plus a single level of plant located at roof level (7 storey equivalent) 30.29m in height overall) above street level (+4.11 OD) (ancillary offices and staff areas at fifth floor level), 2 no. retail units (2,635 sq.m combined) and 2 no. cafe/restaurants (125 sq.m) with frontage onto O' Connell Street, Prince's Street North and Williams Lane. The proposed block also contains 41 No. residential units (17 No. 1-bed apartments, 20 No. 2-bed apartments and 4 no. 3-bed apartments) over first to seventh floor level, incorporating an enclosed roof terrace at fourth floor level and balconies/ terraces to individual units. The scheme also comprises:

5) 683 No. car parking spaces over three levels of basement (Level -2, Level -3 & Level -4), c. 200 No. bicycle parking spaces located in basement level -4 with bin stores and lifts and stair cores and plant areas at basement levels. Basement car parking is served by access from a new tunnel slip-lane from O' Connell Street with egress onto Middle Abbey Street. An additional 50 no. bicycle parking spaces are provided at surface level along Prince's Street North, Williams Lane and Abbey Lane.

6) A central loading and service area at basement level (level -1) accessed and egressed via Middle Abbey Street.

7) Creation of a new urban street layout comprising an extension to Prince's Street North to connect with Henry Street, upgrade and enhancement of the new extent of Prince's Street North and realignment of William's Lane to form a pedestrian retail street incorporating first floor gallery walkways and bridges at first and second floor level and creation of a new pedestrian link (Abbey Lane) to link Prince's Street North with Middle Abbey Street. A central civic space is proposed with extensive hard landscaping, significant planting and the incorporation of street furniture and public lighting throughout this new street network.

8) All associated site development and ancillary works including ESB substations. The scheme comprises a total of 189 No. residential units (59 No. 1-bed apartments, 1 no. 1-bed duplex unit, 98 No. 2-bed apartments, 2 No. 2-bed duplex units, 28 No 3-bed apartments and 1 no. 3-bed duplex unit) and c. 84,202 sq.m of gross

commercial floor space (excluding basement car parking, service areas and plant areas) on a site c. 2.277 hectares in area.

Registered Date: 21-Sep-2006.

ORDER: Presentation noted. The member's queries/comments can be summarised as follows:

- A) **Need for Social and Affordable as part of residential provision**
- B) **Family friendly larger accommodation needed**
- C) **Extra traffic may be a problem**
- D) **Development cannot be allowed to impact on public transport provision**

Environment and Culture Department Matters

2891 With reference to Public Library Events for December, 2006 in the Central Area and Citywide

ORDER: Noted

Housing Matters

2892 With reference to report on Ballybough House, Poplar Row, Dublin 3.

ORDER: Noted

2893 With reference to the Scheme of Letting Priorities and Allocations of Vacancies in Sheridan Place, Dublin 1.

ORDER: Agreed.

2894 With reference to notification of initiation under Part 8 Planning and Development Regulations 2001 Demolition and redevelopment of D, E and F Blocks, Liberty House, Dublin 1.

ORDER: Noted

2895 With reference to Claremont Villa, 1 Ballymun Road, Glasnevin, Dublin 9.

ORDER:

Roads & Traffic Department Matters

2896 Minutes of the Traffic Advisory Group Meeting held on, 2006 in relation to traffic matters

ORDER: Agreed

2896(a) Paul Street – illegal parking to be investigated

2896(b) Arbour Hill – update for next meeting

2897 With reference to Swords Quality Bus Corridor Enhancement Report on Public Consultation

ORDER: Noted

2898 With reference to Traffic Management Measures at Seville Place

ORDER: Noted. The provision of roundabout at Seville Place to be investigated by the Road Design Section.

Central Area Matters

2899 With reference to the Central Area Works Programme for 2007

ORDER: Noted

2900 With reference to Central Area IAP's – Community Gain Minor Grants

ORDER: Noted

- 2901** With reference to the establishment of a sub group for a study into the Dublin Port/Bay Area. (It is intended that the first meeting of the group will take place on Monday 18th December, 2006.)
ORDER: It was agreed that Cllr. Tom Stafford, Cllr. Emer Costello, Cllr. Christy Burke and Cllr. Mick Rafferty would be the Central Area Committee's nominees.
- 2902** With reference to the Proposed Extinguishment of the Public Right of Way over Gloucester Lane, Sean MacDermott Street, Dublin 1.
ORDER: Agreed
- 2903** With reference to the proposed re-opening of the Public Right of Way to the rear Laneway between 144/146 Annamoe Drive and 24/25 Annamoe Park
ORDER: Report noted. It was agreed that the local area office examine the provision of a boundary wall abutting the laneway and proceed if considered practicable. Barriers only to be removed at that stage. A further report on progress will be made to the January meeting of the Central Area Committee.
- 2903(a)** With reference to a proposal to initiate the procedure for the Extinguishment of the Public Right of Way of a section of road at the junction of O'Connell Avenue with Berkley Road, Dublin 7.
ORDER: Agreed
- 2904** **Updates on the following:**
Dorset Street and Canal Plan
Environmental Services Unit
NEIC IAP
North West Area (including HARP)
Housing Issues-North East Inner City
Housing Issues- North West Inner City
ORDER: Noted. (a) Request for review of starting times for HARP meetings (b) Exclusion of John Paul Park and Griffith Park from Christmas Tree drop off points to be examined.

Motions

- 2904(a)** The following emergency motion was tabled by the Members;

In the event that the Office of Public Works attempt to implement a one way system at the Cabra and Ashtown Gates of the Phoenix Park prior to the next Central Area Committee meeting. This Committee calls on Dublin City Council to take an injunction to prevent same.

ORDER: Agreed unless OPW confirm that they will defer implementation until June 2007. The Director of Traffic to be notified of the terms of the motion.

- 2905** **Motion in the name of Councillor Mick Rafferty**

That a meeting be arranged to meet the new Committee representing the Cumberland Street Saturday Street Market to hear their views on improvements to the Market.

ORDER: Report to Councillor

- 2906** **Motion in the name of Councillor Mick Rafferty**

To ask the Area Manager the cost to Dublin City Council for construction and site costs for (i) 2 bedroom houses (ii) 3 bedroom houses (iii) 4 bedroom houses in Annesley Ave Dublin 3 development; and to state the reason that tenant purchasers there are quoted the current market (resale) value of these properties and not what they actually cost to build and if this will be reviewed.

ORDER: Report to Councillor

- 2907** **Motion in the name of Councillor Mick Rafferty**

That a protective pedestrian barrier be provided along the footpath at East Road, East Wall, Dublin 3 from the junction of East Wall Road as far as the point opposite the junction of Bargy Road in view of

the large number of school children who cross from the East Wall area to access the National School on East Wall Road.

ORDER: Report to Councillor

2908 Motion in the name of Councillor Mick Rafferty

That a report be made indicating if the tenants of Aughrim Court would be in favour of the Centre there opening at night time and if so if the necessary arrangements could be made.

ORDER: Report to Councillor

2909 Motion in the name of Councillor Mick Rafferty

That a wheelchair ramp be provided at a central point in Drumalee for access to the footpath and bus stop, as there are at least 4 wheelchair bound tenants there.

ORDER: Report to Councillor

2910 Motion in the name of Councillor Christy Burke

That this committee agrees that the roadway at Annesley Avenue, Ballybough be reinstated.

ORDER: Report to Councillor

2911 Motion in the name of Councillor Christy Burke

That this committee agrees that the roadway at Taaffes Place, Ballybough also be reinstated.

ORDER: Report to Councillor

2912 Motion in the name of Councillor Christy Burke

That this committee calls on the Minister of Environment to increase the 30% maximum concession for Dublin City Council tenants who are purchasing their homes to be raised to 60%.

ORDER: Report to Councillor

2913 Motion in the name of Councillor Paschal Donohoe

This Committee calls on Dublin City Council Planning and Economic Development Department to replace the Framework Plan the Department is initiating for Phibsborough as a designated prime urban centre in the City Development Plan with a Local Area Plan as provided for by Section 18 of the Planning Act 2000.

ORDER: Agreed – Executive Manager Planning Department to be notified of the terms of the motion.

2914 Motion in the name of Councillor Paschal Donohoe

That the Council cleans the laneways behind 40 – 50 Kinvara Park, Navan Road, Dublin 7.

ORDER: Report to Councillor

2915 Motion in the name of Councillor Paschal Donohoe

That the Council provide a report on the following litter matters:-

- Will they litter wardens to investigate the status of 2 + 4 St Brigids Road and investigate whether anything can be done to upgrade their appearance.
- Will they remove litter bins in Cremore Lawns on foot of complaints from local residents.

ORDER: Report to Councillor

2916 Motion in the name of Councillor Paschal Donohoe

That the Council provide a report on any works that are due to be completed behind 90 Glenarriff Road, Dublin 7 and that any outstanding works in relation to trees and railing be completed.

ORDER: Report to Councillor

2917 Motion in the name of Councillor Paschal Donohoe

That the Council provides a junk collection for Old Cabra Road.

ORDER: Report to Councillor

2918 Motion in the name of Councillor Nicky Kehoe

That this area committee be given details of the number of buy backs under negotiations at the moment in Dublin Central.

ORDER: Report to Councillor

2919 Motion in the name of Councillor Nicky Kehoe

That this area committee be given an update from the planning development department on future development on Royal Canal, Bannow and Glasnevin Industrial estate.

ORDER: Report to Councillor

2920 Motion in the name of Councillor Nicky Kehoe

That this area committee apply for an Arts officer and this officer be based in John Paul Park Cabra.

ORDER: Report to Councillor

2921 Motion in the name of Councillor Nicky Kehoe

That this area committee be given details of the new cleansing plan for Dublin Central.

ORDER: Report to Councillor

2922 Motion in the name of Councillor Nicky Kehoe

That this area be given an update on the planning application on the Carnlough Road site.

ORDER: Report to Councillor

2923 Motion in the name of Councillor Emer Costello

That the Area Manager outline the procedures and approximate timescale for having graffiti removed from private residences and that he publish a leaflet informing the public of this initiative.

ORDER: Report to Councillor

2924 Motion in the name of Councillor Emer Costello

That the manager state when the 5 new street cleaners for the Central Area will be recruited, and outline how these resources will be deployed.

ORDER: Report to Councillor

2925 Motion in the name of Councillor Emer Costello

To ask the manager to carry out a review of public lighting in the Oxmanstown/Stoneybatter area to protect against anti-social activities.

ORDER: Report to Councillor

2926 Motion in the name of Councillor Emer Costello

To ask the Manager what proposals he has for traffic management for sporting and other events at Croke Park from January 2007 when international soccer and rugby matches as well as Gaelic matches with reference to the policy statement in the Dublin City Development Plan.

ORDER: Report to Councillor

2927 Motion in the name of Councillor Brendan Carr

To ask the Manager if it is appropriate for clampers to clamp cars in housing estates where the roads are narrower than the standard public roads.

ORDER: Report to Councillor

2928 Motion in the name of Councillor Brendan Carr

That the manager list the number and locations of part v social and affordable units in the last 3 years and how many are forecast for 2007 and beyond and the number of new social and affordable units that Dublin City Council has constructed in the last 3 years and how many are forecast for 2007 and beyond in the Central Area.

ORDER: Report to Councillor

2929 Motion in the name of Councillor Brendan Carr

That the area manager list the number of senior citizen complexes with bedsit units and what proposals there are to upgrade them into one bedroom units.

ORDER: Report to Councillor

2930 Motion in the name of Councillor Brendan Carr

That the manager clean the shore at the junction Phibsborough Road and Phibsborough, all the shores on Phibsborough, and Phibsborough Avenue and report on any difficulties in cleaning the shores there.

ORDER: Report to Councillor

2931 Motion in the name of Councillor Brendan Carr

That the area manager report on what action has been taken to ensure that new residents of Pelletstown are on the register of electors and if people being transferred or housed in the area are changed on the register.

ORDER: Report to Councillor

2932 Motion in the name of Councillor Mary Fitzpatrick

That when major events are held in Croke Park, Dublin City Council supports the residents of Dublin Central and the fans by providing an improved clean-up of the surrounding area within a 1.5km radius of the stadium and by funding and operating "Park & Ride" to the stadium. This council calls on Dublin City Council to learn from the experience of the Ryder Cup and to immediately take action to implement "Park & Ride" facilities to accommodate the patrons of Croke Park.

ORDER: Agreed. Refer to SPC and full meeting of Dublin City Council

2933 Motion in the name of Councillor Mary Fitzpatrick

This committee calls on DCC to define all Social and Affordable units prior to planning permission being granted.

ORDER: Report to Councillor

2934 Motion in the name of Councillor Mary Fitzpatrick

This committee calls on DCC to address anti-social behaviour in public spaces in Dublin Central by putting together a proposal and application for government funding to install CCTV before the current deadline expires.

ORDER: Report to Councillor

2935 Motion in the name of Councillor Mary Fitzpatrick

This committee calls on DCC to draw-up a local area plan for the lands bordered by Broombridge, Bannow, Attracta Road and the Maynooth rail line that will set-out planning guidelines for the area that will ensure all future developments are consistent with stable, sustainable community development.

ORDER: Report to Councillor

2936 Motion in the name of Councillor Aodhan O’Riordain

That this committee fully supports the appeal by St Vincent Junior Boys School, North William Street against the Department of Education’s decision not to allocate them improved resources despite their increased student numbers.

ORDER: Report to Councillor

2937 Motion in the name of Councillor Aodhan O’Riordain

That the manager give a report as to why the work promised on the all-weather facility at Commons Street Dublin 1 has been delayed and when is the revised starting and completion date of the project.

ORDER: Report to Councillor

ATTENDANCE

Cllr. Paschal Donohoe (Chairperson)

Cllr. Emer Costello

Cllr. Aodhán Ó’ Ríordáin

Cllr. Mick Rafferty

Cllr. Nicky Kehoe

Cllr. Tom Stafford

Cllr. Mary Fitzpatrick

Cllr. Maurice Ahern

Cllr. Christy Burke

Apologies: Cllr Brendan Carr

Officials

Charlie Lowe, Area Manager, Central Area

Deirdre Ní Raghallaigh, Senior Executive Officer, Central Area Office

Hugh McKenna, Senior Executive Officer, Central Area Office

Phillip Maguire, Assistant City Manager, Environment & Culture Department

Gerry Barry, City Parks Superintendent, Environment & Culture Department

Dave Kenny, Administrative Officer, Cabra Office

Chris Butler, Area Housing Manager, NEIC

Brian Kavanagh, Area Housing Manager, Dorset Street

Anne Mills, Senior Engineer, Central Area

John McPartlan, Public Domain Officer, Central Area

Gerry Flaherty, Senior Executive Engineer Traffic Division

Paul Kearns, Senior Planner, Planning Department

Ciaran deBurca, Project Manager, QBN Project Office

Liam Nolan, Technician, Planning and Development Department

Cathy Cassidy, A/Senior Staff Officer, Central Area Office

Jennifer Maher, A/Staff Officer, Central Area Office

Councillor Paschal Donohoe

Chairperson

12th December, 2006

Questions to City Manager
Central Area Committee
Meeting 12/12/06

Q1. Councillor Mick Rafferty

To ask the City Manager if provision can be made in the 2007 work programme for the replacement of the railings and gates of **A** (details supplied) along **B**. (details supplied) frontage similar to the work done on the **C**. (details supplied) frontage in view of the age and condition of the railings/gates at **D**. (details supplied).

Reply

The existing park boundary on (details supplied) is of standard park type railing installed on a low concrete plinth wall and is currently in good condition. Accordingly there are no proposals to replace the railing or plinth wall at this location. However in the interest of visual appearance the plinth wall could be clad with black stone similar to that (details supplied) in and the railing painted black.

The existing access/egress to the park at (details supplied) is in need of upgrading by way of a new design layout which will be carried out subject to the availability of funding.

Q2. Councillor Mick Rafferty

That arrangements be made to meet the residents at (details supplied) to discuss the disused space beside their home, its ownership and measures that might be taken to prevent anti-social gatherings there.

Reply

The Parks and Landscape Services Division will examine the area at this location and report directly to the Councillor.

Q3. Councillor Mick Rafferty

To as the Manager to arrange for the repointing of front of the house at (details supplied).

Reply

The Area Maintenance Officer is making arrangements for the front of this house to be repointed within the next five to six weeks.

Q4. Councillor Mick Rafferty

To as the Manager for a definite timescale for the works to the towpath between (details supplied) and (details supplied) and when it will re-open to the public.

Reply

This section of the towpath was scheduled to open on 20th December. However, due to a 20 meter collapse of the retaining bank which contains the towpath last week, waterways Ireland have been obliged to further postpone the opening until such time as repairs to the canal bank can be effected. A preliminary inspection has determined that the canal at this location will have to be drained to allow the works to go ahead – it is anticipated that this could take a number of months. A full engineers report will issue at a later date.

Q5. Councillor Mick Rafferty

To ask Manager for the updated timescale for the works at (details supplied) including start date, and the finishing date as the facility will be required by the local play group in March 2007.

Reply

The proposals in relation to the (details supplied) are:

- A) Phase I: to carry out an upgrade of the existing facilities (internal). This will involve improvements to the electrics, heating, toilet facilities and kitchen area. In addition the internal layout will require some minor alterations.

The timeframe for this work to be completed is the end of March 2007. Funding is in place for this work.

- B) Phase II: to lodge a Part 8 Planning Application in respect of an extension to the existing building and provide a new roof to the existing building. Considerable consultation has taken place with the local user/management group to date in relation to our proposals. Preliminary sketches were prepared by the Area Architect. A Consultant Architect has now been engaged to progress the project to the planning stage and it is expected that this stage will be completed by the end of March 2007.

Funding has to be identified for this phase of the project.

Q6. Councillor Mick Rafferty

To ask the Area Manager the plans and the timescale for the redevelopment of the green space at (details supplied).

Reply

The Parks and Landscape Services Division undertook considerable redevelopment works on the open space at (details supplied). The works involved the following:

- Removal of hard stand play area.
- Major ground works including the leveling off of a number of high mounds that restricted views into the space.
- Construction of a level playing area suitable for minor league 7 aside football.
- Installation of a new linkage footpath.

The area is currently maintained to a good standard. It is expected that arrangements will be finalised shortly for the provision of a plinth wall and railings the green space at (details supplied). It is anticipated that the work can commence early in 2007.

Q7. Councillor Christy Burke

To ask the City Manager what progress is being made in relation to (details supplied) re: development and if there are ongoing meetings with the residents groups.

Reply

Dublin City Council commissioned a consultant architect to conduct a Feasibility Study for the redevelopment of (details supplied). This study is now complete and the findings have been presented to the residents. Meetings with the residents are ongoing.

Q8. Councillor Christy Burke

To ask the City Manager when the refurbishment will be completed at (details supplied) and if the Manager would give this Cllr. The housing units sizes.

Reply

Phase 2 of the refurbishment project for these dwellings consists of the refurbishment of 28 one-bedroom dwellings in Block C and converting them into 14 two-bedroom dwellings.

The programme was scheduled for completion early in the New Year. However, once opening up was commenced to the existing structures a section of walling was found to be unsafe and required to be rebuilt. This delayed the project but nevertheless we hope that the contractor will make up some of the lost time and finish around next Easter.

Each dwelling is a 2-bedroom apartment of approximately 67 sq. metres.

Q9. Councillor Christy Burke

To ask the City Manager if he would review the street cleaning after venues in **1)** (details supplied) and if the City Manager would give a commitment that all of the surrounding areas including, **2)** (details supplied)

Reply

At the end of each year, Waste Management Services in conjunction with the (details supplied) the clean up operation of the surrounding area within a 1.5km radius of (details supplied) following events there. This review is undertaken with the aim to provide the best possible clean up operation we can. As (details supplied) come within this 1.5km radius of the stadium, we endeavour to ensure that they are thoroughly cleaned following events in(details supplied).

Q10. Councillor Christy Burke

To ask the City Manager when the bollard poles at, (details supplied) will be moved back to allow access to vehicles.

Reply

This work will be carried out by the Traffic Department early in 2007.

Q11. Councillor Christy Burke

To ask the City Manager to check all public lighting at (details supplied).

Reply

The light at Pole No. 5 was out and this was repaired on 23/11/06.

All the lighting on (details supplied) underwent lamp changing and lantern cleaning in April 2006. Any further improvements which we may regard as being necessary will be considered in the context of finances available for inclusion in our 2008 programme of improvement works.

Q12. Councillor Christy Burke

To ask the City Manager that the (details supplied) be swept and cleaned on a regular basis.

Reply

Waste Management Services have the (details supplied) swept five days a week, Monday to Friday.

Q13. Councillor Paschal Donohoe

Can the Council provide a response on the following public lighting issues:-

- Can lighting in (details supplied) be upgraded?
- Can the council provide lights in the laneway behind (details supplied) to deter antisocial activity. Can the department evaluate placing a solar powered lower light option in this laneway?
- Will the Council take responsibility for lighting at the entrance to (details supplied)?

Reply

The lighting on (details supplied) underwent lamp changing and lantern cleaning at the end of June 2006. Any further improvements which we may regard as being necessary will be considered in the context of finances available for inclusion in the 2008 programme of improvement works.

The laneway at the rear of (details supplied) serves as rear access to houses only and it is our policy not to provide lighting in such laneways.

The lighting on (details supplied) was upgraded in 2006.

Q14. Councillor Paschal Donohoe

Can the Council provide an update on the following traffic, road and path issues:-

- a. Can the council investigate whether double yellow lines can be installed outside (details attached) to deter parking which blocks access to/from houses on road. (details supplied)
- b. Are there any plans for the location of ramps on (details supplied)?
- c. What is the status plans to upgrade (details supplied) Have any plans been developed to deal with increasing congestion problems at this location?
- d. Will the council repair holes at the top of (details supplied).
- e. Will the council repair the source of flooding at the intersection of (details supplied).
- f. Will the council repair the red brick wall at the intersection of (details supplied) and the (details supplied) which was knocked down in a recent traffic accident.

Reply

- a. This matter will be examined by the Traffic Advisory Group and a report will be prepared for a future Central Area Committee.
- b. An additional ramp has been recommended for (details supplied) which will be provided early in 2007
- c. A flyover bridge was proposed on the east side of (details supplied) and a reservation exists to facilitate this proposal. This flyover would assist Iarnród Éireann building a new railway station to the west of (details supplied) . The Iarnród Éireann proposal to increase train frequency and automate the level crossing will further reduce time available for general traffic on (details supplied). When the flyover was presented to the local councillors, it was met with opposition from the councillors and local residents. The main grounds for opposition were:
 - overlooking due to the flyover
 - the threat of (details supplied) being closed.

There is a congestion problem on (details supplied) which would be alleviated if the flyover and associated bypass were constructed. However, no progress can be made in this regard until a decision is made by Iarnród Éireann on the (details supplied). This project will be subject to Part 8 process.

Three tonne limits exist on both approaches to the junction.

- d. I have included a lump sum of 5,000 Euro in my draft Road Maintenance 2007 works programme to carry out all necessary repairs at the top of (details supplied).
- e. The Roads Maintenance Section will investigate the situation and carry out any remedial works necessary
- g. The red brick wall at the intersection of (details supplied). And the (details supplied) has been repaired.

Q15. Councillor Paschal Donohoe

Will the Council prune the tree outside (details attached).

Reply

The street trees on (details supplied) were pruned by contractor within the past five years. The work involved a 40% crown reduction.

This Division removed the lower branches on the trees during October 2006.

The street tree pruning programme for 2006 is fully committed and trees scheduled for the 2007 programme are pruned on a priority basis. Given the fact the trees have been recently pruned it is not proposed to prune these trees in the immediate future.

Q16. Councillor Paschal Donohoe

Can the Council investigate the repainting of (details attached).

Reply:

The Area Maintenance Officer has informed me that interior painting is the responsibility of the tenant.

Q17. Councillor Paschal Donohoe

Can the Council provide a response on the following planning and development matters:-

- Can a list be provided detailing what pre-planning application discussion have taken place for residential developments in the (details supplied) across the last 6 months.
- What is the zoning status of the land at (details supplied) and (details supplied) and have any pre-planning application discussions taken place in relation to those plots of land?
Was planning permission sought for the erection of the mobile phone mast at(details supplied).

Reply

The following pre-application discussions have taken place:

In connection with the proposal for the site at the junction between (detail supplied) and(details supplied), which is now the subject of application reg. no.(detail supplied).

(details supplied) is zoned Z9 (amenity / open space lands) and (details supplied) is zoned Z1 (residential (general)). I am not aware of any pre-application discussions in connection with these properties.

I have checked the computer based planning application database and I have been unable to find any applications relating to the (details supplied)

An inspection by the Planning Enforcement Officer for the area on the 18th of November 2005 revealed that the new antenna structure is a replacement for a previous antenna support structure that has been decommissioned and removed from the site. The height of the new structure does not appear to exceed that of the original antenna support structure and is therefore exempted development under Class 31 Article 6 Schedule 2 of the Planning and Development Regulations 2001.

Q18. Councillor Paschal Donohoe

Will the council provide an update on the following issues on laneways.

- Will the council repair the laneway behind (details supplied).
- Will the council clean and tarmac the laneway behind (details supplied)

- That the Council cleans the laneways behind (details supplied)

Reply

The laneways at (details supplied) are in-charge of Dublin City Council. The matters raised will be investigated, and the Councillor will be kept informed.

Q19. Councillor Nicky Kehoe

To ask the City Manager when will the ramp at (details supplied) be installed.

Reply

An additional ramp has been recommended for (details supplied) which will be provided early in 2007

Q20. Councillor Nicky Kehoe

To ask the City Manager could (details supplied) be swept once a week.

Reply

Waste Management Services have (details supplied) scheduled to be swept every Monday after the refuse collection has taken place there.

Q21. Councillor Nicky Kehoe

To ask the City Manager could an upgrading of lighting take place at (details supplied)

Reply

Public Lighting Services is investigating the possibility of upgrading the lighting at this location. A reply will be issued to the Councillor in due course.

Q22. Councillor Nicky Kehoe

To ask the City Manager that a date and time be set down in 2007 for the upgrading of precinct improvements at the shops at (details supplied)

Reply

Arrangements have been made for an initial assessment of what improvements works are feasible at this location. It is too early to give a definitive date for the commencement of work but an initial financial provision has been made in the 2007 estimates towards the work.

Q23. Councillor Nicky Kehoe

To ask the City Manager that a small improvement plan be drawn up for (details supplied).

Reply

The Road Maintenance Division will examine this area and report back to the Councillor in due course.

Q24. Councillor Nicky Kehoe

To ask the City Manager to examine the possibility of installing ramps at (details supplied)

Reply

It is not recommended to install further ramps on (details supplied), as it is already traffic calmed with ramps and mini roundabouts. Ramps have little effect in slowing down joy riders, as they drive with

no regard for their safety or the safety of other road users whether traffic calming has been installed or not. Incidents of joyriding should be reported to the Gardaí for enforcement of the law.

Q25. Councillor Emer Costello

To ask the area manager to have the area at details supplied cleaned
Details: Area at(details supplied).

Reply

Waste Management Services had the area at (details supplied) scheduled to be cleaned on the 7th December 2006. This area is normally cleaned twice a week.

Q26. Councillor Emer Costello

To ask the area manager to take steps to deal with illegal dumping and deposits of glass bottles at details supplied and if the adjoining shop has any responsibility for cleaning the area from bottles and rubbish.

Reply

Waste Management Services regularly clean (details supplied) and remove illegally dumped rubbish, alcohol bottles and cans from this location. The Litter Warden includes this area as part of his regular patrol and will certainly take action against anyone found to be dumping there.

Q27. Councillor Emer Costello

To ask the Area Manager to remove the steps at details supplied and to brick up the railed area to prevent anti-social behaviour

Reply

This matter is currently being investigated by the Estate Manager and the Area Maintenance Officer for that area. Pending the completion of their report, the Gardai have been asked to patrol the affected area.

Q28. Councillor Emer Costello

To ask the Manager to paint the stairwells and ensure that the common areas at details supplied are kept clean and that traffic lights be installed at details supplied as there has been a serious accident there recently.

Reply

Traffic Signals are not recommended at the junction of (details supplied) and (details supplied) as there are low traffic volumes on (details supplied) and thus the junction does not meet the warrant for the provision of traffic signals. From an examination of accident data, there appears to be no collisions reported at the junction over the period 2000 to 2004, the latest collision data available.

It should be noted there is no junction (details supplied).

Arrangements will be made to paint the stairwells as soon as possible. The Area Supervisor, Housing Attendants Section inspects the common areas on a daily basis to insure that they are kept in a clean state, however the Councillor's request has been brought to his attention.

Q29. Councillor Emer Costello

To ask the Area Manager if the Parks Department will landscape and upgrade the park at details supplied and to ensure that the trees pruned

Reply

This division has been carrying out upgrading work at (details supplied) is as resources allow. The work involved a general clean up of the area and painting of the boundary railing. We will arrange

for the trees to be pruned over the coming months (a total of 10 mature trees). The District Parks Officer has had discussions with the residents in the past with a view to their requirements and will make contact again to see what additional work can be carried out.

Q30. Councillor Emer Costello

To ask what procedures are in place for the collection of rubbish from (details supplied), if there is a management company responsible for the building and if not what action the City Council can take to ensure the proper management of the apartment building.

Reply

Waste Management Services provide a bag collection service to the Apartments on (details supplied) every Tuesday. The Litter Warden from Grangegorman Waste Management Depot monitors this area regularly and takes action against those who leave out untagged bags and bags on non-collection days.

Q31. Councillor Brendan Carr

To ask the Area Manager to raise the railings at details supplied to combat anti-social behaviour coming from the park and to issue a circular to the residents of the neighbouring senior citizens complex on home security and reporting anti-social behaviour.

Reply

The existing park boundary at this location is of the standard park type, 1.2 m high railing installed on a 0.3m plinth wall. The boundary is in good condition and not in need of replacement. A new higher railing would be expensive and easily breached at ground level by way of forcing the bars apart. If resources were available to upgrade the boundary, then they would be best allocated to upgrading the existing park entrance that should be set back into the park to allow for proper site clearance and access/egress into the park.

Arrangements will be made in conjunction with the Gardai to have a circular letter relating to the issues of home security and reports of anti-social activity distributed within this complex.

Q32. Councillor Brendan Carr

To ask the area Manager to install ramps on Details supplied

Reply

The request for ramps on (details supplied) will be examined by the Traffic Advisory Group and a report will be prepared for a future Central Area Committee.

However, because there is no straight run of greater than 200m on (details supplied), ramps are not recommended there, as the geometry of the road is not conducive to speeds of greater than 50km/h.

Q33. Councillor Brendan Carr

To ask the Area Manager to state the number of people seeking accommodation on (Details Supplied), in the central area for each of the last five years

Reply

Attached please find report on numbers (details supplied) . The slight decrease in 2006 is due to a number of withdrawn cases being removed completely from the computer system during the year.

Q34. Councillor Brendan Carr

To ask the area manager to state the number of (details supplied) in Dublin Central in each to the last 10 years

Reply

The information requested by Councillor Carr will take some time to compile. Full details of the information requested will be sent directly to the Councillor in due course.

Q35. Councillor Brendan Carr

To ask the area manager to state what contact has taken place with the OPW in relation to the development (details supplied) and to outline progress on the development of the local area plan for the (details supplied).

Reply

The Office of Public Works has appointed a design team to draw up a Masterplan for the (details supplied). DCC have met with the OPW and their design team to discuss the overall planning context for the site, including the requirement for a conservation assessment of the complex. DCC have kept the OPW informed of progress in developing a brief and appointing consultants to prepare a (details supplied)

A project team for the Framework Plan was appointed on 30th November, and that team is required to liaise with the OPW design team. It is intended that a programme to initiate consultation with elected representatives, local residents, relevant stakeholders and other interest groups will be set out in December.

Q36. Councillor Brendan Carr

To ask the area manager to state what proposals he has for (details supplied).

Reply

The Area Housing Manager reports that a feasibility study has been carried out in respect of (details supplied). A report on the other complex is on the Agenda for today's meeting of the Central Area Committee.

Q37. Councillor Aodhan O Riordain

To ask the manager in relation to the two projects housed in the (details supplied) and (ii) the (details supplied), when is Dublin City Council's commitment to re-house these two projects going to be fulfilled.

Reply

Dublin City Council is committed to the re-housing of these two projects who are currently located on lands owned by the Church Authorities. Development of this area, which will include a new swimming pool and full leisure centre, is subject to extensive and lengthy negotiations with the aforementioned church authorities regarding a land swap. Until such time as these negotiations are completed no time frame can be put on redevelopment.

Q38. Councillor Aodhan O Riordain

To ask the manager to respond to the issues raised in the attached e-mail: (details supplied)

Reply

1. The agreement for window cleaning is not a requirement of the Planning Permission for this site and would therefore be a private agreement between the developer and the residents in the area.
2. An Enforcement Notice was served on the developer under Section 154 of the Planning and Development Act 2000 on the 3rd of July 2006 requiring compliance with Condition (details supplied) granted by An Bord Pleanala on 17th September 2004.

Condition (details supplied): The demolition, site works and building works required to implement the development shall only be carried out between 0800 hours and 1800 hours Monday to Friday and between 0800 hours and 1300 hours on Saturdays. No works shall take place on Sundays or Bank Holidays or Public Holidays'.

The Planning Enforcement Officer for the area has monitored the site since the Enforcement Notice was issued and has found no breach of working hours to date. The site will continue to be monitored during the course of the development. The condition does not preclude trucks driving onto the site or on surrounding roads before eight in the morning.

3. Any damage done to properties adjacent or adjoining a building site during the course of construction is a civil matter between the developer and the property owner concerned.

Q39. Councillor Aodhan O Riordain

To ask the manager to arrange a points assessment for (details supplied) as soon as possible.

Reply

An inspection is due to be carried out within the next two weeks on this applicants' current accommodation. Upon receipt of this inspection report the application will be assessed in accordance with the Revised Scheme of Letting Priorities and she will be advised of her status on the housing list.

Q40. Councillor Aodhan O Riordain

To ask the manager as to the plans for improved lighting in the DETAILS SUPPLIED and if these improvements have been scheduled in the 2007 scheme of works as previously requested by this councillor.

Reply

Upgrading of the lighting on (details supplied) has been included in the 2007 programme of improvement works. The lighting on (details supplied) is considered to be to an acceptable standard and there are no plans at present for any improvements to the lighting here.

Q41. Councillor Aodhan O Riordain

That the manager for an update in relation to the proposed re-developments / precinct improvements of (details supplied)

Reply

The following is the position regarding these complexes: -

- 1) Dublin City Council is currently examining the options for the redevelopment of this complex.
- 2) We have presented the findings of a feasibility study to the community and are currently engaged in a consultation process with them regarding the redevelopment of this flat complex, which will involve the demolition of the existing flats and their replacement with more modern new dwellings.
- 3) We are currently carrying out a feasibility study with a view to re-development of this flat complex and the findings of the study will be presented to the community when completed early in the New Year.
- 4) We are currently engaged in a procurement process to enter a partnership with the private sector to deliver social and private housing at this location along with community rooms, play area and a five-a-side football pitch.

Q42. Councillor Mary Fitzpatrick

Is the manager aware of details provided and will he make arrangements to have the situation corrected. Details provided are poor water supply to (details supplied).

Reply

Our Wastewater Inspector called to (details supplied) on Thurs 7th Dec. The problem, on inspection, relates to internal plumbing and is therefore the responsibility of the house owner.

Q43. Councillor Mary Fitzpatrick

Is the manager aware of details provided and will he outline what action he will take to address the issue. Details are the damage being caused to the wall and garden of (details supplied) by the roots of the tree growing on the footpath outside. Will the manager arrange to have the tree removed?

Reply

The Park Division shall contact the residents of (details supplied) with a view to assessing what damage the tree root may be causing and undertaking the appropriate action to alleviate the problem if required.

Q44. Councillor Mary Fitzpatrick

Will the manager please arrange for details provided. Details are to have public lighting suitable for laneways installed in the laneway to the rear of (details supplied) with an entrance (details supplied) and in the laneway to the rear of (details supplied).

Reply

There is no (details supplied). However, there is a (details supplied) and the laneway at the rear of (details supplied) connects with (details supplied). This laneway is not in the charge of Dublin City Council and as a consequence we are not authorised to provide lighting here. The laneway at the rear of (details supplied) serves as rear access to houses only and it is our policy not to provide lighting in such laneways.

Q45. Councillor Mary Fitzpatrick

Will the manager arrange to have details provided attended to and state by when. Details are pruning of the tree outside (details supplied).

Reply

The tree on (details supplied) was pruned approximately 3 years ago. The work involved crown shaping and reduction by up to 40%. Due to a heavy schedule of works and limited resources trees are pruned on a priority basis. The Parks Division shall contact the resident at (details supplied), with a view to examining the tree on site and undertaking whatever work is considered necessary.

Q46. Councillor Mary Fitzpatrick

Is the manager aware of details provided and will he provide a report outlining the likely impact in the area and DCC's plans to cope with same.

Reply

A report has been requested from Iarnrod Eireann on the matter.

Q47. Councillor Mary Fitzpatrick

Will the manager please provide a report on details provided.

Reply

The land in question is zoned Z6 (employment / enterprise). Under paragraph 14.4.6 of the Development Plan permissible uses and open for consideration uses are identified.

The former comprise: ATM, betting shop, childcare facility, conference centre, cultural / recreational building and uses, enterprise centre, hotel, industry (light), live work units, open space, park and ride facility, public service installation, restaurant, science and technology-based industry, shop (neighbourhood) and training centre.

The latter comprise: advertisement and advertising structures, car trading, civic and amenity / recycling centre, factory shop, funeral home, garage (motor repair / service), night club, office, outdoor poster advertising, petrol station, place of public worship, public house, residential, veterinary surgery, warehousing (retail / non-food) / retail park, warehousing.

The zoning of land can be changed by means of a variation of the Development Plan. The procedure and criteria for making such a change is outlined in section 13 of the Planning and Development Act, 2000. Essentially any proposed variation must be advertised stating, amongst other things the reasons for it, and be the subject of a public consultation exercise. The City Manager reports on this exercise to members and responds to any issues raised thereby. Members then decide whether or not to make the proposed variation and, in the event that they decide to do so, the variation is publicised.

There are no current applications for this land. Pre-application discussions have been held recently in connection with a site at(details supplied). These discussions related to a proposed mixed used commercial / residential development for this site.

Q48. Councillor Aodhan O Riordain

To ask the manager, in light of the €1 million investment in the library services in the 2007 book of estimates, to investigate possibility of setting up a homework club on a initial trial basis for one day a week in DETAILS SUPPLIED incorporating input from the Community Officers of Dublin City Council and local volunteer groups with added supports from the colleges of education.

Reply

The Area Housing Manager reports that he will consult with the residents association and community officer on the above request. A report will be issued to the Councillor following the consultation.

Motions to City Manager
Central Area Committee
Meeting 12/12/06

Item 2905

Motion in the name of Councillor Mick Rafferty

That a meeting be arranged to meet the new Committee representing the Cumberland Street Saturday Street Market to hear their views on improvements to the Market.

Report

A meeting is being organised between the Committee representing the Cumberland Street Market, the public representatives of the area, representatives of the Environment & Culture and Central Area of the City Council. Unfortunately it has not been possible to organise a meeting in December due to the workload of the Casual Trading Unit at this time but a meeting date of Monday 8th January 2007 is proposed and invitations will issue shortly.

Item 2906

Motion in the name of Councillor Mick Rafferty

To ask the Area Manager the cost to Dublin City Council for construction and site costs for (i) 2 bedroom houses (ii) 3 bedroom houses (iii) 4 bedroom houses in Annesley Ave Dublin 3 development; and to state the reason that tenant purchasers there are quoted the current market (resale) value of these properties and not what they actually cost to build and if this will be reviewed.

Report

Costs for the individual houses cannot be accurately calculated until such time as the whole development is completed. The development is due to be completed in the new year and there will then be a defects liability period of twelve months after which final agreement on costs will be made.

Tenant purchase schemes are Department of the Environment schemes and outside the control of Local Authorities. The current scheme in use is the 1995 Sales Scheme for Local Authority Dwellings which dictates that market value is the basis for calculation of price. Until such time as a new scheme is launched market value will continue to be used for calculation of the price of dwellings and this cannot be reviewed by Local Authorities.

Item 2907

Motion in the name of Councillor Mick Rafferty

That a protective pedestrian barrier be provided along the footpath at East Road, East Wall, Dublin 3 from the junction of East Wall Road as far as the point opposite the junction of Bargo Road in view of the large number of school children who cross from the East Wall area to access the National School on East Wall Road.

Report

Following a site inspection it is recommended that a pedestrian barrier be installed on the southeast footpath of East Road along the side of Seabank House from a point in line with the northeast building line of Seabank House southwest for a distance of 30m to the School Warden crossing point.

Item 2908

Motion in the name of Councillor Mick Rafferty

That a report be made indicating if the tenants of Aughrim Court would be in favour of the Centre there opening at night time and if so if the necessary arrangements could be made.

Report

Aughrim Court common room is used as follows,

Meals 5 days per week

Monday afternoon Dancing

Monday night Bingo

Tuesday afternoon Art

Wednesday afternoon Bingo

Thursday afternoon Massage & Reflexology

A Sheltered Housing Liaison Officer in the complex is currently carrying out a survey to ascertain if further activities in the centre are required in the evenings. Following the results of this survey the needs of the residents will be facilitated by putting the necessary arrangements in place.

Item 2909

Motion in the name of Councillor Mick Rafferty

That a wheelchair ramp be provided at a central point in Drumalee for access to the footpath and bus stop, as there are at least 4 wheelchair bound tenants there.

Report

Due to the significant difference in the level between the footpath, NCR, and ground on the inside of the wall it is not possible to construct a standard wheelchair dishing. I estimate it would cost to construct the dishing between €8,000 - €10,000. Special funding will have to be resourced before it could be constructed.

Item 2910

Motion in the name of Councillor Christy Burke

That this committee agrees that the roadway at Annesley Avenue, Ballybough be reinstated.

Report

Road Maintenance will resurface the Carriageway on receipt of a "works order" from the housing section . This works will be carried out at the same time as resurfacing is being carried out in Taffes Place.

Item 2911

Motion in the name of Councillor Christy Burke

That this committee agrees that the roadway at Annesley Avenue, Ballybough be reinstated.

Report

Road Maintenance will resurface the Carriageway on receipt of a "works order" from the housing section . This works will be carried out at the same time as resurfacing is being carried out in Taaffes Place.

Item 2912

Motion in the name of Councillor Christy Burke

That this committee calls on the Minister of Environment to increase the 30% maximum concession for Dublin City Council tenants who are purchasing their homes to be raised to 60%.

Report

The terms and conditions of the schemes for sale of local authority dwellings to tenants are laid down by the Minister for the Environment, Heritage and Local Government.

The current Sales Scheme is a national scheme and the City Council has no control over the amount of discount that can be allowed.

If the motion is agreed the Housing and Residential Services Department will be requested to take the matter up with the Department of the Environment, Heritage and Local Government.

Item 2913

Motion in the name of Councillor Pascal Donohoe

This committee calls on the Dublin City Council Planning and Economic Development Department to replace the Framework Plan the Department is initiating for Phibsborough as a designated prime urban centre in the City Development Plan with a Local Area Plan as provided for by Section 18 of the Planning Act 2000.

Report

The Planning and Economic Development Department have considered what type of plan should be prepared for Phibsborough, having regard to its status as a Prime Urban Centre, and are of the view that a Framework Plan is the most appropriate mechanism for the Phibsborough/Mountjoy Plan – other completed plans such as Markets Plan and Heuston Gateway have clearly shown they can place a very strong focus on urban design, providing very clear guidance on the configuration of streets, public spaces and amenity, building blocks and building heights. They can also establish the quantum and ratio of residential, employment, retail and cultural uses. In addition, they are very flexible and can respond to local circumstances – so for instance the proposed Phibsborough Plan will incorporate a strong emphasis on conservation, in particular the development of a conservation strategy for Mountjoy Prison, and will incorporate strategies for amenities and community facilities including developing clear strategies for both the Royal Canal and the Royal Canal Linear Park/Blessington Basin.

Finally, the making of the Framework Plan will involve a full consultation process with the elected representatives, local resident groups, key stakeholders, commercial interests and other interested groups.

Item 2914

Motion in the name of Councillor Paschal Donohoe

That the Council cleans the laneways behind 40 – 50 Kinvara Park, Navan Road, Dublin 7.

Report

Waste Management Services had the laneways behind 40-50 Kinvara Park cleaned on Tuesday 5th December 2006.

Item 2915

Motion in the name of Councillor Paschal Donohoe

That the Council provide a report on the following litter matters:-

- Will they litter wardens to investigate the status of 2 + 4 St Brigids Road and investigate whether anything can be done to upgrade their appearance.
- Will they remove litter bins in Cremore Lawns on foot of complaints from local residents.

Report

Our Litter Warden, Mr. Patrick Anderson, Grangegorman Waste Management Depot, Telephone 6715415, will inspect 2 & 4 St. Brigid's Road and see if anything can be done under the Litter Acts to improve their appearance.

Arrangements have been made with Collins Avenue Waste Management Depot, Telephone 8369226 to have the litter bins in Cremore Lawns removed.

Item 2916

Motion in the name of Councillor Paschal Donohoe

That the Council provide a report on any works that are due to be completed behind 90 Glenarriff Road, Dublin 7 and that any outstanding works in relation to trees and railing be completed.

Report

The Parks & Landscape Services Division is currently not undertaking any work at the above location and are unsure as to what the works refer to. If Cllr. Donohue would like to contact the District Park's Officer, Mr. Ed Bowden 8300833 then the matter can be discussed further.

Item 2917

Motion in the name of Councillor Paschal Donohoe

That the Council provides a junk collection for Old Cabra Road.

Report

Waste Management Services last had a junk collection on Old Cabra Road in May 2004. There will be a junk collection on Old Cabra Road during the period March to September 2007. We will have a better idea of the exact date towards the end of March 2007 when the schedule is being drawn up. Residents are notified a few days in advance of this collection taking place.

Item 2918

Motion in the name of Councillor Nicky Kehoe

That this area committee be given details of the number of buy backs under negotiations at the moment in Dublin central.

Report

Terms have been agreed on 22 properties in the Central Area that are currently going through the conveyancing process. Six of these properties are applications under the Financial Contributions Scheme. Handover of the remaining properties will be within the next few weeks. There are a further 29 properties which have been identified as potential purchases and are currently being inspected/valued to establish their suitability.

Item 2919

Motion in the name of Councillor Nicky Kehoe

That this area committee be given an update from the planning development department on future development on Royal Canal, Bannow and Glasnevin Industrial estate.

Report

This item is understood to refer to the aforementioned site on Bannow Road.

This site was the subject of a pre-application meeting on 22nd September 2006 during which an architect representing the site owner presented proposals for the retention and conversion of buildings on the western portion of the site to commercial use and the redevelopment of the eastern portion of the site for a residential use. The latter proposal would entail the provision of two rows of

dwelling units with a cul-de-sac between them. The more southerly of these rows would front onto Bannow Road and it would be of three storeys.

A planning application concerning these proposals is anticipated.

Item 2920

Motion in the name of Councillor Nicky Kehoe

That this area committee apply for an Arts officer and this officer be based in John Paul Park Cabra.

Report

Sinead Connolly has been appointed as Area Arts Officer for the Central Area. She is currently based in the Central Area in The Lab, Foley St., Dublin 1. Previously Sinead was Youth and Community Arts Officer for Dublin City Council and in that role enjoyed a good working relationship with Cabra Youth Service on a number of arts initiatives and looks forward to building greater connections in Cabra and the overall Central area over the coming months. She would appreciate the opportunity to present herself to the committee at their convenience.

Item 2921

Motion in the name of Councillor Nicky Kehoe

That this area committee be given details of the new cleansing plan for Dublin central.

Report

It is planned to recruit the 5 new street cleaners by the end of January 2007. They will be deployed in areas that will have a high visibility. We are studying the routes covered by cleansing at present and plan to target blackspots by cleaning the areas on the days or times that are not covered on the present routes, with particular reference to the main arterial routes.

Item 2922

Motion in the name of Councillor Nicky Kehoe

That this area be given an update on the planning application on the Carnlough Road site.

Report

Application reg. no. 3884/06 was the subject of a request for clarification of further information. This request has now been responded to and so a decision on this application is due by 14th December 2006.

Item 2923

Motion in the name of Councillor Emer Costello

That the Area Manager outline the procedures and approximate timescale for having graffiti removed from private residences and that he publish a leaflet informing the public of this initiative.

Report

The responsibility for cleaning graffiti from private residences generally lies with the owners of the property and is not the remit of the local authority. There is a special initiative in the RAPID areas being administered and paid for by the Department of Justice, Equality and Law Reform. An inventory of graffiti on private property in the RAPID areas has already been prepared and a mailshot issued to the owner/occupier asking them to return waiver forms. The publication of a leaflet therefore is not necessary.

Item 2924

Motion in the name of Councillor Emer Costello

That the manager state when the 5 new street cleaners for the Central Area will be recruited, and outline how these resources will be deployed.

Report

It is planned to recruit the 5 new street cleaners by the end of January 2007. They will be deployed in areas that will have a high visibility. We are studying the routes covered by cleansing at present and plan to target blackspots by cleaning the areas on the days or times that are not covered on the present routes, with particular reference to the main arterial routes.

Item 2925

Motion in the name of Councillor Emer Costello

To ask the manager to carry out a review of public lighting in the Oxmanstown/Stoneybatter area to protect against anti-social activities.

Report

The lighting on Oxmanstown Road is lit to standard and is adequate for the roadway in question. We have no plans at present for any further improvements to the lighting here.

Item 2926

Motion in the name of Councillor Emer Costello

To ask the Manager what proposals he has for traffic management for sporting and other events at Croke Park from January 2007 when international soccer and rugby matches as well as Gaelic matches with reference to the policy statement in the Dublin City Development Plan.

Report

During sporting event days in Croke Park, the Traffic Department works closely with An Garda ochána in the management of traffic flow in the environs of Croke Park and a parking cordon is put in place, based on a permit system, to facilitate residential parking. Dublin Street Parking Services, the parking enforcement company, are also active in monitoring illegal parking near the Stadium.

For concerts, an event licence application is made to the Planning Department and the Event Strategy Unit circulate the application to various departments in Dublin City Council for comments. This normally includes a Traffic Management Plan which is assessed by the Traffic Department. The Traffic Department works closely with An Garda Síochána in the management of traffic flow in the environs of Croke Park for the event and a parking cordon is put in place, based on a permit system, to facilitate residential parking.

Item 2927

Motion in the name of Councillor Brendan Carr

To ask the Manager if it is appropriate for clampers to clamp cars in housing estates where the roads are narrower than the standard public roads.

Report:

Dublin Street Parking Services are the parking enforcement contractors for Dublin City Council and provide a clamping and tow-away service in respect of illegally parked vehicles throughout the city.

It is the policy of the Council that appropriate parking enforcement is carried out wherever vehicles are parked illegally in the city. In the particular case of housing estates where no parking restrictions

apply, enforcement is undertaken where vehicles are found to be parked in such a way as to cause a potential traffic hazard or an obstruction to other road users including pedestrians.

Item 2928

Motion in the name of Councillor Brendan Carr

That the manager list the number and locations of part v social and affordable units in the last 3 years and how many are forecast for 2007 and beyond and the number of new social and affordable units that Dublin City Council has constructed in the last 3 years and how many are forecast for 2007 and beyond in the Central Area.

Report

The below listed tables outline the numbers and locations of social and affordable units provided by Dublin City Council in 2004, 2005 and 2006 by Part V of the Planning & Development Act 2000 - 2002 (amended).

The estimated number of Social & Affordable housing under Part V of the Planning & Development Act 2000, 2002 amended, to be provided in 2007 will be in excess of 200 units, exact numbers and locations are as yet to be agreed.

2004	Address	Social Units	Affordable Units
	All Hallows,		2
	Richmond Road		4
Total Units Provided			6

2005	Address	Social Units	Affordable Units
	Smithfield		40
	Dakota Court		4
	All Hallows		2
	Annamoe Road	5	5
Total Units Provided		5	51

Central Area
ESTIMATED OUTPUT 2006 PART V AFFORDABLE HOUSING

DEVELOPMENT	No. of Units	Current Status	Completion Date
Castleforbes Road, Dublin 3	15	Agreement in place with developer	Completed
Hill St / North Great Georges St, D.1	7		Units Sold
Pelletstown House, Dublin 7	6	To be offered for sale	Completed
Distillery Road Dublin 3.	4	To be offered for sale	Completed
East Wall Road, Dublin 3 (ex Wiggins Teape)	16		Completed
Smithfield, Dublin 7	23	To be offered for sale	Completed
Laburnam Cottage, Pelletstown Dublin 7.	18	Practical Completion	December 2006
Rathbourne Village, Pelletstown Dublin 7.	20	Practical Completion	December 2006
Ivy Exchange, Parnell St, Dublin 1	27	Contract Stage	Completed
Ilac Centre	8	Agreement in place with developer	Completed
TOTAL	144		

CENTRAL AREA
ESTIMATED OUTPUT 2006 PART V SOCIAL HOUSING

DEVELOPMENT	No. of Units	Current Status	Proposed Completion Date
Castleforbes Road/ Kings Inn St, Dublin 1	23	Agreement in place with developer	Completed
Pelletstown House, Dublin 7	10	Allocated	Completed
Distillery Road, Dublin 3	4	Allocated	Completed
East Wall Road, Dublin 3 (ex Wiggins Teape)	15	On offer	Completed
Smithfield, Dublin 7	12	To be allocated	Completed
Laburnam Cottage, Pelletstown, Dublin 7	46	To be allocated	Completed
Railway St/ James Joyce St., Dublin 1	3	In negotiation	Completed
TOTAL	113		

It is difficult to anticipate what the exact number of Social & Affordable Dwellings will be available in 2007 and beyond in the Central Area, a review of the Housing Action Plan 2004 – 2008 took place in July 2006. The targets for the Central Area for Social Housing, Affordable Housing and Housing to provided by Voluntary Bodies are as follows:

**CENTRAL AREA
NUMBERS OF SOCIAL, AFFORDABLE, VOLUNTARY & Co-OPERATIVE HOUSING
PLANNED/IN PROGRESS 2006-2009**

	Voluntary & Co – operative Housing	Social	AHI	1999 Affordable	Part V Social & Affordable
Planned	325	120	360	115	200
In Progress	212				
TOTAL	537	120	360	115	200

**CENTRAL AREA
SOCIAL HOUSING PLANNED**

SOCIAL HOUSING PROGRAMME				
PROJECT NAME	NO OF UNITS	PROPERTY TYPE	START DATE	COMPLETION DATE
McKee Park	40	Social/ New Build	July-07	Dec '08
North King Street	27	Social/ New Build	Aug-07	Dec '08
Sean Treacy House	53	Social/ New Build	Sep-07	Mar-09
TOTAL	120			

**CENTRAL AREA
VOLUNTARY AND Co-OPERATIVE HOUSING PLANNED**

VOLUNTARY AND Co-OPERATIVE HOUSING				
PROJECT NAME	NO OF UNITS	PROPERTY TYPE	START DATE	COMPLETION DATE
NABCo - 84 North King St, Dublin 7	54 - LSS	Construction	2007	
NABCo - Richmond Road, Dublin 3	58 - LSS	Construction	2007	
Salvation Army - Lefroy House, Eden Quay, Dublin 1	7 - CAS	Construction	2007	
St. Columbas Care Association - Rear of 90 Iona Road, Glasnevin, D9	2 - CAS	Construction	2007	
Teenage Care - Claremont Villa, 1 Ballymun Road, Glasnevin, D11	7 – CAS	Construction	2006	
The Aids Fund - Granby Lane, Dublin 1	15 - CAS	Construction	2006	
TOTAL	325			

**CENTRAL AREA
SOCIAL HOUSING IN PROGRESS**

SOCIAL HOUSING PROGRAMME				
PROJECT NAME	NO OF UNITS	PROPERTY TYPE	START DATE	COMPLETION DATE
Lourdes House	63	New - Social Build	Feb-06 enabling works	Jun-09
North Frederick Lane	28	New - Social Build	Jul-05	Dec-06
Ormond Square	14	Refurbishment	May-06	May-07
Poplar Row/ Courtney Place, Phase 2	69 new 38 refurbishment (24 affordable)	Regeneration/New Build/Affordable	Dec-03	Oct '06
TOTAL	212			

**Central Area
Affordable Housing Planned**

1999 Affordable Housing Developments by Area Committee in 2006

28 apartments completed North Great Charles Street June 2006.

**CENTRAL AREA
DEVELOPMENTS PLANNED 1999 AFFORDABLE HOUSING SCHEME**

DEVELOPMENT	No. of Units	Current Status	Proposed Completion Date
Poplar Row	24	Proposed start date summer 2007	June 2008
O'Devaney Gardens (PPP)	91	Project contract to be agreed October Phase 191 aff dwellings to start autumn 2007	
TOTAL	115		

Affordable Housing Initiative (AHI) Schemes in Planning

Infirmiry Road, Dublin 7 (Central)

Estimate 160 dwellings

Project is with An Bord Pleanala for decision.

St Bricins, Dublin 7 (Central)

Estimate 200 dwellings

Project agreement to be agreed with preferred bidder.

Planning to be lodged Early 2007

Item 2929

Motion in the name of Councillor Brendan Carr

That the area manager list the number of senior citizen complexes with bedsit units and what proposals there are to upgrade them into one bedroom units.

Report

There are currently 18 senior citizen's flat schemes in the Central Area with bedsit accommodation. These are as follows:

Ballybough Court
Brendan Behan Court
Broombridge Road
Cannon Burke Flats
Convent View Crescent
Drumalee Court
Calreville Court
Dunard Court
Friary Court
Botanic Court
St. Agatha's Court
St. Finbar's Court
St. Mary's Court
St. Mary's Terrace
St. Bricin's Park
St. Peter's Court
Summerhill Court
Tom Clarke House

As well as the schemes in the Central Area, the City Council has an additional 50 senior citizen schemes with bedsit accommodation throughout the City.

Following the presentation of a strategy on "Accommodation for Elderly Persons" to the May Strategic Policy Committee a dedicated project manager was assigned to progressing the strategy. A further presentation was made to the Committee on 30/11/06 outlining possible options for re-development and a copy of this is attached.

As the next step we aim to bring forward proposals on a scheme-by-scheme basis to each area committee in the New Year.

Item 2930

Motion in the name of Councillor Brendan Carr

That the manager clean the shore at the junction Phibsborough Road and Phibsborough, all the shores on Phibsborough, and Phibsborough Avenue and report on any difficulties in cleaning the shores there.

Report

The crews checked out this area and the problem is not so much with the gullies as with one of the traffic calming ramps. The ramp outside 15 Spire View has a 3" wavin pipe running through it which is supposed to alleviate any flooding and allow it pass by the ramp and into the nearest gully. Drainage have many problems with these type of ramps as they go kerb top to kerb top and don't allow any water to follow its natural run along the gutter to the nearest gully. This matter has been referred to the traffic division for attention.

The details are below with relation to Phibsborough Avenue:

Phibsborough Avenue Gullies cleaned 29/11/06 1 of 2 cleaned.

One parked car, we also rodded out the 3" wavin pipeline and cleared away any debris.

Our Gully Inspector travelled up to Phibsborough Avenue on Sun 10th Dec during heavy rain and the problem was obvious with the flood spreading out across the road from the offending gully at the

entrance to the Avenue. He checked the gully and it was perfectly clean so he lifted the cleaning eye cap but the water didn't release. He asked one of the Gully Cleaning Crew to check this gully, which they did and they pushed rods into the pipeline but again they couldn't clear the flood. The next step is to pass this gully over to be jetted which will carry all its own access problems as the machines that can carry out the jetting are very large and the roads for access to Phibsborough Ave are particularly narrow. We will try to get access to this gully over the coming week.

Item 2931

Motion in the name of Councillor Brendan Carr

That the area manager report on what action has been taken to ensure that new residents of Pelletstown are on the register of electors and if people being transferred or housed in the area are changed on the register.

Report

All dwellings in Dublin City were called on at least twice in the preparation of the Draft Register of Electors 2007/2008. A second call was made to all households where there was no response to the initial call and registration forms were left on each occasion

Registration forms are being received from The Birches, The Elms, The Oaks, The Stables, The Steeples, The Mews and Pelletstown Manor. The success of the registration process depends to a large extent on the response of the public and changes to the register cannot be made without formal documentation.

All residents being transferred or housed in the area should notify the Franchise Section by completing a registration form available from Public Libraries, Post Offices, Garda Stations and Local Authority offices.

Although the closing date for registration was Saturday 9th. December 2006, any person not registered by this date can apply for the inclusion of their name in the Supplement to the Register of Electors, 2007/2008 by completing the required registration form. This Supplement closes 14 working days prior to Polling Day.

Item 2932

Motion in the name of Councillor Mary Fitzpatrick

That when major events are held in Croke Park, Dublin City Council supports the residents of Dublin Central and the fans by providing an improved clean-up of the surrounding area within a 1.5km radius of the stadium and by funding and operating "Park & Ride" to the stadium. This council calls on Dublin City Council to learn from the experience of the Ryder Cup and to immediately take action to implement "Park & Ride" facilities to accommodate the patrons of Croke Park.

Report

At the end of each year, Waste Management Services in conjunction with the G.A.A review the clean up operation of the surrounding area within a 1.5km radius of Croke Park following events there. This review is undertaken with the aim to provide the best possible clean up operation we can. A meeting in relation to this matter is taking place shortly.

The provision of Park & Ride as a partial solution to parking problems at Croke Park was examined by Croke Park Management, who concluded at a meeting in July 2006 that such a provision was not economically feasible. In the longer term, the Park and Ride proposals under Transport 21 may offer some possibility for a reduction in parking demand around Croke Park.

Item 2933

Motion in the name of Councillor Mary Fitzpatrick

This committee calls on DCC to define all Social and Affordable units prior to planning permission being granted.

Report

It is Dublin City Council's policy to have pre-planning meetings with all developers prior to their lodging planning applications for residential developments. The purpose of such meetings is to inform the developer of the City Council's requirements when it comes to compliance with part V of the Planning & Development Acts 2000-2002. Except in certain circumstances the City Council's preference is to acquire up to 20% of the dwellings "on-site" subject to negotiations and costs, and a proposal is sought from the developer agreeing this in principle.

The Department of the Environment, Heritage & Local Government has recently issued a circular directing that, as well as getting an agreement in principle at this stage, Local Authorities should require the developer to identify the location of the part V units within any proposed residential development. This will be implemented in the near future.

Item 2934

Motion in the name of Councillor Mary Fitzpatrick

This committee calls on DCC to address anti-social behaviour in public spaces in Dublin Central by putting together a proposal and application for government funding to install CCTV before the current deadline expires.

Report

Within the Central Area there were three applications submitted to the Department of Justice, Equality & Law Reform's CCTV Scheme for funding to carry out feasibility studies under the guidance of Dublin City Councils Central Area Office. These applications were made by the NEIC Rapid AIT, the NWIC Rapid AIT & a single interest group in the Dublin 7 area. These applications were successful and the feasibility studies should be completed by the end of January 07. At this stage three applications will be forwarded to the Department for funding to carry out the necessary installations of CCTV in the areas.

Item 2935

Motion in the name of Councillor Mary Fitzpatrick

This committee calls on DCC to draw-up a local area plan for the lands bordered by Broombridge, Bannow, Attracta Road and the Maynooth rail line that will set-out planning guidelines for the area that will ensure all future developments are consistent with stable, sustainable community development.

Report

The Dublin City Development Plan 2005 – 2011, adopted by the City Council in March 2005, sets out a development strategy for the future growth and development of the city. The central focus of this strategy is the development of thirteen Framework Development Areas located in the inner and outer city and eight Prime urban Centres located in the outer city.

The Planning and Development Department is committed to preparing and implementing the framework plans for these key development areas and the designated Prime Urban Centres. This work will constitute a significant part of the Planning Department's work programme and the significance of the lands at Broombridge will be taken into account in preparing the work programme.

Item 2936

Motion in the name of Councillor Aodhan O'Riordain

That this committee fully supports the appeal by St Vincent Junior Boys School, North William Street against the Department of Education's decision not to allocate them improved resources despite their increased student numbers.

Report

This is a matter for the Area Committee to agree on or otherwise. It is not a matter for the Executive of Dublin City Council.

Item 2937

Motion in the name of Councillor Aodhan O’Riordain

That the Manager give a report as to why the work promised on the all-weather facility at Commons Street Dublin 1 has been delayed and when is the revised starting and completion date of the project.

Report

The plans for this project were brought to a meeting with interested parties within the community so that they could continue their involvement in the design and consultation process for the installation of this all weather pitch. There were several aspects of the specifications that were agreed to be upgraded from this meeting. The architect and project manager have been consulting in order to confirm a new and agreed specification and contract price. This process is almost complete and it is hoped that the main contractor will be on site immediately after Christmas. It is expected that the project will be completed approximately ten weeks after the start date.

**To the Chairman and Members of
Central Area Committee**

**With reference proposed disposal of a site adjacent to 2c, Fassaugh Avenue,
(Lanigan's Funeral Home), Cabra, Dublin 7 to Lanigan Funeral Directors.**

An application has been received from Mr. Edmund Buckmaster, Director of Lanigan Funeral Directors, 2 Fassaugh Avenue, Cabra, Dublin 2 to acquire the site adjacent to 2c, Fassaugh Avenue.

The subject site has an area of approximately 200m² and is outlined in red on the attached map. It is proposed to dispose of the site to Lanigan Funeral Directors subject to the following terms and conditions

1. That the Council shall grant a 99-year lease to the applicant subject to payment of a premium of €5,000 (five thousand euro) and to a rent of €1 per annum (if demanded).
2. That this initial rent will be subject to five-yearly rent reviews linked to the Consumer Price Index.
3. That the applicant shall not use the land for development purposes and that the site shall not form part of a development site for planning purposes at some future date.
4. That the applicant shall be required to surrender their interest in the land if, with the written consent of the City Council, they intend to include the subject plot as part of a planning application, use the subject plot for commercial purposes and/or erect buildings or advertising hoardings thereon. In such circumstances, the terms and conditions of any new agreement shall be agreed with the Council's Valuer, which shall be subject to the approval of the City Council.
5. That the applicant shall be responsible for the payment of a Valuer's fee of €350 plus the Council's legal fees.
6. That this proposal is subject to relevant consents and permissions being obtained.

Martin Kavanagh

Acting Assistant City Manager

Events Notification Form

Cabra Library

Events for January 2007

EXHIBITIONS AND DISPLAYS

TITLE	PERIOD
EVE Limited Estuary exhibition of paintings and sculpture	23 rd Jan – 15 th Feb

CONVERSATION EXCHANGES

TITLE	REGULAR EVENT	Attendance	DATE/TIME
French/English Conversation Exchange	Y		Tuesdays 7pm-8pm
Spanish/English Conversation Exchange	Y		Wednesdays 7pm-8pm

FACILITATED GROUPS AND ORGANISATIONS

TITLE	REGULAR EVENT	Attendance	DATE/TIME
Parent/Toddler Group	Y		Tuesdays and Thursdays 10.30 – 12.00
Japanese Parent/Toddler group	Y		Wednesdays 1.30 – 3.30
“Bookends” Book Club	Y		1 st Tuesday of the month at 7pm
“Cover to Cover” Children’s Book Club	Y		Last Monday of the month for 45 mins 3.45 – 7-9 years 4.15 - 10-12 years

MISCELLANEOUS

TITLE	REGULAR EVENT	Attendance	DATE/TIME
<u>Library Tours on request</u>	Y		Pre-book with librarian
<u>Internet reservations for groups on request</u>	Y		Pre-book with librarian
<u>Citizen’s Information Clinic</u>	Y		Fridays 10.00 - 12.00

Events Notification Form

Central Library

Events for January 2007

EXHIBITIONS AND DISPLAYS

TITLE	Period
“Theatre Royal” Exhibition celebrating the history of the Theatre Royal	2nd January – 31st.
“Cribs / Nativity scenes of the 17th and 18th Century in Naples – Italy” Extensive photographic Exhibition from the cultural Group Architecture.	22nd December – end of January
“Europe in the News” Exhibition from the EU focusing on articles of Irish interest from 1945 to the present date.	18th December – end of January

CONVERSATION EXCHANGES

TITLE	Regular Event*	DATE / TIME
Italian / English	Y	Mondays 6.00 – 8.00pm
Spanish / English	Y	Tuesdays 6.00 – 8.00pm
French / English	Y	Wednesdays 6.00 – 8.00pm
German/ English	Y	Thursday 6.00 – 8.00 pm
Irish / English	Y	Saturday 10.30 – 12.00pm
Japanese/ English	Y	Saturday 12.30 – 2.00pm
Russian / English	Y	Saturday 3.30 – 5.00pm

*Input **Y** to indicate regular event.

SPECIAL EVENTS January 2007

Launch of “ Europe in the News”

Launch of Exhibition from the EU focusing on newspaper articles relating to Ireland from 1945 – present date.

Viewing during Library Opening Hours.

“ 17th and 18th Century Nativity Scenes from Naples”

Extensive photographic Exhibition from Articulture.

Viewing during Library opening hours.

Web smart – Introduction to the Internet for beginners.

Introduction to the Internet for beginners.

Booking essential.

CHILDREN’S EVENTS

<p>Children’s Story Time Parent and toddler group</p>	<p>Regular Event* Y</p>	<p>Thursdays 3.30- 4p.m. Thursdays at 10.30 a.m.</p>
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FACILITATED GROUPS AND ORGANISATIONS

Organization	Regular Event*	DATE / TIME
<p>Page Turners Book Club “ The Master” by Colm Toibin..</p>	<p>Y</p>	<p>Monday 8th January. 6.30 p.m.</p>
<p>Adult Learners Book Club</p>	<p>Y</p>	<p>Wednesday 13th January 10.30 a.m. (Do Not Advertise)</p>

Events Notification Form

Charleville Mall Library

Events for January 2007

EXHIBITIONS AND DISPLAYS

TITLE	REG	CHILD	WEB	DATE/TIME
Book Display : " Get Fit , Stay Fit "				January 2007
Book Display : Author of the Month - Lucy Daniels		Y		January 2007
Book Display : Pop Stars in Profile		Y		January 2007

CHILDREN'S EVENTS

TITLE	REG	CHILD	WEB	DATE/TIME
Art Classes	Y	E		Monday's @ 3.00 p.m.
Storytime for Pre-School Children	Y			Tuesday's @ 11.00a.m.

FACILITATED GROUPS AND ORGANISATIONS

ORGANIZATION	REG	CHILD	WEB	DATE/TIME
Daisy Belles Readers Group reading " <i>Double Fault</i> " by <i>Lionel Shriver</i>	Y			First Thursday @ 11.00 a.m.
Charleville Mall Art Group	Y			Monday's 10.30 - 12.30

Events Notification Form

Drumcondra Library

Events for January

EXHIBITIONS AND DISPLAYS

TITLE	REG	CHILD	WEB	DATE/TIME
Draft City Council – Draft Supplementary Development Contribution Scheme for Metro North – St. Stephen's Green to City Boundary at Ballymun			Y	Until 24/1/2007
Animals and Nature		Y		Until end of Jan

Events Notification Form

Phibsboro

Events for January 2007

EXHIBITIONS AND DISPLAYS

TITLE	Period
"Dublin City Council: Draft Supplementary Development Contribution Scheme for Metro North – St. Stephen's Green to City Boundary at Ballymun". Map, information and Comment box provided on the proposed Metro stops in the locality	Until Wednesday 24 th January
"Adult Education in the New Year" – information about Evening classes/Courses	Until 3 rd week in January
"International Impac Literary Award – Longlist Titles" – selection of fiction nominated for 2007	Month of January
Books of the Month –selection of interesting books	On-going
"Sebastian Faulks" - Author of the Month	Month of January
New Books - display of recently acquired fiction & non-fiction books	On-going

CHILDREN'S EVENTS

TITLE	Regular Event*	DATE / TIME
"New Year, New Hobby"- books to inspire you to start a new hobby.		Month of January

Minutes of the Traffic Advisory Group – 14th December, 2006

f School

Wardens

1 Millbourne Avenue, Dublin 9.

Reps for a School Warden at St. Patrick's School on Millbourne Avenue.

Public Rep

DocID:154015

Recommended

c Parking

Prohibitions

2 Rutland Street Lower, Dublin 1.

Reps for Double Yellow Lines on Rutland Street Lower.

Dublin City Council

DocID:160953

Recommended

West side, from the junction with Sean MacDermott Street Lower, north to a point opposite the boundary between no.17 and no.18 (up to the road closure).

3 Mary's Street, Dublin 7.

Reps for Double Yellow Lines on Mary's Street.

LUAS

DocID:11111

Recommended

5m each side of Mary's Street/Jervis Street and Mary's Street/Wolfe Tone Street.

4 Mary's Street, Dublin 7.

Reps for Single Yellow Line on Mary's Street.

LUAS

DocID:11111

Recommended

Northside, from a point 5m west from Jervis Street to a point 5m east from Wolfe Tone Street
Mon-Sat 7am-7pm.

5 Morning Star Avenue, Dublin 7.

Reps to rescind three Disabled Parking Bays on Morning Star Avenue, North Brunswick Street.

Resident

DocID:156626

Recommended

-East side, from a point 15m north of Is no.2, north for 6m (rescind 6m disabled bay and replace with pay and display/permit parking Mon-Sat 7am-7pm). -West side, from a point 10m north of Is no.2, north for 5m (rescind 5m disabled bay and replace with uncontrolled parking). -West side, from a point 20m north of Is no.2, north for 5m (rescind 5m disabled bay and replace with uncontrolled parking).

6 Mary's Street, Dublin 7.

Reps for Clearway on Mary's Street.

LUAS

DocID:11111

Recommended

Southside from Jervis Street to Wolfe Tone Street, 24 hour clearway.

7 Church Avenue, Dublin 9.

Reps to Extend Double Yellow Lines on Church Avenue.

Public Rep

DocID:157252

Recommended

South side by 15m from a point 7m east of and opposite lamp standard no.1 to a point opposite the common boundary of house no.s 7 & 8.

8 Castleforbes Road, Dublin 1.

Reps for Loading Bay outside Block C, Castleforbes Square, Castleforbes Road, North Wall.

Business

DocID:161268

Recommended

From a point in line with the north boundary line of No. 4, Castleforbes Road southwards for a distance of 5m and northwards for a distance of 10m (outside National Electrical Wholesalers).

9 Church Road, Dublin 3.

Reps for Double Yellow Lines at the entrance to the laneway on Church Road, at the rear of No. 1-14 Seaview Avenue, East Wall.

Resident

DocID:162370

Recommended

At the entrance gate from a point 1.5m west of the rear boundary wall to a point 3.5m east of the boundary wall.

10 Great Western Villas, Dublin 7.

Reps for Double Yellow Lines at the entrance to Great Western Villas.

Public Rep

DocID:161602

Recommended

5m each side of the junction of Great Western Square and Great Western Villas.

11 Oxmantown Road, Dublin 7.

Reps to rescind Double Yellow Lines on Oxmantown Road.

Public Rep

DocID:161602

Recommended

Installed in error and will be removed.

12 Glendalough Road, Dublin 9.

Reps for Double Yellow Lines on Glendalough Road at the rear of 74 Botanic Avenue.

Public Rep

DocID:161602

Recommended

Glendalough Road west side from a point in line with the rear boundary of no.77 Hollybank Road for a distance of 5m south.

13 Aldborough Parade, Dublin 1.

Reps to rescind Disabled Parking Bay on Aldborough Parade, North Strand.

Resident

DocID:157220

Recommended

Northside, from a point 5m west of the boundary of no.4 and 6, east for 5m (rescind 1 bay).

14 Temple Cottages, Dublin 7.

Reps to rescind Double Yellow Lines outside
No. 28 Temple Cottages, Broadstone.

Resident

DocID:161997

Recommended

Northside, from the boundary of No. 28 and No.
27, west for 5 m.

15 Eccles Street, Dublin 7.

Reps for Extension of Pay and Display and
Permit Parking on Eccles Street.

Dublin City Council

DocID:159525

Recommended

·South side, from a point 27m west of the western
kerb line on Dorset Street Lower west for a
distance of 79m.
·South side, from a point 115m west of the western
kerb line on Dorset Street Lower west for a
distance of 45m.
·South side, from a point 163m west of the western
kerb line on Dorset Street Lower west for a
distance of 22m.
·North side, from a point 12m east of the eastern
kerb line on Berkeley Road east for a distance of
68m (perpendicular to kerb).
Rescind the existing single yellow line as follows:
South side from a point 27m west of the western
kerb line on Dorset Street Lower west for a
distance of 30m (remove time plate). Hours of
operation: Monday to Saturday 7am to 7pm.

16 Fairfield Road, Dublin 9.

Reps for Permit Parking on Fairfield Road,
Glasnevin.

Resident

DocID:149656

Recommended

Accepted at survey (Nov 06). 65 on register, 34
votes returned, 20 for (+1 n.o.r) and 13 against.
Hours of operation: 07:00 to 19:00 Mon-Fri.

17 St. Brigid's Road Upper, Dublin 9.

Reps for Permit Parking on St. Brigid's Road Upper, Drumcondra.

Public Rep

DocID:154025

Recommended

Accepted at survey (Nov 06). 30 on register, 15 votes returned, 15 for, none against. Hours of operation: 07:00 to 24:00, Mon- Sun.

18 Clare Road/Home Farm Road, Dublin 9.

Reps for extension of double yellow lines at the junction of Clare Road and Home Farm Road, Drumcondra.

Public Rep

DocID:161119

Recommended

Extend double yellow lines on western side of the junction by 5m as follows: Home Farm Road north side from a point 0.5m west of lamp standard no.8 for a distance of 5m west.

***b Traffic
Conditions***

19 Navan Road/St. Vincent's, Dublin 7.

Reps for Half Yellow Box at 321 Navan Road at southern entrance to St. Vincent's.

Public Rep

DocID:154863

Recommended

20 Whitworth Road/Prospect Road, Dublin 9.

Reps to Extend Yellow Box at the junction of Whitwoth Road/Prospect Road.

Dublin City Council

DocID:160948

Recommended

Prospect Road, west side, from a point in line with the southern kerb line of Whitworth Road for a distance of 17m north and 6.7m east (extend the existing half yellow box on the southbound carriageway to cover the northbound carriageway).

21 Drumcondra Road Upper/Millmount Avenue/Richmond Road, Dublin 9.

Reps for Extension of Yellow Box at junction of Drumcondra Road Upper/Millmount Avenue/Richmond Road.

Resident

DocID:156624

Recommended

Drumcondra Road Upper west side from a point in line with the northern kerb line of Millmount Avenue and the western kerb line of Drumcondra Road Upper for a distance of 10m north and 7m east (extend the existing yellow box up to the pedestrian crossing on the northbound carriageway).

22 Old Finglas Road/Violet Hill Drive, Dublin 11.

Reps for Yellow Box on Old Finglas Road at the junction of Violet Hill Drive.

Resident

DocID:161122

Recommended

Half Yellow Box on westbound carriageway of Old Finglas Road as follows: southwest side, from a point in line with the northwestern kerb line of Violet Hill Drive and the southwestern kerb line of Old Finglas Road for a distance of 10m southeast and 4m northeast.

a Traffic Signs

23 **Buckingham Street/Killarney Street, Dublin 1.**

Replace 2 'Yield' Signs on west end of
Killarney Street at junction with
Buckingham Street with 2 'Stop' Signs.

Dublin City Council

DocID:11111

Recommended

Pay & Display/ Permit Parking has been recommended at the following locations subject to the agreement of residents:

1) Sigurd Road, Dublin 7:

- Southwest side, from a point 5m southeast of the junction with Halliday Road to a point 5m northwest of the junction with Ivar Street (approx. 24 spaces).
- Northeast side, from a point 5m southeast of the junction with Halliday Road to a point 5m northwest of the junction with Ostman Place (approx. 4 spaces).
- Northeast side, from a point 5m southeast of the junction with Ostman Place to a point 5m northwest of the junction with Ivar Street (approx. 16 spaces).

Double yellow lines are recommended as follows on Sigurd Road:

- Northeast side, from a point 5m northwest of the junction with Ostman Place, continuing around the corner into Ostman Place for a distance of 5m northeast.
- Northeast side, from a point 5m southeast of the junction with Ostman Place, continuing around the corner into Ostman Place for a distance of 5m northeast.
- Northeast side, from a point 5m northwest of the junction with Ivar Street, continuing around the corner into Ivar Street for a distance of 5m northeast.
- Southwest side, from a point 5m northwest of the junction with Ivar Street, continuing around the corner into Ivar Street for a distance of 5m southwest.

2) Ostman Place, Dublin 7:

- Southwest side, northwestwards from the common boundary of house nos. 1 and 2, continuing around the bend to a point 15m northeast of the junction with Sigurd Road (approx. 17 spaces).
- Northeast side, northwestwards from a point 5m northwest of the junction with Ivar Street, continuing around the bend to a point 18m northeast of the junction with Sigurd Road (approx. 21 spaces).

Double yellow lines are **recommended** as follows on Ostman Place:

- Southeast side, from a point 15m northeast of the junction with Sigurd Road, continuing around the corner into Sigurd Road for a distance of 5m southeast.
- Northwest side, from a point 18m northeast of the junction with Sigurd Road, continuing around the corner into Sigurd Road for a distance of 5m northwest.

January 2007

The Chairman and Members of
Central Area Committee.

Naming Proposal for Development at 49/49F Arbour Hill, Dublin 7.

This is a Residential development by Donohoe Properties Limited on a site at 49/49F Arbour Hill, Dublin 7.

The developer has requested the name “**Arbour Hill Court/Cúirt Chnoc an Arbhair**”

The Heritage Officer considers the proposed name appropriate.

The name “**Arbour Hill Court/Cúirt Chnoc an Arbhair**” is considered suitable and is recommended for adoption.

Charlie Lowe
Executive Manager
Central Area

NORTH EAST INNER CITY INTEGRATED AREA PLAN

New Primary School and Pre-School at Gloucester Place

On 5th December 2005 a decision to grant planning permission was made in respect of a development consisting of a 9-classroom Primary School and 7-classroom Pre-School. The structure is four storeys to Sean MacDermott Street and Gloucester Park, part three storeys with roof top covered play area enclosed with canopy to Gloucester Diamond and Gloucester Place, and part four-storey to Gloucester Place. The development has a total floor area of 3114 sq. m. Tenders were due on 6th September 2006. The Department of Education have advised that they intend to commence on site immediately after Christmas.

Civic Centre

The Convent Lands Civic Centre and Mixed Use Redevelopment is currently at preferred bidder status. Negotiations are ongoing with a Preferred Bidder with a view to signing a project agreement shortly.

Crèches, Buckingham Street and Liberty Corner

Expressions of interest were invited for the management of childcare facilities in the Central Area in April 2006. Tenders were issued to shortlisted candidates in June 2006. Tenders were returned in July 2006 and the final two bidders made presentations on 28th July 2006. At this stage, Dublin City Council is in negotiations with potential operators for both facilities.

Kids Inc will run the Liberty Corner facility, on behalf of Dublin City Council, as a traditional crèche and Montessori facility. It will cater for children from 3 months to 5 years. Priority will be given to residents from the NEIC RAPID area. At this stage, it is planned that full time places will cost in the region of €120 per child per week. Dublin City Council will be subventing the cost of childcare places for local parents. The facility will cater for approximately 40 children. There is fit out required for which, we have successfully applied for funding from the National Childcare Investment Programme. The post of Childcare Manager was advertised last week. We intend that the facility will open in Spring 2007.

23/24 Buckingham Street - Dublin City Council and the HSE are negotiating with Barnardos who plan to run a family resource centre. The exact mix of services was determined following local consultation. This service will focus on children from 0-12 years. The post of Manager of this facility will be advertised by the end of January.

Liberty Corner Arts & Dance Centre

The development of the centre is now complete. This development consists of a Dance Centre, Municipal Arts Centre (The Lab), enterprise units and a childcare facility.

Development at 110-115 Amiens Street/1, 2 and 3 Halpin's Row

Planning permission was granted for a five-storey office/retail development over basement car parking beside Connolly Station and a First Stage Certificate under the Urban Renewal Tax Incentive Scheme was applied for. The development has been constructed and works continue on the interior.

Development at Portland Row/Duke Row/Buckingham Street Upper (Saint Joseph's Convent)

Work is continuing on site. Dublin City Council has facilitated a number of meetings with the Portland Row Residents Association and the developer to discuss community concerns with regard to the development e.g. noise, dirt and dust. The Portland Row Residents have met with the Council's Architect to discuss community facility requirements and an outline feasibility report has been prepared by the City Architects Department.

Development at Five Lamps, Amiens Street/Killarney Street

Construction is underway on a five-storey development comprising offices, enterprise centre, medical and related consultants, media recording and general media uses, electricity sub-station and basement car park. The development is now constructed and works internally.

Central Area Committee Report
North West Inner City Area Office (including HARP)

Assistant Area Manager Dave Kenny

9TH JANUARY 2007

CABRA PARKSIDE COMMUNITY & SPORTS CENTRE

Winter Programme

The Winter programme of activities includes the activities listed below. For further information about times and dates contact reception on 2227551/2

Badminton	Basketball	Khai-Bo
Volleyball	Indoor Hockey	Yoga
Soccer	Hurling	Majorettes
Judo	Indoor Bowls	Weight Watchers
Kickboxing	Karate	Ballet
Pilates	Teen Gym	Chinese Dance/Hip Hop Dance

COMMUNITY UPDATE

The Senior Community Officer is meeting regularly with groups in a support and advisory capacity.

St Paul's Community Centre Management Committee.

This Committee is functioning with the support of DCC staff. Additional training in the area of Committee Skills is to be arranged. Further improvements and fit out of the hall are also planned.

They were successful in their application for Community Gain Funding (Minor Grant). The Board has employed a general operative, funded by the Social Inclusion Scheme.

MC KEE PARK RESIDENT'S GROUP

The Senior Community Officer facilitated a meeting between the DCC Sports Officers, FAI Sports Development Officer and the group with a view to providing sports activities to the young people of Mc Kee Park. He also liaised with the Cabra Youth Services to provide services to the young people.

The young people in the estate took part in a football tournament in Cabra Parkside recently. Consultation has taken place with the Resident's Association regarding the proposed Senior Citizen Development in the area.

Small Grant Applications.

Community Development Small Grant applications are being processed on an on-going basis.

ASHTOWN GROVE/KINVARA GROVE/PARK ROAD AREA CPO 2002

The location will continue to be monitored to ensure that the concerns expressed previously by residents are adequately addressed. The second site at Ashtown Grove/Park Road has now been secured and the bottle banks relocated to the site at Ashtown Grove/Kinvara Grove. The members will be kept informed of developments.

NORTH CIRCULAR ROAD & AREA RESIDENTS ASSOCIATION

Representatives of the Association met with the Central Area Manager and the Assistant Area Manager in October 2006.

An advert will be placed shortly in the newspapers, to initiate the process for the Extinguishment of the Public Right of Way over Altona Lane.

COMMUNITY GAIN

The Monitoring Committee has approved Minor Grant applications from the Community Gain Fund for 45 organisations in the HARP area.

Over 120 Major Grant applications were received in total by the 5 IAP's, of which 17 relate to the HARP area. These will be assessed by the Technical Assessment Panel early in 2007.

DUBLIN INDUSTRIAL ESTATE

Dublin City Council's Drainage Division has commenced improvement works in the Dublin Industrial Estate, as part of the plan to bring the Lagan, Bann and Barrow Roads, up to taking-in-charge standard.

McKEE PARK

A public notice was placed in the Irish Times Newspaper, dated 29th November 2006, as part of the Part 8 process, under the Planning and Development Act 2000, Planning and Development Regulations, 2001.

The proposed development will consist of 38 Senior Citizens Apartments and a Community Facility (approx 59m²), to comprise of 36 no. 1 bed apartments and 2 no. 2 bed 2 storey houses, plant room, switch room and bin stores in a 2-storey courtyard style development with a single vehicular access point off McKee Park Access Road and a total gross internal floor area of 2,200m². 20 no. private resident car parking spaces are proposed within the courtyard with a further 12 visitor car parking spaces proposed on McKee Park Access Road.

Plans and Particulars were made available for inspection up to the 9th January 2007 at the Public Counter, Planning Department and the Cabra Area Office.

VENTRY PARK

The proposals in relation to the Ventry Park Community Facility are:

Phase I: to carry out an upgrade of the existing facilities (internal). This will involve improvements to the electrics, heating, toilet facilities and kitchen area. In addition the internal layout will require some minor alterations. The timeframe for this work to be completed is the end of March 2007. Funding is in place for this work.

Phase II: to lodge a Part 8 Planning Application in respect of an extension to the existing building and provide a new roof to the existing building. Considerable consultation has taken place with the local user/Management Groups to date in relation to our proposals. Preliminary sketches were prepared by the Area Architect. A Consultant Architect has now been engaged to progress the project to the planning stage and it is expected that this stage will be completed by the end of March 2007. Funding has to be identified for this phase of the project.

HENRIETTA STREET

The launch of the Henrietta Street Conservation Plan took place in December 2006.

DAVE KENNY

North East Inner City Housing CAC Report – September 2006
Area Housing Manager – Chris Butler/Brian Kavanagh

- **Poplar Row/Courtney Place**

Work on second phase of redevelopment progressing.

- **Croke Villa's**

Complex being detenanted to allow for redevelopment. Consultation meetings with Tenants reps ongoing. Community Charter now agreed with residents' committee and presented to Area Committee. Presentation of Charter to all residents on 6th December. Tendering process underway.

- **The Kiln/ The Forge, Railway Street**

Snagging works currently being completed. Intercom system for 3 storey duplexes to be installed shortly.

- **Sean O'Casey Avenue**

Programme for cleaning of laneways in place. Fitting of new back garden gates has commenced. Further attempt to erect security fencing to be undertaken.

- **O'Brien Hall**

New Waste Management facilities installed and in use.

- **James Larkin House**

New netting now erected.

- **Liberty House**

Review and revision of redevelopment plan currently being undertaken. Last remaining residents of D block moved temporarily to seven private apartments. Ongoing consultation with residents reps. Residents reps happy with plans. 3D presentation made to committee and public reps on Tuesday 21st November. Presentation made to all residents of D, E and F blocks on Tuesday 28th November. Residents and Public reps supportive of plan. Exhibition of plans to be arranged.

- **Mountainview Court**

Demolition of remaining blocks completed.

- **Sean Treacy House**

Only two tenants now remaining. Preliminary approval by DOE of redevelopment plan. Tenders for demolition being sought.

- **Tom Clarke House/Orchard Road Depot**

A feasibility study has been completed on the above two sites.

- **Ballybough House**

The CCTV for the complex has been upgraded recently. Works will commence in the coming weeks on repairing the play area fencing.

- **Newcomen Court**

The complex is fully detenanted and demolished. A feasibility study has been initiated for this site.

Community Section Update

Group Name	Issues	Actions
Avondale House PIP	Precinct Improvement Project proposed for the Complex.	Open Meeting with residents to display and discuss proposed plans held on 16 th November 2006. Plans on display 28 th and 29 th November in Community Room, Avondale House.
Small Grants	Achieving funding for projects	Processed applications
Senior Citizens	Christmas Parties/Events Other Issues	Supported funding applications for various groups holding Christmas Events for Senior Citizens. Some events will be attended by Community development staff. Meeting with Dance Teacher around organising dance classes/social events around dance in the new Dance Studio in 2007
Residents Groups/Youth Groups	Christmas Parties/Events	Supported funding for various groups holding Christmas Events for Youth. Some events will be attended by Community development staff.
Mobility Week	Schools Poster Competition prize Giving	Bikes and vouchers given to students in Larkin Community College and St Laurence O Toole's National School.
O'Brien Hall	Playground to be installed	Meetings with Play Equipment Companies to be organised.
Diamond Park	Anti Social Issues and conflict between user groups in Park.	Attempting to set up consultation group to allow communication between user groups.
O'Connell Street Ceremony of Light	Children's Parade on 26 th November	Consultations with Theatre Company and Local Youth Groups.
Adult Education	Organising classes with tutors and local group	Flower arranging classes arranged for St Agatha's Active Retirement Group.
Meetings	Other meetings as required e.g. in the Community Section in the Civic Offices	Work and information sessions

**Central Area Committee Report ,
January 2007, N.W.I.C. Area Office**

Ormond Square

Work is continuing on the refurbishment of 1-7 Ormond Square and ongoing liaising is taking place between the Residents' Association and the Estate Manager. Due for completion June 2007.

Chancery House

Part 8 was advertised for the Precinct Improvement Works on 2nd August 2006. The closing date for objections/observations was 14th September 2006. No objections were received. The next stage will be to proceed with the tender for the P.I.P. and it is hoped to be onsite in early 2007. Ongoing liaising is also taking place between the Residents' Association and the Estate Manager.

Kevin Barry House

Defensible Space Programme plans have been completed and consultation has commenced with the Residents Association. Ongoing liaising is taking place between the Residents Association and the Estate Manager.

Constitution Hill

Part 8 was advertised for the Community Centre as part of the Precinct Improvement Programme on 4th of October 2006. The closing date for objections/observations was the 14th November 2006. No objections were received. Work is continuing on upgrading the Crèche facilities in the complex by Civic Maintenance. Ongoing liaising is taking place between the Residents Association and the Estate Manager.

Blackhall/Marmion Court

Saint Paul's Community Centre is fully operational and is open from Monday to Friday from 10.00am to 6.00pm. Groups using the Centre include the After School Project, Stoneybatter Youth Services, D.I.T. Computer Classes, Blackhall Women's Group and Smithfield Football Club. The painting programme is continuing throughout the complex. Ongoing liaising is taking place between the Residents Association and the Estate Manager.

Drumalee Estate

A Feasibility Study has been completed and plans are being drawn up and will be presented to residents.

Saint Bricin's Park

Circle Housing Association has advertised for a design team of architects, engineers and quantity surveyors for the redevelopment on Friday, 29th of September 2006.

Wolfe Tone Close

A working group has been set up between Residents, Dublin City Council and the Community Policing Forum to work together to resolve issues of concern to residents within the complex.

Hardwicke Street: (Dermot O'Dwyer & Rory O'Connor House)

Crèche/Childcare Facility: Building works to be completed by January 2007.
Football Pitch: An F.A.I. approved Fut Sal pitch (36m x 18m) is to be installed.

Georges Place:

A survey of all residents is underway to determine the support for provision of electric gates at the entrance of the complex.

Temple House:

Precinct Improvements: Agreed plans are now being costed by Quantity Surveyors Department for submission to D.O.E.

Hill Street/Alfie Byrne House

Precinct Improvements: Consultation ongoing. Relevant pram sheds have been demolished.

Henrietta House:

The Precinct Improvement Programme is running on schedule. Due for completion May 2007.

Sheridan Court/Place:

Handover of 28 new apartments (Sheridan Place) to the rear of the existing Sheridan Court Flat Complex is expected to take place on Friday, 12th of January 2007. Regular communication is being maintained with the developers of the adjacent sites to address any issues that arise as a result of private construction.

Questions to the City Manager
Central Area Committee
January, 2007

Q1. Councillor Mick Rafferty

To ask the Manager if the bollards preventing vehicular access to the Royal Canal at Summerhill Parade, Dublin 1 which were removed during the construction of Bridgewater Hall will be replaced.

Q2. Councillor Mick Rafferty

To ask the Manager if new lights and fittings etc will be provided for the (details supplied)

Q3. Councillor Mick Rafferty

To ask the Manager if he will arrange to have a Dublin City Council Official attend the monthly meeting of the (details supplied).

Q4. Councillor Mick Rafferty

To ask the Manager if he has a time-scale for the provision of a fence at the rear of houses on (details supplied) which was previously reported on to this Committee.

Q5. Councillor Mick Rafferty

That Senior Officials from Dublin City Council's Flood Alleviation Section and their counterparts from the O.P.W. jointly examine the build – up of silt and refuse in the Tolka River as the base of the embankment wall (details supplied) which is causing serious concern to the resident there.

Q6. Councillor Mick Rafferty

To ask the Manager for a report on the safety of the garden area at (details supplied) and if new railings will be provided at the Tolka embankment wall there.

Q7. Councillor Paschal Donohoe

That the council extend path improvements and repairs on Mobhi road all the way up to Griffith Avenue.

Q8. Councillor Paschal Donohoe

Can the council prune the tree outside (details attached).

Q9. Councillor Paschal Donohoe

1. Can the council provide an update on the following traffic and transport issues:-
 - o Are any measures planned to improve traffic flow and pedestrian and resident safety on Mobhi Road?
 - o Can children at play signs be installed in Shandon Gardens?
 - o Can any measures be taken to deter parking on Connaught Street Bridge?
 - o Can any measures be taken to reduce speeding as cars enter Kempton Estate?
 - o Can any measures be taken to reduce illegal parking in Martin Savage Estate and also protect the green verges near the Ashtown Train Station?
Can indents be created in Ventry estate to reduce parking problems?

Q10. Councillor Paschal Donohoe

Can the council provide an update on the redevelopment of the centre in Ventry Estate. Specifically what measures can be taken to ensure that any redevelopment does not reduce the visibility for residents who are living across from the estate?

Q11. Councillor Paschal Donohoe

Can the drain at the end of New Street be unblocked?

Q12. Councillor Paschal Donohoe

Can the council take measures to improve water pressure in Ventry estate?

Q13. Councillor Paschal Donohoe

To ask the City Manager that (details supplied) be included in the junk collection early in 2007.

Q14. Councillor Nicky Kehoe

To ask the City Manager that a leaflet with information on (details supplied) be made available to new tenants and the structure of the organisation the rent and the cost per year of the management company.

Q15. Councillor Nicky Kehoe

To ask the City Manager what is the time scale for the implementation of the (details supplied)

Q16. Councillor Nicky Kehoe

To ask the City Manager is there any information on (details supplied) and what is the intention of the owner there.

Q17. Councillor Nicky Kehoe

To ask the City Manager that in conjunction with (details supplied) and the community officer there that with the sale of the land to (details supplied) have discussion with the development department to secure finance for a community art piece, discussion taken place to consult the community for their view on the art piece.

Q18. Councillor Nicky Kehoe

To ask the City Manager is Dublin City Council planner in any discussion with a developer about the site of (details supplied)

Q19. Councillor Emer Costello

To ask the Area Manager for an update on proposals for Details Supplied:

Q20. Councillor Emer Costello

To ask the manger to deal with the issues in details supplied:

Q21. Councillor Emer Costello

To ask the manager to include the road and footpath at details supplied in the works programme and to ensure that both streets are swept

Q22. Councillor Emer Costello

To ask the Manager for an update on the snagging at details supplied and for a final completion date of the project

Q23. Councillor Emer Costello

To ask the area manager if he respond to the housing case at details supplied:

Q24. Councillor Emer Costello

To ask the manager to install shower at details supplied

Q25. Councillor Brendan Carr

To ask the Manager to outline the number of variations to the original Pelletstown planning permissions, and to explain why such variations are allowed considering the area action plan that was agreed by the City Council, and to confirm that none of the variations contravene the area action plan.

Q26. Councillor Brendan Carr

To ask the manager to outline the traffic management proposals for Pelletstown.

Q27. Councillor Brendan Carr

To ask the manager to outline the traffic and road works for Blackhorse Avenue for 2007.

Q28. Councillor Brendan Carr

To ask the manager to give an update on the proposals for play and community facilities at Ventry Park

Q29. Councillor Brendan Carr

To ask the manager for an update on the proposals for details supplied

Q30. Councillor Brendan Carr

To ask the manager to synchronise the traffic lights along the length of the (details supplied)

CENTRAL AREA COMMITTEE MEETING

HOUSING & RESIDENTIAL SERVICES

HOUSING DEVELOPMENT

Construction and Regeneration Section - Eileen Gleeson, Senior Executive Officer

Part V and Affordable Housing Section- Tony Flynn, Senior Executive Officer

Home Options Section – Brian White, Senior Executive Officer

INTRODUCTION

The Action Plan for Social and Affordable Housing 2004 - 2008 represents a framework for implementing the objectives of the housing strategy of Dublin City Council.

For the first time it allowed for a five year funding commitment from the Department of Environment, Heritage and Local Government totaling €2 billion.

Such plans and commitments are a very welcome development for Local Authorities, however they also represent a significant and complex challenge in achieving the targets as set out in the original plan particularly in light of the current property market in Dublin City.

This report outlines the progress on Dublin City Council's Housing Action Plan and is broken down into the five area committees. An initial review of the action plan was reported to the SPC on 26th September 2005 and a mid-term review as directed by the Department of the Environment, Heritage and Local Government was completed in July 2006.

Our review shows a nett reduction of 430 dwellings from the original target. i.e. an increase on the Social dwellings of 40 and a loss of 390 on Affordable dwellings. The principal reason for this is that significant numbers of Affordable dwellings planned for the Cherry Orchard and North Fringe (Coolock) areas are now unlikely to start before the end of 2008 but will be achieved during the course of the following five year Action Plan. It may be possible yet to compensate for the loss through turnkey developments or other programmes and no effort will be spared in order to try and achieve or exceed the original targets.

Its important to note that there is no funding barrier to the achievement of higher targets than those set out and that the main barriers are the planning/construction process and the scarcity of lands available to Dublin City Council.

Brendan Kenny
Assistant City Manager

HOUSING DEVELOPMENT

ORIGINAL TARGETS

Action Plan 2004 – 2008 (STARTS)

	YEAR	2004	2005	2006	2007	2008	TOTAL
DUBLIN CITY COUNCIL HOUSING PROGRAMME	Starts	280	490	480	470	330	1990
	Purchases	200	100	100	130	100	630
	TOTAL DWELLINGS	480	590	520	600	430	2620
PROVISION BY VOLUNTARY AND CO-OPERATIVE SECTOR	Capital Assistance Scheme	110	140	170	90	90	600
	Capital Loan Subsidy	100	180	130	120	160	690
PART V - SOCIAL AND AFFORDABLE	Social Dwellings	110	260	360	350	350	1,430
	Affordable Dwellings	200	300	400	400	400	1,700
OTHER AFFORDABLE	Dublin City Council Affordable Scheme	270	220	180	320	280	1,270
	Government Initiative Affordable Scheme A.H.I.	60	380	620	380	120	1,560
<i>SHARED OWNERSHIP SCHEME</i>	Loans given out	370	370	370	370	370	1,850
	TOTALS	1,220	1,850	2,230	2,030	1,770	9,100
SOCIAL DWELLINGS	Starts	800	1,170	1,180	1,160	1,030	5,340
AFFORDABLE DWELLINGS	Starts	900	1,270	1,570	1,470	1,170	6,380
	TOTAL DWELLINGS	1,700	2,440	2,750	2,630	2,200	11,720

HOUSING DEVELOPMENT

REVISED TARGETS AS A RESULT OF THE MID-TERM REVIEW

Action Plan 2004 – 2008 (STARTS)

	YEAR	2004	2005	2006	2007	2008	TOTAL
DUBLIN CITY COUNCIL HOUSING PROGRAMME	Starts	280	223	467	840	330	2140
	Purchases	200	100	100	130	100	630
	TOTAL DWELLINGS	480	323	567	970	430	2770
PROVISION BY VOLUNTARY AND CO-OPERATIVE SECTOR	Capital Assistance Scheme	16	96	100	255	106	573
	Capital Loan Subsidy	98	193	153	43	198	685
PART V - SOCIAL AND AFFORDABLE	Social Dwellings	4	286	360	350	350	1,350
	Affordable Dwellings	249	459	380	300	310	1,700
OTHER AFFORDABLE	Dublin City Council Affordable Scheme	257	80	230	363	628	1,558
	Government Initiative Affordable Scheme A.H.I.	0	154	160	440	380	1,134
SHARED OWNERSHIP SCHEME	Loans given out	329	289	300	300	300	1,518
	TOTALS	953	1,557	1,523	2,211	2,272	8,518
SOCIAL DWELLINGS	Starts	598	898	1,180	1,618	1,084	5,380
AFFORDABLE DWELLINGS	Starts	835	982	910	1,563	1,573	5,910
	TOTAL DWELLINGS	1,433	1,880	2,090	3,181	2,657	11,290

An Overview

The development of affordable housing initiatives has been facilitated by a series of new and innovative policy and legislative developments.

- *Part V of the Planning and Development Act, 2000, as amended in 2002, requires developers to make up to 20% of the land zoned for residential development available to meet the needs for social and affordable housing.*
- *New arrangements for the planning and delivery of social and affordable housing programmes were introduced in 2004 requiring local authorities to develop and initiate five-year action plans for social and affordable housing.*
- *Public Private Partnerships (PPP's) are being actively pursued and encouraged to help realise integrated housing developments of private, social and affordable housing units, reducing the risk of ghettoisation by ensuring an appropriate social and economic mix in new developments.*
- *Housing (Miscellaneous Provisions) Act, 2004 provided legislation to enable the major lending institutions provide mortgage finance to affordable housing beneficiaries.*

The net result of these important developments is that there are three Affordable Housing Programmes managed by Dublin City Council to service market demand: -

1. *1999 Affordable Housing Scheme*
2. *Part V Planning and Development Acts 2000-2004*
3. *Sustaining Progress Affordable Housing Initiative*

Affordable Housing applicants can finance their mortgage on an Affordable property with the Council's Shared-Ownership scheme or with private Financial Institutions: -

- (a) *Dublin City Council – Shared Ownership Loan*
- (b) *Bank of Ireland – Private Finance 97% mortgage*
- (c) *EBS Building Society – Private Finance 97% mortgage*
- (d) *IIB Homeloans L.T.D.– Private Finance 97% mortgage*

1999 Affordable Housing Scheme (*DCC Own Lands*)

The Affordable Housing scheme was introduced in 1999, to focus on the development of lands owned by local authorities. The scheme was intended to provide for the building of new houses in areas where house prices have created an affordability gap for first time buyers. Under this scheme local authorities will develop and sell houses (at cost price), on existing land, which will be sold at below market prices to eligible candidates. Many have been delivered in joint initiatives with Housing Associations and Local Co-operatives.

Some have been developed by way of “ Turn-Key” e.g. Sarsfield Road Ballyfermot, Spa Rd Inchicore and North Great Charles Street. Some have been developed as part of conditions applied to lands sold by Dublin City Council e.g. Cork Street.

Affordability of these units is assisted with a site subsidy of €50,000 (*as increased from €38,100 in January 2006*) for each dwelling constructed from the Department of Environment, Heritage and Local Government to the relevant local authority. By taking land value out of the housing equation a considerable benefit to potential purchasers is offered.

To ensure that the risks of profiteering are reduced every house sold under this scheme comes with a claw-back mechanism. Homes are sold considerably below the market rate and if re-sold within the first ten years of occupancy will attract a refund of the appropriate percentage of the resale value. The level of refund due to the local authority reduces by 10% per annum for each year after the first 10 years of ownership.

Update of 1999 Affordable Housing Developments by Area Committee in 2006

Central Area

- **28 apartments completed North Great Charles Street June 2006.**

CENTRAL AREA
ESTIMATED OUTPUT 2006 – 1999 AFFORDABLE HOUSING SCHEME

DEVELOPMENT	No. of Units	Current Status	Proposed Completion Date
North Great Charles St, Dublin 1	29	Completed, 2006	
TOTAL	29		

CENTRAL AREA
DEVELOPMENTS PLANNED 1999 AFFORDABLE HOUSING SCHEME

DEVELOPMENT	No. of Units	Current Status	Proposed Completion Date
Poplar Row	24	Proposed start date summer 2007	June 2008
O'Devaney Gardens (PPP)	91	Project contract to be agreed October Phase 191 aff dwellings to start autumn 2007	
TOTAL	115		

Part V Social & Affordable Housing Planning & Development Acts 2000 – 2004

Part V Planning and Development Acts 2000- (amended 2002) (*Private Developers*)

The Planning and Development Act 2000, requires builders to cede up to 20% of their development lands for social and affordable housing purposes.

Part V of the Planning and Development Acts 2000 is now providing a significant amount of Social & Affordable dwellings in Dublin City Council's administrative area. The target of 650 dwellings for 2006 will be achieved and possibly exceeded this year by 10%.

We anticipate that this trend will continue in 2007 & 2008, as there are no signs to suggest that the demand for housing in Dublin City will reduce in the next 2 to 3 years. Developers and staff from Dublin City Councils Housing Department have had on-going consultation meetings in relation to Part V. Over 350 developments at various stages including planning and construction are subject to Part V compliance.

[PART V AGREEMENT](#)

Part V refers to the provisions relating to Housing Supply in the Planning and Development Act 2000 as amended by 2002 legislation. Part V contains 9 sections (93-101) relating to the development of housing strategies and the provision of social and affordable housing. A Part V agreement refers to the agreement between a developer and the planning authority outlining how the developer will meet his/her obligation under Part V, i.e. the preferred option for compliance outlined in section 96(30(a) and (b) in the Act.

[WHAT IS THE HOUSING STRATEGY](#)

Each planning authority is required to prepare a Housing Strategy, which is an integral part of the County/City development plan. In essence, the Housing Strategy projects demand and supply for housing, and based on this assessment estimates the amount of social and affordable housing required for different areas within the development plan area. * Where the Housing Strategy establishes that there is a need for social and affordable housing, the Development Plan can specify that a percentage of land (up to 20%) be reserved for social and affordable housing. The Dublin City Council strategy opts for 10% social & 10% affordable housing. (Total 20%)

[DOES PART V APPLY TO ALL DEVELOPMENTS](#)

Part V applies to residential developments or a mixed development with residential element. The area must also be zoned for development and the development plan must indicate the % of land zoned for residential/mixed use to be reserved for social and affordable housing.

Certain developments are exempt from Part V.

- *Provision of houses by an approved body (under the Housing (Miscellaneous Provisions) Act, 1992).*
- *The conversion of an existing building or the reconstruction of a building to create one or more dwellings provided that at least 50% of the external fabric is retained.*
- *Carrying out works to an existing house.*
- *Development of houses under Part V Agreement.*

There is no requirement for an exemption certificate in relation to these Developments.

However the following exemptions require a certificate:

- *Where the development is for 4 houses or less or housing on land of 0.1 hectares or less*

[WHAT ARE THE OPTIONS FOR COMPLYING WITH PART V](#)

The legislation outlines the following options for complying with Part V: -

1. *Transfer of land – the default option (for the developer) as underlined by section 96 (3) (g).*
2. *Building and transfer of houses.*
3. *Transfer of fully or partially serviced sites.*
4. *Transfer of land within the functional area of the planning authority i.e. off-site land transfer.*
5. *Building and transfer of partially serviced sites off-site.*

- 6. *Transfer of fully or partially serviced sites (off-site).*
- 7. *Payment of agreed amount.*
- 8. *A combination of transfer of land under s.96 (3)(b).*
- 9. *A combination of 2 or more of the options under s.96 (3)(b).*

However, the aggregate monetary value of the property/sum paid must be equivalent to the monetary value of the land that would otherwise have been transferred to the planning authority i.e. the default option.

DUBLIN CITY COUNCIL'S PREFERRED OPTION IS OPTION 2. BUILDING AND TRANSFER OF DWELLINGS

A total of 257 Social & Affordable Housing units will be available in 2006 or early 2007 in the Central Area.

CENTRAL
Affordable 144
Social 113
TOTAL 257

CENTRAL AREA

ESTIMATED OUTPUT 2006 PART V AFFORDABLE HOUSING

DEVELOPMENT	No. of Units	Current Status	Proposed Completion Date
Castleforbes Road, Dublin 3	15	Agreement in place with developer	Completed
Hill St / North Great Georges St, D.1	7		Units Sold
Pelletstown House, Dublin 7	6	To be offered for sale	Completed
Distillery Road Dublin 3.	4	To be offered for sale	Completed
East Wall Road, Dublin 3 (ex Wiggins Teape)	16		Completed
Smithfield, Dublin 7	23	To be offered for sale	Completed
Laburnam Cottage, Pelletstown Dublin 7.	18	Practical Completion	October 2006
Rathbourne Village, Pelletstown Dublin 7.	20	Practical Completion	September 2006
Ivy Exchange, Parnell St, Dublin 1	27	Contract Stage	Completed
Ilac Centre	8	Agreement in place with developer	Completed
TOTAL	144		

CENTRAL AREA

ESTIMATED OUTPUT 2006 PART V SOCIAL HOUSING

DEVELOPMENT	No. of Units	Current Status	Proposed Completion Date
Castleforbes Road/ Kings Inn St, Dublin 1	23	Agreement in place with developer	Completed
Pelletstown House, Dublin 7	10	Allocated	Completed
Distillery Road, Dublin 3	4	Allocated	Completed
East Wall Road, Dublin 3 (ex Wiggins Teape)	15	On offer	Completed
Smithfield, Dublin 7	12	To be allocated	Completed
Laburnam Cottage, Pelletstown, Dublin 7	46	To be allocated	Completed
Railway St/ James Joyce St., Dublin 1	3	In negotiation	Completed
TOTAL	113		

3. AFFORDABLE HOUSING INITIATIVE (SUSTAINING PROGRESS – ZONED LANDS)

The latest development to emerge in the efforts to meet affordable housing needs came as part of the “Sustaining Progress” National Partnership agreement in the form of the Affordable Housing Initiative (AHI). The main thrust of this programme is to transfer under-utilised state lands to local authorities for the provision of affordable housing.

The primary delivery mechanism proposed under this scheme in the Dublin City Council area is through the Public Private Partnership route. This may help explain the slow pace of starts under this scheme as invariably PPP’s have a longer lead in time due to the complexity of negotiations and procurement requirements. However, once in place PPP’s are one of the more efficient vehicles for delivering significant numbers of units in a short space of time.

We will not deliver the full target of 1560 units from the Affordable Housing Initiative within the term of this current Action Plan. A new target of 1134 units is a more realistic yield from this scheme.

Updates On Affordable Housing Initiative Developments

1. Benefit of the Harcourt Terrace site will accrue to South Dublin County Council but applicants from the city were eligible to apply.
2. The Broc House site will form part of the Affordable Homes Partnership plans for the greater Dublin Area and the “swap” dwellings will be sourced in the Fingal County Council’s area.
3. The Lands at Malahide Rd (Balgriffin) were to deliver 250 units. These lands now form part of a Part V agreement for 292 affordable dwellings, an increase of 42.

AHI Schemes in Planning

Infirmary Road, Dublin 7 (Central)

- o **Estimate 160 dwellings**
- o **Planning Permission re-decision Sept 2006**
- o **If planning permission is granted to the scheme construction could commence before the end of year.**

Request for additional information August 2006

St Bricins, Dublin 7 (Central)

- **Estimate 200 dwellings**
- **Project agreement to be agreed with preferred bidder, target date October 2006.**
- **Planning to be lodged Early 2007**

Allocation of Affordable Housing

Under the new affordable housing allocation process, which was adopted by the City Council in November 2005, the first newsletter was sent out to all persons on the waiting list (approx. 3,500) in May 2006. The newsletter contained offers on 12 developments. A further 2 developments were circulated to applicants separately. These developments were for Prospect Hill, Dublin 11 and Northern Cross, Malahide Road. The total number of dwellings offered in the 14 developments was 305.

Over 2,500 applicants returned preference forms in respect of the 12 developments in the newsletter. 786 applicants returned preference forms for the development in Prospect Hill and 213 applicants returned preference forms for Northern Cross.

Applications for Affordable Housing increased following the issue of the newsletter in May and the Affordable Housing Panel now stands at over 6,000 applicants. Automated draws for the 14 developments were held between June and August. The breakdown of available dwellings for all 14 developments is set out below: -

Castleforbes Rd. D3 – No. of Affordable Units 15 No. of Applicants, 956

TYPE	AFFORDABLE PRICE RANGE €	CAR PARKING
7 x 1-bed	195,000 – 215,000	8 spaces at €20,000 extra
8 x 2-bed	225,000 – 245,000	Confined to 2-bed only

DISTILLERY ROAD D3 – **NO. OF AFFORDABLE UNITS 4** **NO. OF APPLICANTS, 957**

Type	Affordable Price Range €	Car Parking
2 x 1-bed	205,000	3 spaces at €20,000 extra
2 x 2-bed	245,000	Priority to 2-bed

IVY EXCHANGE, D1 – **NO. OF AFFORDABLE UNITS 27** **NO. OF APPLICANTS, 853**

Type	Affordable Price Range €	Car Parking
11 x 1-bed	170,000 – 190,000	12 spaces at €20,000 extra.
16 x 2-bed	220,000 – 240,000	Confined to 2-bed only.

KINGS INN ST., D1 – **NO. OF AFFORDABLE UNITS 9** **NO. OF APPLICANTS, 788**

Type	Affordable Price Range €	Car parking
6 x 1-bed	200,000 – 220,000	
3 x 2-bed	230,000 – 250,000	€20,000 extra – 2 bed only

SMITHFIELD D7 **–** **NO. OF AFFORDABLE UNITS 23**
NO. OF APPLICANTS, 1,224

Type	Affordable Price Range €	Car Parking
1 x 1-bed	205,000	10 spaces at €25,000 extra
20 x 2-bed	235,000 – 245,000	Confined to Block E only
2 x 3-bed	255,000	

The second newsletter with all up coming affordable homes is currently being worked on and will be sent out to all panellists within the next 4 weeks. The automated draw process will be held as early as possible on receipt of the returned preference forms. It is our intention to have a newsletter sent to all applicants every 3 months thereafter.
Dublin City Council offers Affordable Housing via the 1999 affordable housing scheme, Part V Planning and Development Act & Affordable Housing Initiative.

KEY PRINCIPLES OF THE NEW APPROACH

- 1. Application process, which is simple and easily understood*
- 2. Selection process, which is more equitable*
- 3. A common panel for affordable housing for all schemes*
- 4. A once off application fee*
- 5. A System which provides information and choice*
- 6. A common application form for the Dublin area i.e., including County Councils*

SUMMARY OF THE NEW POLICY AND PROCESS

Single Affordable Housing Panel for all schemes

Applicants fill out one short application form to get onto the panel: -

- 1. Takes five minutes to complete*
 - 2. Self verification*
- Dublin City Council will issue newsletter on periodic basis to panelists showing available properties*
 - Panelists complete section within the newsletter, confirming which properties they wish to be considered for*
 - Dublin City Council holds automated lottery to select who gets offered properties*

- **Dublin City Council contacts successful panelists who only then need to complete full application form including validation of required documentation**

A SIMPLE APPROACH TO ALLOCATING PROPERTIES.

(% Of dwellings allocated to each category)

CATEGORY	DESCRIPTION	OFFERS
1	Existing Dublin City Council or Voluntary Housing Associations Tenant	10%
2	Live within Area Committee boundary where development occur	30%
3	All other eligible applicants	60%

To GIVE ALL CUSTOMERS A CHANCE OF GETTING A PROPERTY, WHILE ALSO TRYING TO BE FAIR TO THOSE ON THE LIST LONGER

(Weight = number of times applicant's number is entered into the draw)

<u>TIME ON LIST</u>	<u>WEIGHT</u>
< 6 months	1
6 months to 18 months	2
> 18 months	3

Claw back

To ensure that the risks of profiteering are reduced every house/apartment sold under the 3 Affordable housing schemes managed by the City Council comes with a claw-back mechanism. Houses/apartments are sold considerably below the market rate and if re-sold within the first ten years of occupancy will attract a refund of the appropriate percentage of the resale value. The level of refund due to the local authority reduces by 10% per annum for each year after the first 10 years of ownership.

Claw back calculation:

The Difference between the Market Value & Affordable Sale prices multiplied by 100 and divided by the Market Value. **Note:** Calculations are always based on current Market Value.

Example: -

Market Value (M.V)	= €250,000
Affordable Sale Price (A.S.P)	= €200,000
Difference	= €50,000

$$\frac{€50,000 \text{ (M.V. less A.S.P)} \times 100}{€250,000 \text{ (M.V)}}$$

$$= 20\%$$

20% Claw back

In Conclusion the process of delivering and allocating Affordable housing from the 3 schemes administered by Dublin City Councils has been streamlined to be efficient, quick turn around of the application process and a significant number of affordable homes to be delivered over the lifetime of the housing strategy.

DUBLIN CITY COUNCIL HOUSING PROGRAMME

In the direct provision of housing through new construction and purchase of second hand houses the target for 2004 was achieved with provision of 480 units. The target for 2005 was 590 units, 347 units started during the course of 2005 and a further 221 earmarked to start in 2005 started early 2006. The projects targeted to commence in 2006 are on target at this point in time and a total of 480 starts should be achieved this year, in addition to the revised target of 200 buy backs to be acquired, giving a total of 580 new social housing units under this programme. The pilot scheme introduced for the purchase and management of second hand apartments is now in place. This service is initially being carried out on a pilot basis over a twelve-month period. The pilot will be reviewed after twelve months to establish the basis on which it can be rolled out as the framework for a more substantial purchase and management programme.

Significant developments to start in 2006 include 47 new units at Timberyards Cork St, 42 units at Bunratty Rd, 24 units for senior citizens at Maypark Donnycarney, 45 units at St. Helena's Finglas.

VOLUNTARY AND CO-OPERATIVE SECTOR PROGRAMME

The City Council continues its policy of active engagement and partnership with the voluntary and co-operative sector to fulfil its obligations in relation to social and affordable housing and to reflect national policy

The Action plan focuses on the contribution of the voluntary and co-operative sector under Capital Assistance and Capital Loan and Subsidy schemes to achievement of targets.

The former enables approved housing bodies to provide accommodation for special needs categories such as elderly, homeless persons with disability while the latter enables provision by approved bodies of housing for letting to low income families.

- ***The 2004 target was for provision of 210 units with achieved output of 114 units.***
- ***The 2005 target was for provision of 320 units with achieved output of 299 units.***
- ***The planned starts 2006 of 300 are on target at this point.***

The shortage of suitable sites in the city is limiting this sector and while Dublin City Council facilitates the delivery of housing by this sector we are not in control of the developments and the pace they progress at.

CENTRAL AREA

PLANNED

SOCIAL HOUSING PROGRAMME				
PROJECT NAME	NO OF UNITS	PROPERTY TYPE	START DATE	COMPLETION DATE
McKee Park	40	Social/ New Build	July-07	Dec '08
North King Street	27	Social/ New Build	Aug-07	Dec '08
Sean Treacy House	53	Social/ New Build	Sep-07	Mar-09
TOTAL	120			

VOLUNTARY AND CO-OPERATIVE HOUSING				
PROJECT NAME	NO OF UNITS	PROPERTY TYPE	START DATE	COMPLETION DATE
Alone - 17 Doyles Cottage, Blackhorse Ave, D7	1 - CAS	Construction	2006	
Alone - 32 Belvedere Road, D1	3 - CAS	Construction	2006	

CENTRAL AREA

PLANNED

VOLUNTARY AND CO-OPERATIVE HOUSING				
PROJECT NAME	NO OF UNITS	PROPERTY TYPE	START DATE	COMPLETION DATE
Alone - 6 O'Sullivans Ave, Ballybough, D3	1 - CAS	Construction	2006	
Catholic Housing Aid - Fr. Scully House, Gardiner Street, Dublin 1	45 - CAS	Construction	2007	
Catholic Housing Aid - St. Agathas Court, Nth William St. Dublin 1	38 - LSS	Construction	2007	
Circle – Bricin's Park	86 – CAS	Construction	2007	
Hail - North King St/Dorset St. Dublin 1	8 - CAS	Construction	2006	
NABCo - 84 North King St, Dublin 7	54 - LSS	Construction	2007	
NABCo - Richmond Road, Dublin 3	58 - LSS	Construction	2007	
Salvation Army - Lefroy House, Eden Quay, Dublin 1	7 - CAS	Construction	2007	
St. Columbas Care Association - Rear of 90 Iona Road, Glasnevin, D9	2 - CAS	Construction	2007	
Teenage Care - Claremont Villa, 1 Ballymun Road, Glasnevin, D11	7 – CAS	Construction	2006	
The Aids Fund - Granby Lane, Dublin 1	15 - CAS	Construction	2006	
TOTAL	325			

CENTRAL AREA
IN PROGRESS

SOCIAL HOUSING PROGRAMME				
PROJECT NAME	NO OF UNITS	PROPERTY TYPE	START DATE	COMPLETION DATE
Lourdes House	63	New - Social Build	Feb-06 enabling works	Jun-09
North Frederick Lane	28	New - Social Build	Jul-05	Dec-06
Ormond Square	14	Refurbishment	May-06	May-07
Poplar Row/ Courtney Place, Phase 2	69 new 38 refurbishment (24 affordable)	Regeneration/New Build/Affordable	Dec-03	Oct '06
TOTAL	212			