

SOUTH EAST AREA COMMITTEE MEETING – 12th MAY 2008

1133. Disability Implementation Plan.

1134. Minutes of meeting held on 14th April 2008 (copy attached) **(Pages 6-18)**.

1135. Questions to Dublin City Manager (see attached at back of Agenda) **(Pages 45-47)**.

1136. Roads & Traffic Matters

- i. Minutes of the Traffic Advisory Group meeting held on 17th April 2008 (copy attached) **(Pages 19-23)**.
- ii. Proposed alterations to Pigeon House Road.

1137. Development Matters

- i. Proposed addition to the Record of Protected Structures of Twin ESB Chimneys at Poolbeg Generating Station, Pigeon House Road, Ringsend, Dublin 4 (item 1107 (i) deferred from April meeting, correspondence enclosed) **(Pages 24-25)**.
- ii. With reference to the proposed disposal of a plot of land adjoining 107 Rathmines Road Upper, Dublin 6 to Mr P.J. Ryan, 30 Castlewood Ave, Rathmines, Dublin 6 (report attached) (item 1107 (i) deferred from April March meeting) **(Page 26)**.
- iii. With reference to the proposed deletion from the Record of Protected Structures of 6 Sir John Rogerson's Quay, Dublin 2 (report attached) **(Pages 27-28)**.
- iv. With reference to the proposed deletion from the Record of Protected Structures of 4-5 Burgh Quay, Dublin 2 (report attached) **(Pages 29-30)**.
- v. With reference to the proposed deletion from the Record of Protected Structures of 6 Holmes Cottages, Rathmines, Dublin 6 (report attached) **(Pages 31-32)**.
- vi. With reference to the proposed deletion from the Record of Protected Structures of 4 Holmes Cottages, Rathmines, Dublin 6 (report attached) **(Pages 33-34)**.
- vii. With reference to the proposed addition to the Record of Protected Structures of Marleigh House, 13 Leinster Road West, Dublin 6 (report attached) **(Pages 35-37)**.
- viii. With reference to the proposed grant of a temporary convenience letting of a site at Beggar's Bush, Shelbourne Road, Dublin 4 – Eircom (report attached) **(Page 38)**.

1138. Housing & Residential Services Matters

- i. Void Report (report attached) (Page 39-41).

1139. Planning Matters

i. Planning Applications

1. **Application Number:** 2418/08

Application Type: Permission

Applicant: Workers Pensions Scheme Trustees Ltd, Federation House, Canal Road, Dublin 6

Location: Canal House, Canal Road, Dublin 6

Proposal: Mixed-use office and residential development on their existing office complex at Canal Road. The scheme includes the demolition of an office block (known as Block C), of 5 no. existing vacant dwellings (known as Dunville Terrace) and a single storey storage building and the construction of a new 7 storey building comprising 6 floors of office accommodation with 5 no. apartments at penthouse level and the recladding of 2 existing office buildings (blocks A and B). The proposed development also includes the change of use of the fourth floor of Block A from office use to residential use to provided for 4 no. apartments with a new fifth floor to accommodate 4 no. apartments (block A is to accommodate 8 apartments overall). Block A has an existing height of 5 storeys and it is proposed as 6 storeys overall. Two new floors of residential accommodation at block B to provide for 3 no. duplex units. Block B had an existing height of 4 storeys and is proposed as 6 storeys overall; all to provide a total of c 8,055sqm (gfa) of new office floor space, existing office floorspace in blocks A and B of 3188sqm is to be retained and sixteen no. residential units of (c 1552sqm in total) (GFA) in total and associated site works on lands at Canal Road, Dublin 6. The application comprises: (1) Demolition of existing 5 no. one and a half storey over basement vacant cottages to the northwest of the site known as Dunville Terrace, existing office block C of c 912sqm and a single storey storage building. (2) The development of a new office building to comprise 7 storeys over basement (5 storeys plus 2 set back, with an overall height of c 30m) to provide c 8,055sqm (GFA) of office floorspace at floors 1-6 and 5 no. 2 bed residential units at floor 7 to accommodate: unit C1 c. 94sqm; unit C2 c. 99sqm and unit C3 c 90sqm, unit C4 c 90sqm and unit C5 c. 90sqm (3) The recladding of existing office block A and B. Development at block A includes the change of use of the existing fourth floor from office to residential use to provide for 4 no. 2 bed apartments as follows: unit A1 c. 88sqm unit A2 c. 89 sqm; unit A3 c. 106sqm; unit A4 c. 89sqm. Block A also includes the provision of one new floor of residential development to accommodate 4no. 2 bed apartments as follows: unit A6 c. 89sqm unit A7 c. 106sqm and unit A8 c. 89sqm Block A has an existing height of 5 storeys and a proposed height of 6 storeys overall (c 21.15m overall). (4) Block B to comprise the recladding of existing floors 1-4 and the provision of 2 new residential floors to provide 3 no. 3 bed duplex apartments at floors 5 and 6 as follows: unit B1 c. 115sqm, unit B2 c. 115sqm and unit B3 c. 115sqm. Block B has an existing height of 4 storeys and a proposed height of 6 storeys overall (c. 21.12m overall). The proposed development provides for terraces to each residential unit and roof terraces at floors 4 and 6. The proposed development will also include the provision of a green roof system and 16 solar panels in association with the 16 no. residential units. (5) provision of 19 new parking spaces (there is existing car parking provision of 89 spaces at basement) to give a total of 108 car parking spaces associated with the proposed development, of these 16 spaces are allocated to the residential units at podium level and 92 spaces are allocated to the office development at an extended basement level. The

existing access from Athlumney Villas will now be used to access the residential parking and emergency access only. The basement parking will continue to be accessed from Canal Road. The residential element of the scheme will be accessed from a new circulation tower (comprising lift, staircase and bridges) of c. 302sqm and 26.2m in overall height. (6) Ancillary uses include general site landscaping and new boundary treatment at Athlumney Villas associated bin storage and ancillary development at basement all on a site of c 0.49 hectares at Canal Road, Dublin 6.

Registered Date: 21-Apr-2008

Validated Date: 30-Apr-2008

2. Application Number: 2406/08

Application Type: Permission

Applicant: Radora Developments Ltd, Grattan Bridge House, 3 Ormond Quay Upper, Dublin 7

Location: Existing Hospital/Hotel Building, At Elm Park, Former Lands Of The, Sisters Of Charity At, Merrion Road & Bellevue Avenue, Dublin 4

Proposal: The proposed consists of the change of use to offices of the existing eight storey hotel building of 10,383 sq.m (linked to the private hospital building) previously permitted under Reg. Ref. 1539/02. The proposed development will result in 10,137 sq.m office space, including a winter garden of 454 sq.m at second floor level. The proposed offices will be served by 122 no. existing car parking spaces.

Registered Date: 18-Apr-2008

Validated Date: 28-Apr-2008

3. Application Number: 2410/08

Application Type: Permission

Applicant: Radora Developments Ltd, Grattan Bridge House, 3 Ormond Quay Upper, Dublin 7

Location: Existing Hospital/Hotel Building, At Elm Park, On The Former Lands Of The, Sisters Of Charity At, Merrion Road & Bellevue Avenue, Dublin 4

Proposal: The proposed development consists of the change of use to offices of the existing five storey hospital building of 12,011 sq.m (linked to the hotel building) previously permitted under Reg. Ref. 1539/02. The proposed development will result in 12,163 sq.m office space. the offices will be served by 146 no. existing car parking spaces.

Registered Date: 18-Apr-2008

Validated Date: 28-Apr-2008

- ii. With reference to planning application no. 2141/08 Leinster Park, Harolds Cross Road, Dublin 6W.
- iii. With reference to PEL 10/08, an application for a licence for a concert in Donnybrook Stadium.
- iv. With reference to planning application no. 2134/08, 1 Grand Canal Street Lower, Dublin 2.

1140. Engineering Matters

- i. Rathmines & Pembroke Drainage Scheme.

1141. South East Area Matters

- i. Area Manager's Report (copy attached) (**Pages 42-43**).
- ii. Naming of new development in Rathmines, Dublin 6 "Rathmines Square" (report attached) (**Page 44**).

Motions

1142. Motion from Councillor Dermot Lacey

This Committee requests a report on when the remaining items from the Beech Hill Villas Precinct improvement Plan will be finished:

- 1) Removal of telephone wires and their insertion to the new tubing.
- 2) Replacement of the Wooden lathes on perimeter fencing.
- 3) Placement of Planter Boxes.
- 4) Reinstatement of (fallen) gate.

1143. Motion from Councillor Dermot Lacey

This Committee requests a report from the Manager on the suggestion for the development of a Community Food growing project at Herbert Park and the small triangular green site at the entrance to Pembroke Cottages, Donnybrook as discussed with the Community section.

1144. Motion from Councillor Edie Wynne

To request the Manager to 'declare the Hill Area Residents Association to be a recognised association for the purposes of section 128 of the Local Government Act 2001.

1145. Motion from Councillor Paddy McCartan

To ask the Manager what further restrictions can be placed on cyclists and skateboarders on the Promenade in Sandymount as they are a hazard and a danger to people walking, particularly the elderly.

1146. Motion from Councillor Paddy McCartan

Could the Manager clarify the granting of planning permission at rear of 21 Bath Street Irishtown when this premises had an Enforcement Notice placed on it in November 2007.

1147. Motion from Councillor Dermot Lacey

To ask the Manager if she will respond to the response from residents (outlined below) to the response by the Manager to my question tabled at the April meeting of the Area Committee in relation to flooding at Sandymount.

1148. Motion from Councillor Mary Freehill

In the interest of the protection of citizens, that DCC check out whether the occupier of Dartmouth Sq. Park has public liability insurance.

1149. Motion from Councillor Dermot Lacey

This Committee requests the Manager as a matter of some urgency to have all the railings/handrails etc on the steps and ramps leading on to Sandymount and Merrion Strands to have the rust removed, dangerous edges cleared and repainted as the present state of these is both dangerous and unsightly.

1150. Motion from Councillor Dermot Lacey

This Committee requests the Manager to respond to the issues relating to Beggar's Bush submitted with this motion.

1151. Motion from Councillor Mary Freehill

That the Council consider getting Oxigen to commence a weekly collection in areas where green bags are used. The reason why bags are used in these areas is because of insufficient storage space, it would appear as people are becoming more efficient at recycling that bags are left outside houses often for a week before delivery. This is an issue which the propose has taken to the attention of Cleansing on many occasions particularly in relation to Harold's Cross Cottages.

- 1152. Motion from Councillor Mary Freehill**
That the cleansing Dept. issue a report on what steps it is taking in connecting with the landlords in Grove Park to ensure that they comply with their waste management responsibilities. Please see attached email and attachments which indicates just some of the problems in this Park. I find that when I walk down this road that the amount of bags and articles left out on the road is seriously unacceptable. If the Council has difficulty in making contact with the Landlords. I have noticed that quite a number of Landlords visit their properties on a Saturday morning. Clearly this issue needs continuous follow up and am asking that while this is a motion for the May meeting that it continues on the agenda each month until Sept. to get a follow-up report on progress".
- 1153. Motion from Councillor Mary Freehill**
Would the Manager inform the committee when the Ranelagh plaza and the Deirdre Kelly work of art will be completed. This process started in 1999 and has had many stops and starts during that period. The people of Ranelagh no longer believe promises so it is imperative that both processes are promptly completed.
- 1154. Motion from Councillor Mary Freehill**
Further to my numerous motions requesting that DCC purchase the College of Commerce in Rathmines when the DIT move to Grangeegorman, please see IT Property page 30 April which indicates that the Rathmines college is up for sale on the open market. Before taking this issue up at the Governing Body of the DIT would the Manager please outline what approaches has been made to DIT and where is the interest to purchase at right now?
- 1155. Motion from Councillor Daithí Doolan**
That the Manager ensures that the entrance gates for Crampton Buildings are repaired as agreed by this Committee last year.
- 1156. Motion from Councillor Daithí Doolan**
That the Manager agrees to circulate the report which was commissioned to consider the refurbishment options for Markievicz House. And a meeting is organised as soon as possible with the residents & elected representatives to discuss the options for Markievicz House.
- 1157. Motion from Councillor Daithí Doolan**
That this Committee will fully investigate the causes of the cracks appearing on the road in Magennis Place and make the report known to the Councillor.
- 1158. Motion from Councillor Daithí Doolan**
That this Committee agrees to install lights on Cards Lane (off Pearse Street) D2, to facilitate public access to the new theatre.
- 1159. Motion from Councillor Mary Freehill**
That CC TV (with good quality footage which the Gardaí need for detection work) be installed at the entrance of Maxwell Court and Rathmines Avenue Flats. That the cost be financed by monies accrued from the recent land exchange.

**SOUTH EAST AREA COMMITTEE
COISTE CHEANTAR an OIRDHEISCIRT**

**MINUTES OF MEETING HELD ON
14th APRIL 2008
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14th AIBREAIN 2008**

1101. Social Inclusion Report – David Connolly.
Order: Presentation noted.
Request Minister to increase numbers on Partnership Board to permit the South East Area to be represented.
1102. Minutes of meeting held on 10th March 2008.
Order: Agreed.
1103. Questions to Dublin City Manager.
Order: Noted: Replies circulated.
1104. **Culture, Recreation & Amenity Matters**
- i. Outdoor Events Programme.
Order: Noted.
1105. **Roads & Traffic Matters**
- i. Minutes of the Traffic Advisory Group meeting held on 27th March 2008.
Order: Noted.
- ii. Traffic Works Programme.
Order: Noted.
1106. **Engineering Matters**
- i. Report on the cleaning of gullies for March 2008.
Order: Noted.
1107. **Development Matters**
- i. Proposed addition to the Record of Protected Structures of Twin ESB Chimneys at Poolbeg Generating Station, Pigeon House Road, Ringsend, Dublin 4 (item 1083 (i) deferred from March meeting).
Order: Defer to May meeting. Assurance to be sought from the ESB that no significant alterations would be made to the chimneys without consultation with Dublin City Council.
- ii. Proposed addition to the Record of Protected Structures of Belford House, 118 Orwell Road, Rathgar, Dublin 6.
Order: Agreed to initiate process.
- iii. With reference to the proposed disposal of a plot of land adjoining 107 Rathmines Road Upper, Dublin 6 to Mr P.J. Ryan, 30 Castlewood Ave, Rathmines, Dublin 6.
Order: Defer to May meeting.

- iv. With reference to the proposed disposal of Dublin City Council's fee simple interest in the properties 7 Georges's Quay and Nos. 1, 3, 5, 9, 11, 13 and 15 Tara Street to Coolbrook Developments Limited c/o Beauchamps Solicitors, Riverside Two, Sir John Rogerson's Quay, Dublin 2.
Order: Agreed. Refer to City Council.
- v. With reference to the proposed disposal of a plot of land to the front of No. 7 Pearse Grove, Dublin 2 to Ms. Bernadette Murphy.
Order: Agreed. Refer to City Council.
- vi. Derelict Sites Quarterly Report.
Order: Noted.

1108. Housing & Residential Services Matters

- i. Scheme of Letting Priorities & Allocation of Vacancies arising from Housing Development in Londonbridge Road, Dublin 4.
Order: Agreed.

1109. Planning Matters

- i. Planning Applications

1. Application Number: 1746/08

Application Type: Permission

Applicant: Bryan Cullen & John O'Sullivan

Location: The Junction of Donnybrook Road & Brookvale Road, Donnybrook, Dublin 4

Proposal: Permission for development at a site of c. 0.31 hectares. This site is currently occupied by the Shell Filling Station and the Everready Centre (comprising of Fast Fit Tyres, First Stop Tyre Centre, Everready Car Valeting Ltd., All Glass Windscreen Repair, Kelly Garden Sheds and Buddies Cafe Bar 'The Coffee Shop'). The site is bounded to the north-east by Donnybrook Road; to the north-west by Brookvale Road; to the south-east by the rear gardens of the residential properties along Eglinton Road; and to the north by the junction of Donnybrook Road and Brookvale Road. The development will consist of:

(A) The demolition of the Shell Filling Station and the Everready Centre.

(B) The construction of a mixed use office, retail and residential scheme in 2 no. blocks, as follows: Block O (comprising of office and retail units) generally fronting to Donnybrook Road and Block A (comprising of residential units) generally fronting to Brookvale Road.

Block O consists of a part 3,5,7 and 11 storey building (11 storeys overall - overall height +60.85 OD) comprising: (i) a total of c. 7,670sqm GFA of office floor space, (consisting of 5 no. office suites ranging in size from c. 740sqm to 1,195sqm net floor area); (ii) a total of c. 955sqm GFA of retail space at ground floor level (consisting of 4 no. retail units ranging in size from c. 110sqm to c. 240sqm net floor area), and (iii) switchroom and ESB substation at ground floor level. Roof terraces for the office Block are provided at fifth and seventh floor level, along the eastern elevation (to Donnybrook Road).

Block A comprises a part 3, 4 and 6 storey building raised over ground and first floor levels (8 storeys overall - overall height +36.20 OD), comprising 22 no. apartment units (with a total of c. 2,555sqm GFA residential floor space), consisting of 13 no. 2 bed units (ranging in size from 80sqm to 92sqm net floor area); and 9 no. 3 bed units (ranging in size from 96.2sqm to 135sqm net floor area). All apartments have private balconies along the western elevation (to Brookvale Road). A roof terrace and private terraces at 5th and 6th floor levels are provided. The scheme provides for a total of 62 car

parking spaces at basement level. Vehicular access to the site is via Brookvale Road. Bicycle parking and bin storage are also provided at basement level. The total gross floor area of the proposed development is c. 11,180sqm (overground) plus additional c. 2,755sqm at basement level. All ancillary site development, landscaping and boundary treatment works.

Registered Date: 03-Mar-2008

Validated Date: 11-Mar-2008

Order: Planner's report noted. Recommend refusal.

2. Application Number: 1630/08

Application Type: Permission

Applicant: John C. Carroll, 6, Castlevue, Rathfarnham Castle, Dublin 14

Location: 32/33, Clanbrassil Street Lower, Dublin 8

Proposal: Planning permission to demolish existing two storey structure comprising of 1no. retail unit & 3no. apartments at 33 Lower Clanbrassil Street, Dublin 8, and construct a new 6 storey mixed use development consisting of 4no. apartments (3no. 3 bedroom & 1no. 1 bedroom) on the second to fifth floors together with 1no. retail unit incorporating ancillary bin & bicycle storage for the apartments on the ground floor over basement storage area, and 1no. office unit on the first floor. The development will include areas of balconies to the first to fifth floors (on front, rear and side elevations) and a landscaped roof terrace, together with connection into foul and surface water drainage, public water supply, ESB, Gas and telecom services with associated site works.

Registered Date: 26-Feb-2008

Validated Date: 03-Mar-2008

Order: Planner's report noted. Recommend refusal.

- ii. Marionella – Orwell Road.
Order: Defer to May meeting.

1110. South East Area Matters

- i. Area Manager's Report.
Order: Noted.
- ii. Nomination of 2 Public Representatives to the Charlemont Street Regeneration Board.
Order: Councillors Humphreys and Doolan nominated.
- iii. Naming of new development at Merton Drive, Ranelagh, "Willbrook/Sruthán Liam".
Order: Defer.
- iv. Naming of new development at Elm Park "Elmpark Green, Merrion Road", Dublin 4.
Order: Naming "Elmpark Green, Merrion Road" agreed.

Motions

1111. Motion from Councillor Mary Freehill

That the lane at the rear of Palmerston Road and perpendicular to Ormond Road which extends to Dunville Avenue be included in the regular road-cleansing programme for the area. It was last cleansed six months ago. Lack of regular cleansing makes it dangerous for cyclists on wet days.

Order: Report to Councillor.

1112. **Motion from Councillor Dermot Lacey**
This committee requests the Manager to arrange for the response time at the Pedestrian Crossing at Donnybrook Road – in front of the Spar Shop and at the junction of Sandford Road and Belmont Avenue to be shortened.
Order: Noted. Report to Councillor
1113. **Motion from Councillor Dermot Lacey**
To ask the Manager if she will arrange, as a matter of urgency, for the removal of the fallen trees lying across the River Dodder roughly to the rear of 111 Anglesea Road and if she could also give me an update on the plans to develop that stretch of the River Dodder from Herbert Park to Anglesea Bridge as a linear Park.
Order: Report to Councillor.
1114. **Motion from Councillor Dermot Lacey**
This Committee requests that as a matter of urgency the disgraceful and dangerous condition of the road surface (and indeed absence of a footpath) on Morehampton Lane be addressed as soon as possible as promised on several occasions.
Order: Noted.
1115. **Motion from Councillor Paddy McCartan**
To ask the Manager to address the issue of disc parking in St Alban's Park.
Order: Report to Councillor.
1116. **Motion from Councillor Paddy McCartan**
To ask the Manager to adjust the sequence of the traffic lights coming from Marlborough Road onto the junction with Sandford Road --longer green sequence required.
Order: Report to Councillor.
1117. **Motion from Councillor Paddy McCartan**
To ask the Manager to find a workable solution to the blatant disregard for the current signage, which is meant to prohibit entry to Ballsbridge Avenue.
Order: Report to Councillor.
1118. **Motion from Councillor Paddy McCartan**
To ask the Manager to indicate those who were in favour and those who were against disc parking in Airfield Court Donnybrook. There is disquiet amongst residents as to the manner in which this issue was addressed.
Order: Report to Councillor.
1119. **Motion from Councillor Dermot Lacey**
This Committee agrees to initiate the process for including St. John's Church, Park Avenue and Martello Tower Sandymount, on the list of Protected Buildings.
Order: Report to Councillor.
1120. **Motion from Councillor Edie Wynne**
To request the manager to have the advertisements that have been put on the new lamppost outside the "Sweet Basil Cafe on Rathmines Road be removed?
Order: Report to Councillor.
1121. **Motion from Councillor Kevin Humphreys**
That the Manager carry out a review of the Portobello Traffic Cell in the Autumn of 2008 with the terms of reference of preventing rat-running and reducing traffic speed within the Cell.
Order: Report to Councillor.
1122. **Motion from Councillor Kevin Humphreys**
That the Manager extend the pilot scheme of 30 kilometres speed limit to the Heytesbury Traffic Cell.
Order: Report to Councillor.

1123. **Motion from Councillor Kevin Humphreys**
That the Manager gives a full report on the current status of the redevelopment of Conway Court.
Order: Report to Councillor.
1124. **Motion from Councillor Kevin Humphreys**
That the Manager gives a full report on the current status of the precincts Improvements for Markievicz House and also that the refurbishment of the inside of flats will also take place.
Order: Report to Councillor.
1125. **Motion from Councillor Kevin Humphreys**
That the Manager outline the nature and type of contamination that was in the slurry which spilled from the Service Tunnel site at the East Link and that the manager ensures there will be a full clean up operation to ensure that residents, boat owners and members of St Patrick's Rowing Club health is not put at risk.
Order: Report to Councillor
1126. **Motion from Councillor Oisín Quinn**
That this Committee calls on the Manager to install a public light in Ranelagh Gardens near the Archway that leads out from Ranelagh Gardens onto Ranelagh Road to increase usage of the Park and increase the sense of safety for pedestrians using the Park in the evenings.
Order: Moved by Councillor Lacey. Report to Councillor.
1127. **Motion from Councillor Oisín Quinn**
This Committee calls on the Manager review the usage of Gulistan Terrace by Council Waste Collection trucks. Large trucks are using this narrow roadway at early hours and coming out onto Mountpleasant Ave which is also very narrow and asks that consideration be given to trucks leaving the depot onto Rathmines Road at those early hours as this would be less disruptive to residents in the area
Order: Moved by Councillor Lacey. Report to Councillor.
1128. **Motion from Councillor Oisín Quinn**
This Committee calls on the Manager to liaise with the ESB to ensure that the locked-off laneway between the ESB building beside the Gulistan Recycling centre and the rear of the house on Gulistan Cottages is cleaned up thoroughly as soon as possible.
Order: Moved by Councillor Lacey. Report to Councillor.
1129. **Motion from Councillor Daithí Doolan**
This Area Committee regrets that the respite beds in Baggot St Hospital are being moved to Clonskeagh and requests that the Manager convenes a meeting with the HSE to discuss the impact that such a move will have on local residents.
Order: Agreed.
1130. **Motion from Councillor Daithí Doolan**
That this Area Committee congratulates the Ringsend community for hosting a successful week of events commemorating International Women's Day. The Committee look forward to the event becoming an annual event.
Order: Agreed.
1131. **Motion from Councillor Daithí Doolan**
This Area Committee asks the Manager to investigate the causes of the reported dust on cars in Leukos Road area of Ringsend.
Order: Report to Councillor.

1132. Motion from Councillor Daithí Doolan

That this Area Committee is given a time table & identifies the sites for the construction of Social & Affordable housing units in Dublin South East from 2008 – 2010.

Order: Report to Councillor.

Councillor Mary Freehill

Chairperson

Dated 21st April 2008

Attendance

Members

Councillor M. Freehill (in the chair)

Councillors: O. Quinn, P. McCartan, D. Lacey, K. Humphreys, M. Donnelly, D. Doolan, E. Wynne

Officials:

E. Brady, Area Manager, South East Area
F. Lambe, Assistant Area Manager, South East Area
S. Moran, Assistant Area Manager, South East Area
G. Lalor, Assistant Area Manager, South East Area
T. Gallagher, Area Housing Manager, South East Area
S. Brazil, A/Administrative Officer, Ringsend Office
M. Weir, Administrative Officer, Culture, Recreation & Amenity Department
N. McDonnell, Senior Executive Planner, Planning Department
P. Riordan, Executive Planner, Planning Department
M. Murphy, Executive Planner, Planning Department
P. Hyde, Senior Planner, Planning Department
S. Halpin, Conservation Research Officer, Planning Department
P. Curran, Senior Executive Parks Superintendent
R. Boland, Senior Engineer, Roads & Traffic Department
B. Mills, Senior Staff Officer, Derelict Sites
R. Treacy, Senior Staff Officer, South East Area
J. Nugent, A/Staff Officer, South East Area
L. Nolan, Technician, Planning Department

**QUESTIONS TO DUBLIN CITY MANAGER
SOUTH EAST AREA COMMITTEE MEETING, 14th APRIL 2008**

Q1. Councillor Dermot Lacey

To ask the Manager if she will arrange for the dishing of the footpath close to 69 Beech Hill Avenue to facilitate a disabled resident.

Reply

There already are vehicular dishings either side of No 69 Beech Hill Avenue, which would permit a person in a wheelchair to mount the footpath. If the owner of no. 69 wishes to install a vehicular entrance planning permission is required. If this is granted the owner can contact the Roads Maintenance Department in relation to providing dishing at this location.

Q2. Councillor Dermot Lacey

To ask the Manager if consideration could be given to the provision of two Disabled Parking bays at the new Disc Parking section to the rear of the Sacred Heart Church Donnybrook.

Reply

This matter will be examined by the Traffic Advisory Group.

Q3. Councillor Dermot Lacey

To ask the Manager if she will initiate the procedures to extend the Disc parking scheme along Sandymount Road and St. James Terrace up as far as the Star of the Sea Church and conduct the necessary ballot of residents on this.

Reply

Residents of Sandymount Road were balloted on a proposal to extend the existing parking controls on this street in April/May 2006. The result of the ballot was a majority of residents voting to reject the proposal.

The matter will now be re-examined with a view to determining whether an extension of the existing scheme can be recommended.

Q4. Councillor Paddy McCartan

To ask the Manager to have an overgrown hedge, which is encroaching onto the public footpath at St Alban's Park with it's junction with Strand Rd [no 169a] trimmed back to facilitate people with prams or wheelchairs as at the moment it constitutes a hazard to their safety.

Reply

The maintenance of hedges on private property is the responsibility of the owner/occupier. Arrangements will be made to contact the owner/occupier of the house at this location to ensure that the foliage encroaching on the public footpath is cut back.

Q5. Councillor Paddy McCartan

To ask the Manager to consider erecting traffic lights at the junction of Sandymount Ave with Gilford Road.

Reply

This issue will be examined by the Traffic Advisory Group.

Q6. Councillor Paddy McCartan

To ask the Manager to repair the very dangerous footpath at the Ballsbridge Avenue junction with Merrion Road.

Reply

This is a private road and this footpath is not in charge of Dublin City Council. Arrangements will be made to contact the Developer to have this work carried out.

- Q7. Councillor Paddy McCartan**
To ask the Manager to erect a nameplate sign for the Beechill Estate Donnybrook at its junction with Beaver Row.

Reply

Arrangements have been made to order a nameplate for Beechill Estate. It will be erected upon delivery.

- Q8. Councillor Paddy McCartan**
To ask the Manager to carry out urgent repairs to the road subsidence at Greenfield Park, Donnybrook.

Reply

Arrangements will be made to temporarily repair damaged sections on Greenfield Park Donnybrook. The permanent repairs will be programmed into our routine maintenance works.

- Q9. Councillor Paddy McCartan**
To ask the Manager to have the rubble outside Merrion Court, Ailesbury Road at its junction with Merrion Road removed immediately.

Reply

The South East Area environmental crew removed this rubble on 01/04/08.

- Q10. Councillor Dermot Lacey**
To ask the Manager is she will arrange to have a few litterbins installed along Donnybrook Road between Eglinton Terrace and Anglesea Road.

Reply

Waste Management Services will examine the stretch of Donnybrook Road between Eglinton Terrace and Anglesea Road and will install litterbins at suitable locations along this road. This work will be completed before the end of April 2008.

- Q11. Councillor Edie Wynne**
To request a total re-surfacing of Bush's Lane, Rathgar following many complaints from residents about the potholes and general condition of the lane.

Reply

The Asphalt surface on Bushes Lane will be resurfaced in 2008 and the damaged sections in concrete will be repaired.

- Q12. Councillor Edie Wynne**
To ask the Manager to replace the cobblestones that occur at intervals on the cycle lane that goes along Rathgar Rd from Rathmines because of the danger to cyclists, especially in when the roads are wet.

Reply

There are 4/5 small stretches of cobblestone directly adjacent to the kerb, which form a channel in the cycle track along Rathgar Road.

The South East Area will examine whether it is feasible to have them removed.

- Q13. Councillor Edie Wynne**
To ask the Manager to have steps taken to stop illegal and double parking along the laneway at the back of Garville Ave that is a cul-de-sac off Rathgar Avenue.

Reply

The Area Traffic Engineer will examine the issues and contact the Councillor directly. In addition the Parking Enforcement Contractor has been requested to monitor the area.

Q14. Councillor Edie Wynne

To ask the Manager to please investigate why a Final Demand Notice (details supplied) was sent when DCC Derelict Sites have been given monthly briefings and reasons for delays in work, and the work is now progressing.

Reply

The site the Councillor refers to is a derelict site within the meaning of Section 3 of the Derelict Sites Act, 1990 and was entered on the Derelict Sites Register on 25th November 2005. There is an annual Levy chargeable of €4,500 per annum plus interest, the levy plus interest for the years 2007 to 2008 remains unpaid to date. Therefore a final demand in the sum of €9,675 was issued to the owner, which represents the current amount due in levies plus interest.

At the request of the owner a meeting was held in this Office on 4/4/2007 at which he stated that he was arranging for builders to go on site and that he was finalising financial arrangements with the bank. He was informed by City Council officials that when the work commenced on site and continued through to completion it would then be removed from the Register. Despite receiving faxes from the owner stating that work is progressing, there has been no significant improvement to the appearance of this building and it remains entered on the Register with an annual levy chargeable.

Q15. Councillor Edie Wynne

To ask the Manager to please review the times of disc parking on Bloomfield Avenue because residents find it difficult to park near their homes (details of issue supplied)?'

Reply

A pay & display and residents' permit-parking scheme was introduced on Bloomfield Avenue, South Circular Road, in 1991. The operational hours of the scheme are 08:00 – 18:30 hours, Monday to Friday.

Following a request by a local resident for an extension to these hours, the residents of Bloomfield Avenue were balloted in February/March 2004 on a proposal to extend the scheme to either 07:00 – 19:00 hours, Monday to Saturday or 07:00 – 24:00 hours, Monday to Saturday. The result of the ballot was 17 votes in favour of an extension of the operational hours with 20 votes opposed and accordingly no change in the scheme was implemented.

Arrangements will be made to conduct a further ballot of the residents of Bloomfield Avenue in order to determine whether a majority of residents are now in favour of a revision of the current operational hours.

Q16. Councillor Edie Wynne

To request the Manager to consider the installation of road signage on the end of Ashfield Road as it exits onto Ranelagh Road (details supplied).

Reply

This issue will be examined by the Area Traffic Engineer.

Q17. Councillor Kevin Humphreys

Ask the Manager to outline the timeframe for the start of the precinct improvements for Bishop Street and give assurance that all outstanding issues with the roof will be dealt with.

Reply

Approval was received from the Department of the Environment, Heritage & Local Government in late January 2008 for the Precinct Improvement Proposals at Bishop Street. Detailed drawings and costings are being prepared and it is anticipated that the works will be tendered in June 2008 with commencement on site scheduled for September 2008. This approval did not include any works to the roof. This matter however will be investigated and the appropriate action taken to rectify the situation.

Q18. Councillor Kevin Humphreys

Ask the Manager to make a full response to the following points in relation to the entrance to Ringsend Park, which was raised to me by local residents:

1. Remove the step so as to discourage teenagers hanging there whether the park is open or not. (Quite intimidating walking through a bunch of teenagers).
2. Remove the footpath around the black railings opposite No. 11 and No. 12. This is not used as a footpath and its removal would be another way to discourage teenagers from sitting around.
3. Higher railings, starting from where the step lies now, which will prevent people from climbing into the park after it is closed. Bringing the railings back would eliminate the closed walk way.
4. The "Bubble" type surface as seen at pedestrian crossing lights could be laid on some of the area in front of the entrance. This could also discourage teenagers from hanging outside our front doors.
5. As discussed so many times the pram shed in front of Canon Mooney flats. Where do I start, they do nothing to enhance the appearance of the area, they will cause a serious injury and hopeful no more for some of the local children who continuously climb onto the roof the sheds daily. Then there is the annoying sound that the residents of all the houses in Cambridge Park have to endure when children and teenagers kick the football off the metal door. Why do people want to look at this eyesore everyday?

Reply

This situation is caused by a range of inter- related factors: such as the haphazard arrangement of left over spaces and buildings, poor cul de sac and footpath construction, inadequate park boundaries and gates, complicated pedestrian circulation patterns, the location of the Bridge United Pavilion at the end of a residential cul de sac and the fact that teenagers who live in the area tend to congregate and socialise on a casual basis in this area.

With reference to the Pram Sheds at Canon Mooney Gardens this issue will be addressed as part of the proposed Precinct Improvement Scheme. In the meantime the South East Area office will contact the residents of Canon Mooney Gardens asking them to ensure that their children refrain from (a) climbing on the Pram Sheds and (b) kicking a football against the metal door at Cambridge Grove.

These issues will be referred to the sub committee of the South East Area Joint Policing Committee dealing with Ringsend Park to discuss the issues raised.

Q19. Councillor Kevin Humphreys

Ask the Manager to outline the next steps to be taken and time frame for precinct improvements to start in Whelan O'Rahilly and George Reynolds.

Reply

Approval was received for the Precinct Improvement Works at Whelan, O'Rahilly and George Reynolds House in February 2008 and January 2008 respectively. Detailed drawings and costings are being prepared and it is anticipated that the works will be tendered in Summer 2008. Works are scheduled to commence on site before the end of the year.

Q20. Councillor Kevin Humphreys

Ask the Manager for a fence to be erected instead of the current netting to separate the playground, which was promised to O'Rahilly House Residents Association.

Reply

The request for a fence to be erected in the playground was examined. Irish Fencing was asked to give a quote but the cost proved prohibitive. This office will investigate the possibility of getting a further quote from alternative suppliers.

Q21. Councillor Oisín Quinn
Can the Manager arrange for extra cleaning (especially at the weekend) and an extra litter to be placed at the Milltown Luas stop?

Reply

Waste Management Services will have the area outside the Milltown Luas stop cleaned five days a week. The area will also be included in the Area Cleansing Crew schedules at weekends. Following the introduction of this revised cleansing service the area will be monitored and if additional bins are required they will be provided.

Q22. Councillor Oisín Quinn
Can the Manager arrange for the hole/dip in the road on Merton Road at or near No. 26 to be fixed?

Reply

Roads Maintenance department inspected this location but could not find any major deficiency outside no 26 Merton Road. There is a utility trench on the carriageway in the vicinity of no 34 Merton Road, which is temporarily repaired. This will be permanently repaired as soon as possible.

Q23. Councillor Oisín Quinn
Can the Manager arrange for the street cleaning machine to make sure it cleans the area on Merton Road adjacent to the junction with Temple Gardens as this area seems to get 'missed'?

Reply

Waste Management Services had the area on Merton Road adjacent to the junction with Temple Gardens cleaned by the street cleaning machine on Tuesday 1st April 2008. We will ensure that this location is cleaned every Tuesday after the refuse collection has taken place there.

Q24. Councillor Oisín Quinn
Can the Manager arrange to liaise with the Gardaí about the problem of the individual who is 'camping' on the public laneway at the rear of the houses on Lower Beechwood Road in Ranelagh (in particular in and around the back of nos. 47 and 49), as there is a serious problem of associated litter, usage of the lane as a public drinking and toilet area?

Reply

Officials from the Homeless Services Section have visited this location on four occasions and have offered this individual support and assistance including temporary accommodation. The individual has indicated that he is not willing to accept such assistance and while he maintains that position it is not possible for the Homeless Services Section to take any further action. The South East Area will explore possible actions that can be taken with the Gardaí and the Homeless Services.

Q25. Councillor Oisín Quinn
Can the Manager arrange for the abandoned Car opposite 60 Gulistan Cottages to be removed as soon as possible? This should be done either before 8am or after 6pm as the unregulated parking means access will be difficult between those hours. The proximity of the car to the cottages is a fire hazard as it is attracting attention?

Reply

Our Abandoned Vehicles Officer inspected this car on the 9th April 2008. The car's owner is now deceased. Arrangements have been made with the owner's son to have this car removed within the next week.

Q26. Councillor Oisín Quinn
Do the Bye-laws prohibit the drinking of alcohol in Council parks and assuming they do, can the Manager request the Gardaí to pay special attention to this problem in Ranelagh Gardens?

Reply

The Parks Bye Laws prohibit the drinking of alcohol in Council Parks. There are ongoing problems with persons drinking alcohol and lighting fires in Ranelagh Gardens. We have recently requested our Park Warden Service to increase the regularity of visits in this regard.

We have also removed a number of tree stumps in the woodland area, which were being used for seating and lighting of fires by persons drinking alcohol. We will continue to monitor the situation, and will request the local Gardaí to assist with the problem where necessary. The South East Area office will also request the Gardaí to monitor the area.

Q27. Councillor Daithí Doolan

To ask Dublin City Council to request that Dublin Bus remove the advertising on the bus shelter at the junction of Lombard Street & Clanbrassil Street, Dublin 8 as the hoarding creates a blind spot for drivers coming out of Lombard Street.

Reply

The location of this bus shelter is being examined by the Area Traffic Engineer in conjunction with Dublin Bus and the Councillor will be informed of the outcome.

Q28. Councillor Daithí Doolan

To ask City council to install windows at (details supplied, details enclosed).

Reply

The Area Maintenance Officer has approved the installation of new double-glazed PVC windows for this address. The contractor will make contact with the tenant to take measurements within the next week, and subsequently arrange the installation of the windows.

Q29. Councillor Daithí Doolan

To ask the City Council to clean the stairways in George Reynolds House regularly with a power hose.

Reply

The Stairways in this complex are swept down every day, and are cleaned with a power hose once a week by our Housing Attendant Service. The Team Leader for this area will carry out further inspections and monitor the situation to establish if any further cleaning is required.

Q30. Councillor Daithí Doolan

Can the Manager confirm when precinct improvements in Bishop Street flats will commence?

Reply

Approval was received in January 2008 for the Precinct Improvement works at Bishop Street. Detailed drawings and costings are being prepared and it is anticipated that the works will be tendered in June 2008 and should commence late 2008.

Q31. Councillor Daithí Doolan

Can the Manager give a detailed update on the planned precinct improvements for Whelan & O'Rahilly House and Canon Mooney Gardens?

Reply

Approval was received for the Precinct Improvement Works at Whelan & O'Rahilly from the DOEHLG in February 2008. Detailed drawings and costings are being prepared and it is anticipated that the works will be tendered in the Summer 2008 with commencement on site to start by the end of the year.

Draft proposals for Canon Mooney Gardens were presented to the DOEHLG and plans are being revised prior to further consultation. Works on site are scheduled to start in 2009.

Q32. Councillor Daithí Doolan

To ask the Manager for an update on the development of the proposed Traveller accommodation on the Pigeon House Road and to clarify when the ESB cable will be removed?

Reply

Consultants have been appointed to bring all aspects of this work to fruition. There is an agreed short list of Contractors in place and the relevant tender documentation has issued to them. Consultation with the ESB regarding the engineering solution to this matter is also ongoing. When all details relating to the removal of the cable are in place, the tender for the construction of the houses can be addressed.

Q33. Councillor Kevin Humphreys

Ask the Manager for a new roof and all repairs to be carried out at the same time as precinct improvements in Bishop Street flats.

Reply

Approval was received in late January 2008 for the Precinct Improvement Works at Bishop Street. The approval did not include any repairs to the roof. The matter however will be investigated and the appropriate action taken to rectify the problem.

**OFFICE OF THE
DIRECTOR OF TRAFFIC**

OIFIG AN BHAINISTEOIR TRÁCHTA

**The following items for the South East Area were considered by the Traffic
Advisory Group at its meeting on the 17th April 2008**

Parking Prohibitions

1 Cuffe Street, Dublin 2.

Rescind part of the Taxi Rank on Cuffe Street and replace with Maximum One Hour Parking Mon to Sat.

Dublin City Council

Do19122

Recommended

Southside extending from public lighting standard no.12 westwards to the end of the indented bay.

2 Magdalen Terrace/ Stella Gardens, Dublin 4.

Reps for Double Yellow Lines on Magdalen Terrace, Stella Gardens.

Public Rep

Do192434

Recommended

East side of Magdalen Terrace from the junction with Dermot O' Hurley Avenue extending southwards to the southern boundary of no.6 Stella Gardens. West side of Magdalen Terrace from the junction with Dermot O' Hurley Avenue south to the southern boundary of no.7 Stella Gardens.

3 Milltown Path, Dublin 6.

Double Yellow Lines on Milltown Path from its junction with Cowper Road to LS no.1 and to a point opposite LS no.1 (both sides of the road).

Dublin City Council

Do195460

Recommended

4 Sir John Rogerson's Quay, Dublin 2.

Rescind Pay & Display Parking Bay on Sir John Rogerson's Quay south side outside Longboat Quay North and replace with a disabled parking bay.

Resident

Do177824

Recommended

5 Ardee Road, Dublin 6.

Reps for extension of Double Yellow Lines on Ardee Road, Rathmines, to outside No.7.

Business

Do177661

Recommended

West side from the common boundary of Mount Anthony Flat and no.7 Ardee Road to a point 8m to the north (across the access to no.7 Ardee Road).

6 Cherryfield Avenue Upper, Dublin 6.

Reps for Double Yellow lines outside Cherryfield Lodge, Cherryfield Avenue Upper, Sandford Road.

Business

Do178881

Recommended

Across the southern end of Cherryfield Avenue Upper. Western side of Cherryfield Avenue Upper from the southern boundary wall to a point 4m to the north.

7 Lennox Terrace, Dublin 8.

Reps for Double Yellow Lines on Lennox Terrace.

Resident

Do186121

Recommended

East side from the common boundary of nos. 9/10 Lennox Terrace to a point 8m to the north (at the northern boundary of the garage door of no.9 Lennox Terrace).

Traffic Signs

8 Palmerston Road/Windsor Road/Ormond Road,

Reps for 'No Right Turn' from Palmerston Road into Windsor Road and Ormond Road South from 07.00-10.00 Mon-Fri.

Resident

Do184634

Recommended

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

1) Cherryfield Avenue Upper and Lower, Dublin 6 (Request by resident):

- Eastern Side, from a point 4m north of the southern boundary to a point 5m south of the junction with Sandford Road.
- Western Side, from a point at the southern boundary of No. 27 to a point 5m south of the junction with Sandford Road.

Double yellow Lines:

- Eastern side, from the southern boundary of the laneway adjacent to No. 1 Cherryfield Avenue Lower to a point 9m to the north (northern boundary of garage entrance to 69 Sandford Road).
- Western side, from the southern boundary of the laneway adjacent to No. 53 Cherryfield Avenue Lower to a point 7.5m to the north (northern boundary of garage entrance to 71 Sandford Road).

2) Richview Park, Dublin 6 (Request by resident):

- West/north side of Richview Park from a point 5m south of the junction with Richmond Avenue to a point 10m west of the common boundary of 12/13 Richview Park (excluding driveways).

Double Yellow Lines:

- On the east/south side, excluding driveways, from the existing double yellow lines at the junction with Richmond Avenue to a point 15m from the western end of the road.
- Along the western boundary of the road.
- On the north side of Richview Park from the western boundary eastwards to a point 10 west of the common boundary of 12/13 Richview Park.

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

**Proposed addition to the Record of Protected Structures of Twin ESB
Chimneys at Poolbeg Generating Station, Pigeon House Road, Ringsend, Dublin 4.**

Introduction

Following a request from the South East Area Committee a report was prepared to assess the significance of the Twin ESB Chimneys at Poolbeg and whether the structures should be added to the Record of Protected Structures. A survey, history and full assessment was carried out. This concluded that while the Poolbeg chimneys are considered to be of a certain level of architectural, social and historical significance, they are not considered to be of sufficient value within the meaning of Part IV of the Planning and Development Act, 2000 and therefore should not be added to the Record of Protected Structures (see photo in folders).

Request for Addition

Councillor Dermot Lacey proposed a motion to the South East Area Committee to 'take all steps necessary to protect the Twin ESB Chimneys at Poolbeg as part of our industrial heritage and to initiate steps to have them included on the list of protected structures'.

Dublin City Development Plan 2005 – 2011

Zone 7 - To provide for the protection and creation of industrial uses, and facilitate opportunities for employment creation.

Planning History

2809/06: Alterations to previously approved extension (3155/05) at Poolbeg 220kv GIS Station.

3144/05: Alterations and extension to Poolbeg 220kv GIS station.

1088/05: Development of a prefabricated garage shed 2.8m tall.

2309/99: The construction of housing to enclose ion exchange plant at Poolbeg Generating Station.

3043/97: Erection of two water storage tanks and an associated pump house.

0588/97: Modifications to the previously approved Poolbeg Generating Station Extension (2674/91).

0374/94: Modify the Berthing Jetty on the site

0290/94: Construction of a chlorine monitor building.

1929/93: Replace the existing site security fence with new palisade fencing.

1152/93: Erect new entrance/reception building.

2674/91: Erect and operate additional generating plant as an extension to the existing Poolbeg Generating Station.

Site Location



The chimneys are located on the northern side of the ESB Poolbeg Generating Station overlooking the River Liffey.

Summary Description of Structure

The two chimneys form one component of a complex of late 20th century industrial structures relating to the production of electricity. The twin red and white chimneystacks measure 680ft/207m in height and were constructed in two phases between 1969 and 1977.

Assessment of Special Interest Under the Planning & Development Act 2000

Architectural: The chimneys are functional industrial structures similar to other industrial chimneys of this era. They are not exemplars of a building style or type. They are considered to be of some architectural interest as structures, which due to their height and location have become prominent landmarks in Dublin Bay. The chimneys are located in a highly industrial area of Dublin Bay but their height means that they have become part of the Dublin skyline visible from many parts of the city and also the Wicklow Mountains. However its present prominence will be diminished by upcoming developments in the docklands area.

Social: The chimneys are of social interest as they have over the past 30 years become a focus of sentiment to the local community around Dublin Bay. Its landmark status means that it is visible to residents of Dublin Bay across the city and has become synonymous with Dublin and Dublin Bay.

Historical: The chimneys are of historical interest tracing the continued production of electricity on the site from the late 20th century to today, beginning with the nearby Pigeon House (1903), the Poolbeg generating station (1969-1978) and the more recent gas turbine station (1999). However their significance is part of a grouping/setting of associated industrial buildings rather than in isolation.

Recommendation

The Poolbeg chimneys are considered to be of a certain level of architectural, social and historical significance. However in isolation they are not considered to be of sufficient value within the meaning of Part IV of the Planning and Development Act, 2000 and therefore should not be added to the Record of Protected Structures.

It is recommended that the whole complex be reassessed on the cessation of electricity generation at the present Poolbeg station in order to carry out an overall assessment of the station.

Patricia Hyde
Senior Planner

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

With further reference to the proposed disposal of a plot of land adjoining 107 Rathmines Road Upper, Dublin 6 to Mr. P.J. Ryan, 30 Castlewood Ave, Rathmines, Dublin 6.

An application has been received from P J Ryan to purchase a plot of land adjacent to his property at 107 Rathmines Road Upper. The plot, which has an area of approximately 90 sq.m. is shown outlined red and coloured pink on Map Index No. PD2008-049. Mr Ryan is also the owner of the strip of land to the front of the site (see photo in folders).

The South East Area Committee at it's meeting on the 14th April 2008 deferred this item pending clarification of the terms of the disposal. It is proposed to dispose of the site to Mr P.J. Ryan subject to the following clarified terms and conditions:

1. The plot shall be disposed of in consideration of the sum of €250,000 (two hundred & fifty thousand euro).
2. The proposal is subject to the applicant building only one residential unit on the site, for which he has received planning permission. The applicant shall be responsible for all costs incurred with this planning submission.
3. The applicant shall construct an appropriate solid boundary wall around the development. The specification of this wall, in particular in relation to the adjoining Senior Citizens units should be submitted to the City Council's engineers for approval before any development is carried out.
4. The applicant shall pay the Council's Valuer and legal fees.
5. A wayleave shall be retained by the Council for access to services, pipes and any manholes that may exist on the plot of land.
6. The applicant shall be responsible for any cost involved in diverting services, pipes and any manholes that may exist on the plot of land.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Declan Wallace
Executive Manager

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

Re. **Proposed deletion from the Record of Protected Structures of 6 Sir John
Rogerson's Quay, Dublin 2.**

Introduction

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 to delete 6 Sir John Rogerson's Quay, Dublin 2 from Dublin City Council's Record of Protected Structures (see photo in folders).

Request for Deletion

One submission was received from Patricia Thornton, Tom Phillips and Associates.

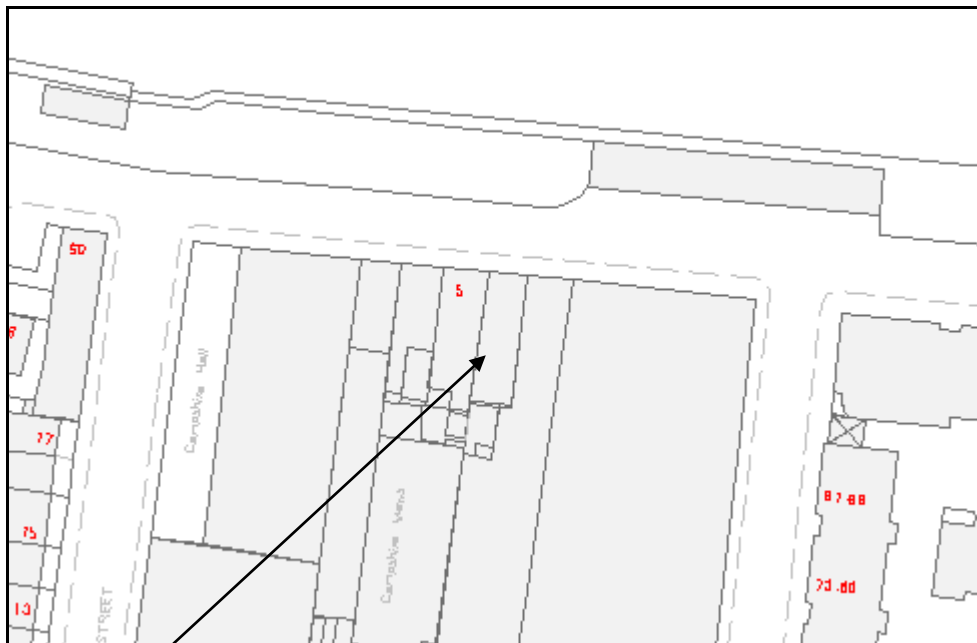
Summary of Applicants Reasons for Seeking deletion

'Due to the fact that the building was structurally unsound, permission was granted to demolish No. 6 Sir John Rogerson's Quay' (Planning Ref. 1222/03).

Dublin City Development Plan 2005 – 2011

Conservation Area and Z5 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'.

Site Location



The site of 6 Sir John Rogerson's Quay is located on the south side of the city quays running alongside the River Liffey. It is located on the north side of a square block defined by Creighton Street to the west and Windmill Lane to the south and east.

Summary Description of Structure

Nothing remains of number 6 Sir John Rogerson's Quay. The building was demolished under planning permission (Planning Ref. 1222/03).

Assessment of Special Interest Under the Planning & Development Act 2000

Nothing of special interest remains on the site. The demolition of No. 6, Sir John Rogerson's Quay protected structure was granted under planning permission (Planning Ref. 1222/03).

Recommendation

The protected structure, No. 6 Sir John Rogerson's Quay, is no longer present and nothing remains on the site of special interest within the meaning of Part IV of the Planning and Development Act 2000 to warrant retention on the RPS. Therefore it is recommended that No. 6 Sir John Rogerson's Quay be deleted from the Record of Protected Structures.

Patricia Hyde
Senior Planner

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

Re. Proposed deletion from the Record of Protected Structures of 4-5 Burgh Quay,
Dublin 2

Introduction

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 to delete 4-5 Burgh Quay, Dublin 2 from Dublin City Council's Record of Protected Structures (see photo in folders).

Request for Deletion

One submission was received requesting deletion.

Summary of Applicants Reasons for Seeking Addition

The protection is not warranted as the structure dates to 1980.

Dublin City Development Plan 2005 – 2011

Conservation Area, O'Connell Street Architectural Conservation Area and Area of Special Planning Control for O'Connell Street Architectural Conservation Area. Zoned Z5 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'.

Site Location



Location of 4-5 Burgh Quay, Dublin 2. The building is located on the south side of the city quays running alongside the River Liffey. It is located on the north side of a block defined by D'Olier Street to the west and Hawkins Street to the east.

Summary Description of Structure

The structure comprises a terraced 6-bay, 4-storey over basement building, built c.1980, with rendered arcaded ground floor and brick façade above. There is an amusements arcade to the basement and ground floor. The upper floors are unused. The structure is concrete built with the upper most 2nd and 3rd floor still unfinished revealing the original concrete construction.

The owner also owns the adjacent building, 3A Burgh Quay and part of the basement of 3 Burgh Quay. Both basements are accessed via 4-5 Burgh Quay and are used as storage for the amusements arcade. Number 3/3A Burgh Quay was originally one structure and is protected (RPS Ref. 1018).

Assessment of Special Interest Under the Planning & Development Act 2000

4-5 Burgh Quay was constructed c. 1980. Nothing remains of the original structure. The building was mistakenly added to List 2 in the 1987 Draft Dublin City Development Plan. It is not considered to have any special interest within the meaning of the Planning and Development Act 2000 and its continued protection is not warranted.

Note: This does not include the basement of 3/3A Burgh Quay (RPS Ref. 1018), which is still considered to be a protected structure.

Recommendation

The protected structure, 4-5 Burgh Quay is not considered to be of any significance within the meaning of Part IV of the Planning and Development Act. It is therefore recommended that the building be deleted from the Record of Protected Structures.

Patricia Hyde
Senior Planner

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

Re. Proposed deletion from the Record of Protected Structures of 6 Holmes Cottages, Rathmines, Dublin 6.

Introduction

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 to delete 6 Holmes Cottages, Rathmines, Dublin 6 from Dublin City Council's Record of Protected Structures (see photo in folders).

Request for Deletion

One submission was received requesting that this structure be considered for deletion from Dublin City Council's Record of Protected Structures.

Summary of Applicants Reasons for Seeking Deletion

The applicant wishes to remove 6 Holmes Cottages from the Dublin City Council's Record of Protected Structures in order to redevelop the site with new residential dwellings. He observes in his application that with the exception of the front facade No. 6 has been completely rebuilt in the last ten years and he notes that the walls do not comply with current building regulations in relation to the provision of a damp proof course.

Dublin City Development Plan 2005 – 2011

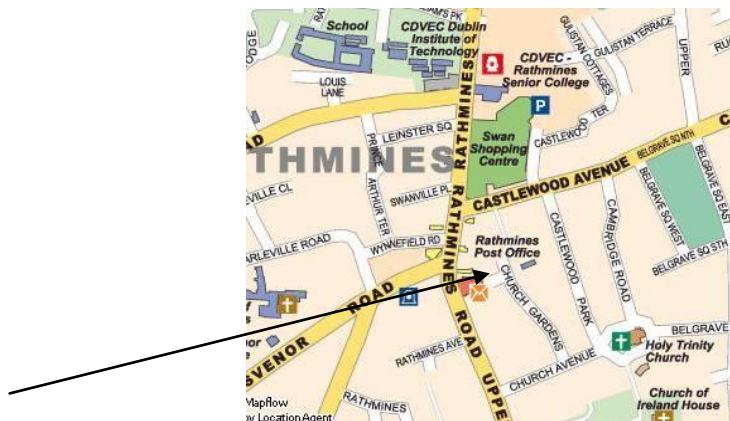
The area is Zone Z2, to protect and/or improve the amenities of residential conservation areas.

Planning History

No recent relevant planning history.

Site Location

The building is located at Holmes Cottages near the junction with Church Gardens.



Summary Description of Structure

Semi-detached two-bay two-storey house with extension to end forming L-shape around open courtyard to side.

Condition: Good

Roof: Pitched roof with modern tiled covering having terracotta ridge tiles; projecting pitched roof above central bay to side elevation with projecting metal crane mechanism (not original to building according to owner). Lean-to roof to extension.

Walls: Lined out render to front façade with projecting quoin details; stepped parapet hides roof to front; glazed front to extension; metal balcony to first floor side façade. Smooth render to side façade. Construction material not visible but may be rubble stone.

Windows: Modern projecting box bay window to first floor on front façade; modern casement windows elsewhere; glazed French doors to first and second floor to side façade.

Doors: Modern projecting plaster doorcase detail to front entrance comprising flat pilasters supporting semi-circular 'pediment' detail; modern panelled timber door.

Shopfront: N/A

Extensions: Projecting single storey glazed lobby extension to elevation of extension.

Site: Rubble stone wall to yard located to side of house. Terracotta paving to yard. Side entrance to yard with pitched tiled roof and modern timber doors to street.

Floor plan: Floor plan appears to be entirely modern

Curtilage structures: n/a

Interior summary description

Interior has been completely modernised in the late twentieth century, with modern spiral steel staircase, possibly modern floor structure, and no surviving historic joinery or other features.

Assessment of Special Interest Under the Planning & Development Act 2000

While no. 6 Holmes Cottages does form part of a 'mews lane' type streetscape, it has been so altered, that most of its architectural interest and historic character has been lost. The loss of external features such as windows, and the loss of all internal features have also contributed to this loss of character. Judged against the high architectural quality of buildings in the Rathmines urban area immediately surrounding it, it cannot now be judged to be of Regional significance.

Recommendation

No. 6 Holmes Cottages is not considered to be of value within the meaning of Part IV of the Planning and Development Act, 2000. We therefore recommend that it be proposed for deletion from the Record of Protected Structures.

Patricia Hyde
Senior Planner

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

Re. **Proposed deletion from the Record of Protected Structures of 4 Holmes Cottages, Rathmines, Dublin 6.**

Introduction

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 to delete 4 Holmes Cottages, Rathmines, Dublin 6 from Dublin City Council's Record of Protected Structures (see photo in folders).

Request for Deletion

One submission was received requesting that this structure be considered for deletion from Dublin City Council's Record of Protected Structures.

Summary of Applicants Reasons for Seeking Deletion

The applicant wishes to remove 4 Holmes Cottages from the Dublin City Council's Record of Protected Structures in order to redevelop the site with new residential dwellings. He observes in his application that with the exception of the front facade No. 4 has been completely rebuilt in the last ten years and he notes that the walls do not comply with current building regulations in relation to the provision of a damp proof course.

Dublin City Development Plan 2005 – 2011

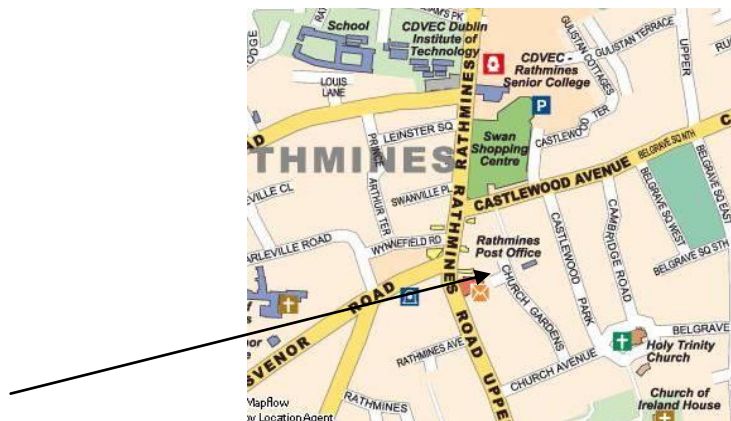
The area is Zone Z2, to protect and/or improve the amenities of residential conservation areas.

Planning History

No recent relevant planning history.

Site Location

The building is located at Holmes Cottages near the junction with Church Gardens.



Summary Description of Structure

Semi-detached three-bay two-storey gable-fronted building with rectangular floor plan currently in use as a childcare centre.

Condition: Good

Roof: Pitched roof with modern tiled covering running perpendicular to the road. Two brick chimneystacks, located at the ridge of the roof, one to the front and the other to the rear of the building.

Walls: Lined out render to front façade with projecting quoin details; curved parapet with projecting modern capping conceals roof to front. Rendered side and rear elevation. Plinth to base of walls.

Windows: Asymmetrical window layout. Square headed modern projecting plaster surrounds with modern uPVC casement windows.

Doors: Modern projecting plaster doorcase to front entrance with modern panelled timber door and plain rectangular fanlight.

Shopfront: N/A

Extensions: N/A

Site: Wide lane to south of building and enclosed space to the rear, joined and used as yard area.

Floor plan: Floor plan appears to be entirely modern

Curtilage structures: n/a

Interior Summary Description

Interior has been completely rebuilt in the last ten years, no surviving historic joinery or other features.

Assessment of Special Interest Under the Planning & Development Act 2000

While no. 4 Holmes Cottages does make a contribution to the historic streetscape by means of its unusual gable ended facade, it has been so altered that most of its architectural interest and historic character has been lost. The loss of all fabric other than this gabled façade, and the loss to that façade of early features such as windows and door, and the loss of all internal features, have also contributed to this loss of character. Judged against the high architectural quality of buildings in the Rathmines urban area immediately surrounding it, it cannot now be judged to be of Regional significance.

Recommendation

No. 4 Holmes Cottages is not considered to be of value within the meaning of Part IV of the Planning and Development Act, 2000. We therefore recommend that it be proposed for deletion from the Record of Protected Structures.

Patricia Hyde
Senior Planner

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

Re. Proposed addition to the Record of Protected Structures of Marleigh House, 13
Leinster Road West, Dublin 6.

Introduction

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 to add Marleigh House, 13 Leinster Road West, Dublin 6 to Dublin City Council's Record of Protected Structures (see photo in folders).

Request for Addition

One submission was received from Philip O'Reilly, 18 Grosvenor Place, Rathmines, Dublin 6 requesting that this structure be considered for addition to Dublin City Council's Record of Protected Structures.

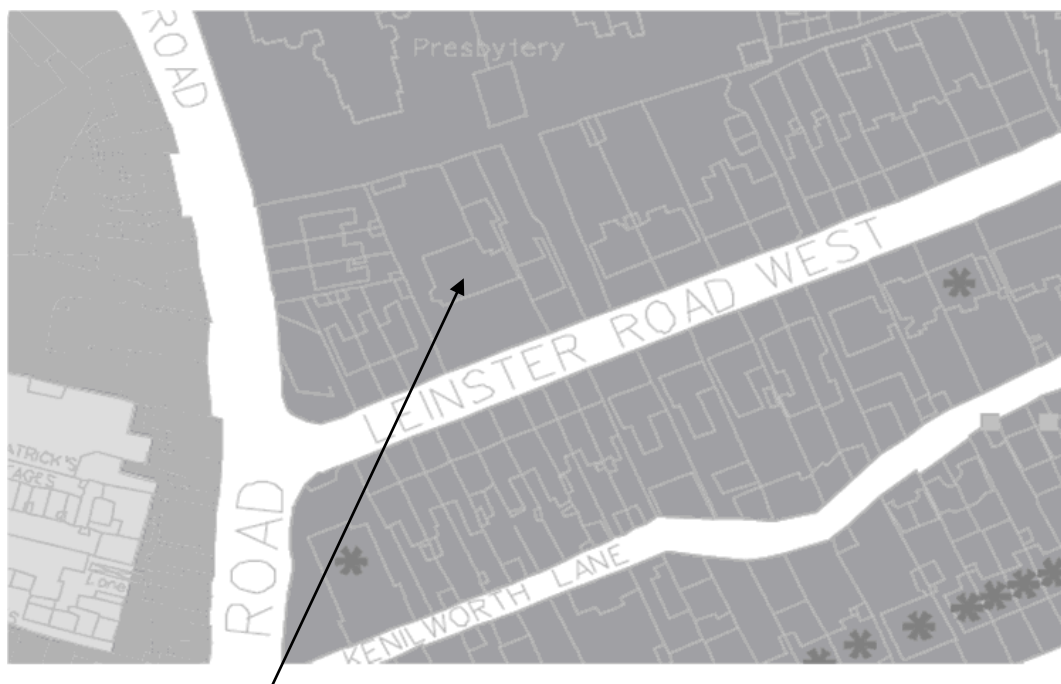
Summary of Applicants Reasons for Seeking Addition

The applicant believes this is an atypical house for the area, this house being larger and more extravagant than the surrounding houses with significant and gracious proportions. He notes that the original grounds associated with the house may once have been more extensive. He notes that its style and size relate more to those on Leeson Park, comparing its entrance to no. 56 Leeson Park. He believes that if it was located in a different area such as Leeson Park it would already be listed. He fears that the building is at risk of being demolished by a developer in the future.

Dublin City Development Plan 2005 – 2011

The area is Zone Z2, to protect and/or improve the amenities of residential conservation areas.

Site Location



Summary Description of Structure

Large detached three bay, two-storey, residential red brick building, built c. 1890. The building is now used as offices with additional office space in temporary cabins in the gardens. The building is likely to originally have had a rectangular footprint with a later extension at the Northeastern side of the building. The front elevation faces South to South/East onto Leinster Road West.

Condition: Generally good

Roof: The main building roof is a double-pitched roof, hipped at both ends. There are 2 brick chimneystacks with clay pots. The extension at the rear is single span pitched roof gabled at the end with a single chimney stack. Both roofs are covered in natural slate. Cast Iron rainwater goods.

Walls: The front and side elevation are red brick Flemish bond with a cementitious pointing. There are white brick string courses at cill level on the ground and 1st floor and at the top of the window level. There is also a blue and white brick string course at approx 2/3s the height of the window level on the ground floor. The windows are arched with the 2nd course above the ground floor window and the 1st course above the 1st floor windows white bricks. There is a granite stone plinth course to the ground floor. The extension and rear elevation has a cementitious unpainted render.

All the internal walls are plastered and painted.

Windows: The window on the front and western elevation are sliding sash windows painted olive green, 1 over 1 on the ground floor and 2 over 2 on the 1st floor with granite cills. They have simple timber surrounds and shutters on the inside. The majority of the other windows are 2 over 2 sliding sash windows, however new window openings are typically uPVC and steel. There is a canted bay window on the Western elevation and a stained glass arched window on the half landing.

Doors: Granite steps lead up to an entrance porch. Distinctive front entrance with polychromatic brick surround, with round headed projecting brick hood moulding above, truncated limestone columns with foliated capitals on stone plinths supporting a sandstone round headed arch. The porch is now screened off by a modern door with plain fanlight and sidelights. The door inside the porch is the original front door with four panels, it also has a plain fanlight and sidelights.

Extensions/Other buildings: A two-story extension on the North/Eastern side of the building. Temporary cabins in the rear garden.

Site: The building is located on Leinster Road West near the Junction with Harold's Cross Road. The building is in its own grounds, approximately 0.15 acre site. There is asphalt surfaced parking area to the front of building, a small path bordered by greenery to the West side of the building, a narrow concrete surfaced passage to the East side of the building and a garden at the rear.

Gates: Cast Iron gates hung from red brick piers with granite bases and caps. The boundary wall is a granite rubble stone wall

INTERIOR SUMMARY DESCRIPTION

Interior: The interior retains some of its original detailing such as plasterwork and joinery. The interior plan form has changed moderately since it was constructed to facilitate the conversion into offices, with the obvious addition of temporary cabins to the rear, most of which are free-standing in the western garden, the small cabin the Eastern garden attaches physically to the main structure.

Stairs: Original Dog-Leg timber stairs with timber banisters and volute capped handrail.

Doors: Most of the original internal doors survive with 4no. panels typically to door-leafs and a moulded architrave surround.

Plasterwork: Most of the rooms have a simple extruded cornice, the entrance hall at ground floor level has a more detailed dentilled cornice, with an early ceiling rose in the centre, and possibly later addition ceiling roses at either end.

Fireplaces: there are no surviving fireplaces in the building.

Assessment of Special Interest Under the Planning & Development Act 2000

The structure is considered to be of special interest under the following heading:

1. *Architectural:* The building is considered to be of architectural significance, representing a late nineteenth century suburban detached villa building type, unusual for the immediate area, but found elsewhere in the locality. While a large part of the original associated grounds of the house have been subdivided and built on, the building retains its detached villa character, and has a distinctive presence in the streetscape. The high quality building materials, including the distinctive polychromatic brick detailing and elaborate entrance porch arrangement, with its truncated stone columns, foliated capitals and sandstone arch, contribute to the building's significance. The significance of its interior lies in what survives of its plan form and in the quality of materials used in the interior detailing, which overrides the fact that the building has undergone some internal alterations in the latter part of the 20th century.
2. *Historical:* The building dates to the late nineteenth century. The building type is unusual in the context of the immediately surrounding streets, where the predominant building type is terraced. It has further significance to the area as a result of its use as a rectory for Harold's Cross Church, and it may even have been built for this purpose.

Recommendation

Marleigh House, No. 13 Leinster Road West, is considered to be of Architectural and Historical value within the meaning of Part IV of the Planning and Development Act, 2000. I therefore recommend that it be proposed for inclusion in the Record of Protected Structures.

Patricia Hyde
Senior Planner

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

**With reference to the proposed grant of a temporary convenience letting of a site at
Beggars Bush, Shelbourne Road, Dublin 4 – Eircom**

A site at Beggars Bush, Shelbourne Road, Dublin 4, shown outlined red and coloured pink on Map Index No. 11833 (see copy in folders) was demised by Dublin City Council to Eircom for use as a car park for a term of 5 years from 29th September 1993. This letting expired on 28th September 1998.

By way of Council Report No. 115/2003 a letting to Eircom Limited under Section 211 (5) of the Planning & Development Act 2000 was approved for a further five years from 29th September 1998. However the term expired before the legal formalities could be completed. Notwithstanding Eircom continued to pay rent for the full term and are currently overholding on this site.

In order to regularise matters and for the temporary convenience of the Council pending the Council requiring same for its Statutory purposes it is now proposed to grant under Section 211 (5) of the Planning & Development Act 2000 another temporary convenience letting of this site to Eircom for a further period of five years commencing 29th September 2003 for parking purposes subject to an annual rent of €25,000 (twenty five thousand euro) and subject to terms and conditions.

M. Stubbs
Assistant City Manager

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

Report on Void Dwellings

Introduction

Dublin City Council has responsibility for 26,855 social housing units. This represents 23.4 % (almost 1 in 4) of all social units in the Republic of Ireland.

The efficient use of Dublin City Council housing stock through the minimisation of void properties ensures the following –

- Public assets are used to their full potential
- The reduction of void dwellings is key to achieving good practice in housing management
- Demonstration that the Council is achieving good customer care
- Housing applicants are accommodated as quickly as possible
- The minimisation of rent loss, security costs and higher repair costs which are associated with dwellings left vacant for a long period, does impose a financial burden on the Council
- The possibility of vacant dwellings becoming a target for anti-social behaviour is reduced

Where dwellings become vacant, the local Area Maintenance Officer will arrange an inspection of the property to ascertain the works required to refurbish it. Depending on the amount of work to be carried out, he will decide whether to carry such work out by direct labour or to engage an outside contractor.

Current Position

The following table sets out the number of void dwellings citywide, at the end of March 2008.

Type	Number of Void Dwellings	Percentage of Total Housing Stock
Void Ready to Let	284	1.06 %
Void Long Term Repair	205	0.76 %
Void New Property	250	0.93 %
Void Pending Demolition	1,889	7.03%
Void Pending Refurbishment	186	0.69%
Total	2,814	10.47%

This table sets out the number of void dwellings in the South East Area, at end of March 2008.

Type	Number of Void Dwellings	Percentage of Total Housing Stock
Void Ready to Let	71	0.26 %
Void Long Term Repair	41	0.15 %
Void New Property	1	0.003 %
Void Pending Demolition	57	0.21 %
Void Pending Refurbishment	63	0.23 %
Total	233	0.85%

Notes on the categories.

Void ready to let – these are normal vacancies where minor repairs are necessary

Void Long Term Repair – These are dwellings where extensive maintenance/repair works are required.

Void New Property – These consist primarily of purchased buy-back houses where refurbishments/repairs are ongoing and includes newly built dwellings handed over but not yet allocated.

Void Pending Demolition – These consist mainly of dwellings that are programmed for demolition.

Void Pending Refurbishment – These consist of dwellings that are awaiting full refurbishment

Of the above categories of void dwellings only three will become available for letting. In the South East Area these three categories combined amount to 113 housing units or 0.41% of the entire City Council Housing stock in the South East Area.

Reasons for delays in turnaround of void properties

- On the death of a tenant, their rent account is immediately closed and the Housing System records that the dwelling is void. Normally, the family of the deceased person is given six to eight weeks to dispose of the person's furnishings and belongings.
- The condition of a dwelling when handed over will play a large part in the time it will take to refurbish it to a lettable standard. In particular, older properties which have been occupied by the one tenant for a long period of years often have had little or no modernisation carried out to them during that time. A considerable schedule of works needs to be carried out to these types of dwellings.
- When dwellings are ready to be let, a delay can be caused by prospective applicants deciding to refuse the offer of accommodation made to them. There is a high rate of such refusals.

- A number of the Dublin City Council housing units are in low demand areas and are difficult to let. Difficulties in letting single bed-sits for Senior Citizens are a major problem in this regard. There are a number of Senior Citizen bedsits that are void on an ongoing basis as prospective tenants will not accept such accommodation and are prepared to wait for one-bed units.
- In some cases, there can be a dispute regarding the right of a family member of the deceased tenant to succeed to the tenancy. Such cases often become the subject of legal proceedings that can take a considerable time to bring to a conclusion.
- After a period of time the ESB may disconnect the electricity supply to a void dwelling. The process of getting the service reconnected for the new tenant has become more complicated in recent times.

Actions taken to overcome the above

- A dedicated team is in place to ensure that once a vacant dwelling is notified to Housing Maintenance, the property is secured immediately. This team operates from the Steel Fabrication Workshop in Santry where the steel doors and windows are made. This service ensures that the damage to vacant properties is minimised.
- A dedicated Area Maintenance Officer has been deployed to monitor and continually check, on a citywide basis, all works being carried out on voids, whether by contract or direct labour. He is under instruction to ensure that delays in turning around void dwellings are kept to a minimum. He produces a weekly list recording the status of works being carried out to all void properties. Where delays do occur, he reports to the Senior Executive Officer, Housing Maintenance, who will decide what steps need to be taken to speed up the process.
- In addition to the above actions, it is clear that close and ongoing supervision must be put in place to ensure the efficient turnaround of void dwellings. To this end, it is proposed to set up a Void Monitoring Team that will meet on a monthly basis. This team will consist of Senior Executive Officer, Housing Maintenance, Administrative Officer, Allocations and Transfers section, The Area Maintenance Officer dedicated to voids, and a representative of Area Housing Managers and Area Maintenance Officers.
- This team will be charged with analysing the reasons why delays in turning around voids happen and seeking solutions to overcome the obstacles. They will evaluate on a monthly basis the properties where works are outstanding for a long period of time, identify who is responsible for the delay and ensure that they are made aware that speedy progress must be made. This Monitoring team will report to the Assistant City Manager on a quarterly basis.

Conclusion

The process of managing void properties is a challenging task involving a range of functions from monitoring, repair, estate management to allocation of vacant dwellings. It is accepted that the area of void properties and allocations is a very emotive issue both with City Councillors and prospective tenants, given the large numbers on the Housing waiting lists.

There will never be a situation where Dublin City Council will be without void properties. The challenge is to ensure that voids are dealt with in a quick, effective and efficient manner.

The actions set out above, when fully up and running, will ensure that delays in voids are kept to a minimum.

Vincent Healy
Senior Executive Officer
Housing Maintenance



To the Chairperson and Members of
The South East Area Committee

May 7th 2008

Area Manager's Report

Urban and Village Renewal Programme

Housing Projects

The following is an update on housing projects under construction in the area:

Scheme	Number of Units	Completion Date
Londonbridge Road	24	May 2008
Andrews Court / Denzille Lane social housing	11 apartments 9 new units in Denzille Lane	June 2008
Ranelagh Close	18 (residential units) and 1 commercial unit	May 2008
York Street	66	July 2008

Ringsend Village Improvement Scheme

Work on the erection of the new lighting columns has recommenced on Irishtown Road. Arrangements have also been made to install two additional gullies on Bridge Street in order to eliminate local ponding.

Ringsend Park

The project is still on schedule. However the Open Day has been postponed to September as it would clash with other events in the area.

River Dodder Walk (Ballsbridge to Donnybrook)

The resurfacing of the walkway and the installation of the new lighting along the Dodder Walk between Ballsbridge and Donnybrook has now been completed. This completes the upgrade of the area, which also included the painting of railings and pruning of planting in the area.

Cabbage Patch Park

Dublin City Council's Parks Division is currently in the process of compiling a schedule of works to have the playing pitch refurbished in addition to having some play equipment installed.

Department of Defence monument in Merrion Square

Work has now commenced on the erection of the monument with an expected completion date in July. No date has yet been set by the Department of Defence for the official ceremony unveiling the monument.

Dartmouth Square

The report on the Tree Preservation Order is on the agenda for the May meeting of the City Council.

Ranelagh Gardens

The Arts Office is in discussions with the Artist for the Richard Crosbie Memorial with a view to the possible installation of the memorial in September.

Rathmines Swimming Pool

The redevelopment is progressing well. The traffic management arrangements and other site-related issues are being closely monitored.

Rathmines Action Plan

The 2 Public Workshops will take place on Wednesday 21st May and Saturday 24th May in D.I.T., Lower Rathmines Road. Leaflets will be distributed and notices will be placed in Newspapers advertising these workshops. Residents Associations' and people who attended the last public meeting will be notified directly.

Eileen Brady
Area Manager

To the Chairperson and Members of the
South East Area Committee

May 7th 2008

Naming Proposal for a development in Rathmines, Dublin 6

“Rathmines Square / Cearnóg Ráth Maonais ”

This is a Dublin City Council mixed development consisting of a new civic plaza fronting onto Lower Rathmines Road together with a new leisure centre (swimming pool, gym, aerobics studios, multi purpose sports hall etc), 46 apartments, a childcare facility, underground car park and a new public park at the rear of the development. The development has commenced and it is proposed to name it “Rathmines Square”.

The development is indicated on the drawing R.M. 24983 (see folders).

The Heritage Officer considers the proposed name appropriate.

The name proposed is considered suitable and is recommended for approval.

Eileen Brady
Area Manager

**QUESTIONS TO DUBLIN CITY MANAGER
SOUTH EAST AREA COMMITTEE MEETING, 12th MAY 2008**

- Q1. Councillor Dermot Lacey**
To ask the Manager to respond positively for the request for recognition of residents Association as requested under the letter submitted with this question.
- Q2. Councillor Dermot Lacey**
To ask the Manager if she will report on the issues contained in the letter submitted with this question.
- Q3. Councillor Mary Freehill**
Would the Manager state what happened to and when will the handkerchief tree and plaque be replaced in Harold's Cross Park? This tree and plaque were erected over a decade ago to commemorate the laundry women workers strike.
- Q4. Councillor Dermot Lacey.**
To ask the Manager if she can respond to the issues contained in the letter submitted with this question relating to Irishtown Nature Park.
- Q5. Councillor Paddy McCartan**
To ask the Manager to carry out repairs to a pothole on Park Avenue outside house numbers 73 and 64.
- Q6. Councillor Paddy McCartan**
To ask the Manager to carry out repairs to pothole on Strand Road at junction with Sydney Parade Avenue.
- Q7. Councillor Paddy McCartan**
To ask the Manager to consider the feasibility of having a Zebra Crossing opposite Bennets Auctioneer's in Sandymount to the little island with signs giving pedestrians priority.
- Q8. Councillor Paddy McCartan**
To ask the Manager to have the timing on the lights on the pedestrian crossing at Donnybrook Church at Donnybrook Church altered to allow more time for people crossing.
- Q9. Councillor Mary Freehill**
Will the DSE LAC office arrange to have the Tower Ave Road sign re-erected.
- Q10. Councillor Paddy McCartan**
To ask the Manager to help the residents of Heytesbury Lane with repair work to their premises i.e. plastering and repainting on their outside walls and wooden gates. Damage has been caused by the resurfacing work, which is going right in flush with these walls. The work has been ongoing since 2007 and the residents would like assurances that they will get assistance.
- Q11. Councillor Daithí Doolan**
Can the Manager clarify if the Department of Environment, Heritage & Local Government has responded to the proposals for Conway Court and if so what was the response?
- Q12. Councillor Daithí Doolan**
Can the Manager outline when the work on Cuffe Street pitch will be completed?
- Q13. Councillor Daithí Doolan**
In noting the response to question 19 of the March Area Committee meeting, the work on the playground in Vincent Street Flats was to have commenced by March 21st can the Manager give an indication when this work is now expected to commence?

- Q14. Councillor Daithí Doolan**
Can the Manager outline how much did the Area Committee acquire from Development Levies in 2005, 2006, 2007 and how was that money spent?
- Q15. Councillor Daithí Doolan**
Will the Manager ensure that the Grand Canal Basin is cleaned out on a regular basis as its current state is unacceptable?
- Q16. Councillor Kevin Humphreys**
Ask the Manager can she ascertain the following information as to where the €500,000 that was to be divided among the people less affected by Lansdowne Stadium re-development:
1. The areas where the money went.?
 2. What was the criteria?
 3. How was the adjudication carried out?
 4. Who adjudicated?
- Q17. Councillor Kevin Humphreys**
Ask the Manager to take action to prevent diesel fumes and other pollutants entering the rear of the homes along Gordon Street from Hire All especially (Details Supplied)
- Q18. Councillor Kevin Humphreys**
Ask the Manager to fix the footpath at the junction of Bath Ave/South Lotts Road (detailed supplied)
Detail: Outside 12 Bath Ave Place
- Q19. Councillor Kevin Humphreys**
Ask the Manager when the Flood alleviation for Dodder is finished is it going to be landscaped. There must be some obligation on the construction company to put back some of the attractiveness of the view. Surely trees should be replaced. If this were not feasible some more attractive design and lighting for the walkway would be possible. You could take similar action like Ringsend Park for the riverside.
- Q20. Councillor Kevin Humphreys**
Ask the Manager that Fitzwilliam Quay be cleaned on a regular basis, as currently there are broken bottles glass from smashed car windows and debris from a burnt out car.
- Q21. Councillor Edie Wynne**
To request the Manager to install a yellow box at the box from the cul-de-sac at Sunbury Park stretching across the road to Trinity Hall to facilitate safe access to both.
- Q22. Councillor Edie Wynne**
To ask the Manager what steps can be taken to stop delivery/removal of skips (which takes up to half an hour) on the narrow, one-way roads in Ranelagh at key times, e.g. peak rush hours, school going and returning hours.
- Q23. Councillor Edie Wynne**
To request the Manager to address the issue of black refuse sacks being left for apartment dwellers' refuse in front of 70 and 72 Grove Park, Rathmines.
- Q24. Councillor Edie Wynne**
The request the Manager to have damage caused to footpath and house railings outside No 3 Orwell Park, Rathgar repaired. Local residents want to retain the trees on Orwell Park.

Q25. Councillor Edie Wynne

To request the Manager to take action on contraventions of planning application (details supplied).

Q26. Councillor Edie Wynne

To request the Manager to review the issue of issuing parking permits to residents of 35-37 Cowper Road, especially as the pay-and-display appears to be sparsely utilised.