



Donore Project Consultative Forum
5pm Thursday 23rd January 2025
Wisdom Centre, Cork Street

Chair: Stephen Rourke

Present: Cllr Ciarán Ó'Meachair; Brian Moran; Jamie Leonard (LDA); Angela King, David McAuley, Karen Jordan, Fr David Corrigan; Glen Murray; Lucy Riordan; Catherine Mc Sweeney; Breda O'Hara; Josephine Henry; Jamie Cassidy; JJ O'Mahony; Ann Canning **Minutes:** Rea Lavelle

Apologies: Cllr Lesley Byrne; Pamela Carroll; Fearghal Connolly; Claire Pomroy

1. Introduction to Meeting

Actions:

A round of introductions was held and new DCC staff Lucy Riordan and Glen Murray, as well as new Cllr Ciarán O'Meachair (who replaces Máire Devine T.D.) were welcomed to the Forum. Cllr Lesley Byrne has also joined the Forum (to replace Jen Cummins T.D.), but wasn't able to make it due to a previous work commitment.

2. Minutes of last Meeting on 21st November 2024

Minutes had been shared ahead of the meeting and were agreed.

3. Update on DCC/LDA Donore Project

Actions:

LR presented the DCC update which had been shared with DPCF members in advance of the meeting. Most of the presentation fell under upcoming agenda items 4; 5; and 7. JC presented the LDA update, also previously shared with Forum members. The LDA has entered a Pre-Contract Service Agreement (PCSA) with John Paul Construction. The PCSA period completed in December 2024. Enabling works are still being undertaken and are progressing well. It is intended that the main contractor will be finalised in the coming weeks.

LDA has submitted the application for amendments to the existing Planning Permission to include change of use of one of the ground floor units to a boxing club; second fire escape stair within the DCC3 block; and small amendments to the ground floor plant room, and are awaiting An Bord Pleanála's response.

MK Road is not meant to be used to access the Donore Project site. Access is from Donore Avenue, and any construction vehicles spotted on MK Road would have been in contravention of guidelines.

KJ reported an issue with large construction vehicles passing very narrow footpaths around the school at school start/finish times. A site visit/walk-through of the area in question is to be arranged between school staff and JP Construction representative/s, CMcS wishes to take part (to request bollards for one particularly dangerous corner), and KJ will also invite principles of Scoil Treasa Naoife; Griffith Barracks; Warrenmount; Synge Street and SPCGS, who all have pupils from the area making their way to school on foot.

4-5 car parking spaces at the (Coombe) end of Margaret Kennedy Road will be closed off, as hoarding will be required for works to divert foul water drainage infrastructure, for a period of around 4 weeks, to commence w/b 27/01/25. A separate communication will be issued to residents about these works. Members enquired as to the direction of the planned drainage of the Donore Project.

LDA will continue to post up-to-date information about the project on the www.donoreproject.ie website. A community notice board at the site entrance on

JD/JL to arrange for John Paul to meet/make contact with KJ regarding pupil safety

JD to share a map/illustration of the planned drainage directions with Rea/the Forum

<p>Donore Avenue, has recently been set up. The LDA Community Liaison office can be reached on 01-4101723; or through community@donoreproject.ie, during office hours, but urgent after hours issues can be passed on to site security, details of which can be found at the entrance to the site. Jamie Leonard can also be contacted for site-related queries.</p> <p>The LDA representatives informed the meeting that car/van parking for construction workers will be accommodated within the Donore Project site, and should not interfere with car parking spaces in the Donore Avenue area. With the demolition of the back block of flats at St. Teresa's Gardens, there is now ample space within the site to enable a large number of construction workers to park their cars/vans. This development was welcomed by members of the Forum, who are concerned that there will be huge pressure on existing car parking spaces when construction commences.</p>	
4. Municipal Sports Pitch and changing Rooms - with update on Part 8 Planning	Actions:
<p>The design team is currently reviewing the previous pitch proposals (by Hines), and developing a technical brief, with an aim to progressing to the Planning process as soon as possible. Specifications for the pitch's surface are still being finalised, but the pitch will have such pent-up demand from existing clubs and populations that the surface has to be hard-wearing. It was pointed out that demand for the pitch will be even higher with the upcoming increase in population, and 17 schools in the area are already extremely interested in using this facility as soon as it opens. Soccer clubs may not be fully represented on Sporting Liberties (who have been included in the design talks with DCC), so Cllr CO'M enquired whether their representatives could be also included in the process. DCC Sports Department will be put in charge of the pitch. The DCC depot site at Marrowbone Lane has finally gotten a go-ahead for a rugby/soccer size pitch. Sporting Liberties are hoping that it will include a ball wall so that all training will not have to stop whenever a match is taking place.</p>	
5. Drainage and Sewage issues along Margaret Kennedy Road	Actions:
<p>The foul water infrastructure of Margaret Kennedy Road has been taken into the care of Irish Water. A blockage, which was thought to have been causing the foul smell issues, has been cleared. The drainage of the road is still under DCC's control.</p>	
6. Update from Hines on Development and Plans for adjoining sites	
<p>BM gave an update on developments on the Bailey Gibson site. Hines are collaborating with LDA and DCC around access to the sites. The second version of the Bailey Gibson planning application (BG2) has been withdrawn, as the first application (BG1) was finally approved. Demolition of derelict industrial structures on the site is now complete, and boundary walls have been cropped, however small sections of walls are still to be adjusted. Hoarding and any loose materials have been secured ahead of Storm Eowyn. Hines is still seeking a resolution to the plans for the 'Church Lands' part of the development.</p> <p>It is anticipated that piling rigs will enter the site in in late April or early May, and the expected timeline for the development of the Bailey Gibson site is 26 months. The Community Fund will become available as soon as construction begins.</p> <p>Arranging for car parking spaces within the BG/JPW sites is an important part of the overall construction plans, which will be presented to DPCF when ready. Members were pleased to hear about plans to increase parking provision, as already staff at the school for example are finding it difficult to get parking nearby.</p>	
7. Progress report on demolition of back block of flats	Actions:

Demolition of the back block is now almost complete, and the site of the block will hopefully be utilised to house c 100 car parking spaces for the construction workers.	
8. Update and plans for refurbishment of Donore Youth and Community Centre	Actions:
<p>After several requests by SR, the following update had been issued by DCC: <i>The refurbishment of the Donore Youth and Community Centre is still on schedule as per the programme issued before Christmas. Tender documents are to be issued in February 2025. Before the fire the centre was open from 7.30 am until 10.00pm Monday to Thursday, 7.30am to 9.00pm on Friday and 9.30am to 3.00pm on Saturday The opening hours of the centre can be examined closer to the re-opening of the centre and will be decided by Dublin City Council and various anchor tenants of the building. The Donore Community Drug and Alcohol team will continue to manage their space directly as they will have their own entrance.</i></p> <p>Members of the Forum expressed the loss of trust which had happened in the community due to the repeated delays with the refurbishment so far, and lack of interest in any suggestions for alternative temporary community spaces. GM and LC stated their commitment to do their part as DCC representatives on the Forum to seek details from CRES. Members asked that staff adhere to the stated opening hours once the centre re-opens, since the opening hours set out in the DCC update do not correspond with the opening hours of the Community Centre prior to the fire, when it was <i>not</i> open until 10.00pm from Monday to Thursday; 9pm on Fridays; or at all on Saturdays. Members of the Consultative Forum are pleased to hear about the plans to open the centre from early morning to late evening 5 days a week and for 5-and-a-half-hours on Saturdays.</p> <p>At a broader level, in relation to Sports and Recreation allocations from DCC to the South West Inner City, there is an urgent need to increase these allocations and to make sure that they are front loaded. In its last capital sports allocations, there was virtually no money allocated to the South West Inner City, compared to other parts of Dublin City.</p>	
9. Update from Community Development Subcommittee	Actions:
This group is due to meet in the near future, and it was pointed out that its work is urgent in order to try to ensure that community worker/s are in place for the Community Centre as soon as it is open. This work could hopefully be funded through the SICAP, funnelled through and existing CDP, such as Liberties CDP or the Coop.	RL to arrange a subcommittee meeting
10. Safety and Security Issues Around Donore Avenue Area	Actions:
There had been a number of disturbing violent incidents in the area lately, for example an unprovoked knife attack on a staff member of a local organisation shortly after 8am one morning. It was agreed that Kevin Street Garda Station Superintendent would be written to, to request an AGS representative of highest possible rank, to join the Forum. Sporting Liberties are commissioning an independent study with TCD, to map and quantify crime levels in the area and how they compare to other areas.	SR to write to Kevin Street Superintendent
11. Production of Newsletters by Donore Project Consultative Forum	Actions:
RL to produce a newsletter before next meeting	
12. Place Based Leadership Programme for the South West Inner City	
SR, as well as CMcS are representing DPCF and the area on this initiative.	
13. Dates of next meetings	Actions:
Thursday 27 th March at 5pm in the Wisdom Centre	Rea to confirm date of March meeting by email.

