

GVRA
Glasnevin Village
Residents Association

Newsletter – Autumn 2022



Welcome and Introduction

Welcome to the Autumn 2022 edition of our newsletter, our fourth newsletter since the Association was started in late 2019.

For this edition, and in keeping with our environmentally friendly ethos, we are producing a digital version only, which has been mailed to everyone on our mailing list. If you would like a hard copy, please email gvra.info@gmail.com or text David on 087 7441847.

Also, please forward the newsletter to anyone interested who is not on the mailing list.



Source of image: <https://www.origingreen.ie/who-is-involved/partners/biodiversity-ireland/>

River Tolka (Glasnevin) Biodiversity and Community Project

Dublin City Council allocated €15,000 in funding to this project in early 2022. Unfortunately, these funds have not been utilised by the Council yet. Certain aspects of the Biodiversity Project cannot now be undertaken this year due to the lateness in the year and also the compulsory purchase order for part of the Saint Mobhi Drive green area for BusConnects.

As we are rapidly approaching year end and these allocated public funds require spending/commitment by the end of the year, we have again set out our priorities to Dublin City Council for use of these funds this year.

We will continue to engage with Dublin City Council and hopefully in 2023 we will be able to involve the community in aspects of this project and in actions that will help address the biodiversity crisis.

Please get in contact with gvra.info@gmail.com if you would like to get involved; we are always looking for volunteers!

Some updates that Dublin City Council were able to provide are as follows:

Otter holts

Otter holts are protected structures under the EU Habitats Directive and as such consultation is to take place between the landowner (Dublin City Council) and National Parks and Wildlife Service, with a view to installing a holt. If permission is granted, we may look at installation in 2023.



An example of a recycled-plastic artificial otter holt constructed and installed by Triturus Environmental Limited.



Above is a potential location for the installation of an artificial otter holt, on the low disturbance areas of the south bank of the River Tolka, Glasnevin. The area is poorly accessible and bounded by fencing, thus offering seclusion. Additional tree planting along the fence line and bordering the bridge would provide added seclusion after otter holt installation - *as suggested by Triturus Environmental Limited for Glasnevin Village Residents Association in the River Tolka (Glasnevin) biodiversity management plan 2021.*

Riparian tree planting



The Dublin City Council Tree Officer conducted a site visit, and a Tree surgeon/arborist is to be contracted by Dublin City Council to conduct a full assessment of the health of trees along the riparian zone. The Dublin City Council Biodiversity Officer is also arranging for an inspection of trees for bat roosts (this inspection may be conducted at the same time as the tree survey). Trees and other flora planting schemes are to be produced following these assessments – anticipated in 2023.

Damage to a tree in
September after high winds

Swift nest boxes

A site along the riverbank was identified as a potential site under Dublin City Council's Biodiversity Plan swift box installation programme. Birdwatch Ireland has been contracted to review the site and advise whether the site is suitable.

Invasive species control and eradication

The Parks Superintendent and District Parks Officer coordinate Invasive Alien Species (IAS) control in the area. Dublin City Council are awaiting a report from Flood Defence re IAS summer surveys. The Riparian bank is also being considered for the IAS control pilot programme with Flood Defence. We hope there will be further progress in 2023.

Water/biodiversity resources:

<https://biodiversityireland.ie/>

<https://lawaters.ie/>

<https://www.catchments.ie/>

Planning applications

Glenavon House

You will have seen that Dublin City Council has granted permission for the revised application (52 apartments in a 5/6 storey block) for Glenavon House. This is disappointing, especially as minimal changes were made to the original application, which was comprehensively rejected.

The decision has been appealed to An Bord Pleanála, and your committee has lodged an observation seeking to have the proposed development rejected. Their decision was due on 26 October but has been deferred.

<https://www.pleanala.ie/en-ie/case/313193>

Balnaowan House

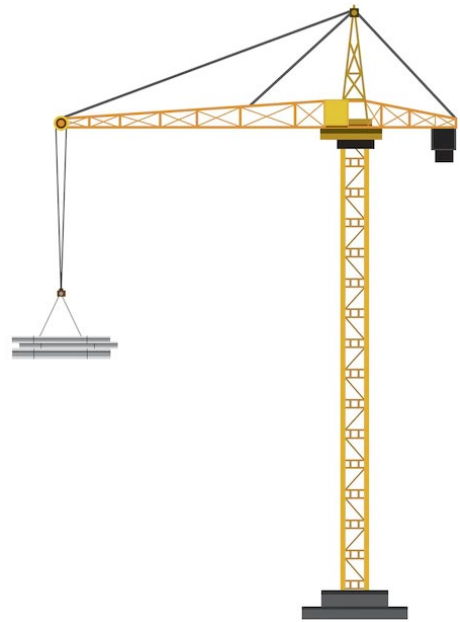
This proposed development (the refurbishment of the old house into 4 apartments, and the construction of 108 apartments in three 5/6 storey blocks) was rejected by An Bord Pleanála on 25 July. The principal grounds for rejection, in brief, were (i) the impact on the protected structure (ii) because it overlooked neighbouring gardens and (iii) because it was deemed out of character with its surroundings. We understand that the developer will be submitting a revised application to Dublin City Council, most likely in early 2023.

<https://www.pleanala.ie/en-ie/case/310668>

Denis Mahony site

There is no further update on this development, which holds two planning permissions:

- An Bord Pleanála permission for 101 apartments in two six/seven storey blocks, together with one retail, two retail/medical and one medical consultant unit.



- Dublin City Council permission for 74 apartments, two retail units and three medical/retail units.

The site was put up for sale, but the 'for sale' signs have now been removed. The developer has indicated that there are no definite plans re construction, but that they hope to go on site at some stage in 2023.

Washerwoman's site

On 26 March 2022, An Bord Pleanála announced that the appeal against the rejection of the development by Dublin City Council was refused. In its decision, the Bord highlighted the substandard form of accommodation and noted that the development would be contrary to proper planning and sustainable development in the area.

<https://www.pleanala.ie/en-ie/case/310791>

Addison Lodge

Construction at the Addison site (15 houses and 12 apartments) commenced but appears to have been halted.

<https://planning.agileapplications.ie/dublincity/application-details/131928>

Veterinary Hospital

A planning application was submitted to extend the veterinary premises on Botanic Road. Your committee submitted some observations, recommending that it be rejected due to its overbearing nature and its likely negative impact on traffic and parking in the Village. The planning authority have requested further information from the applicant - a study clarifying that the proposal will provide a satisfactory level of daylight and sunlight for adjacent property and also additional drawings which were not provided in the original application.

<https://planning.agileapplications.ie/dublincity/application-details/151897>

Bon Secours Hospital

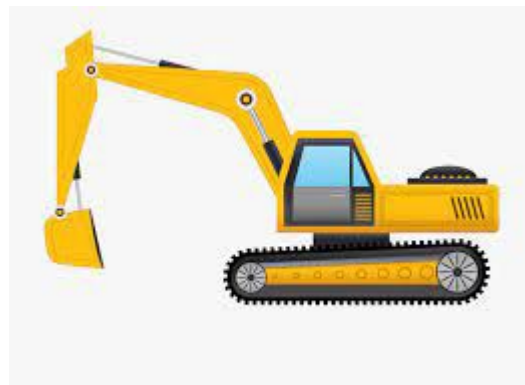
Construction of the Hospital's new day unit is well under way, and it is hoped that it will be fully operational by mid-2023. The building will house a new main entrance and reception area, an oncology day ward and a surgical day ward.

<https://planning.agileapplications.ie/dublincity/application-details/142280>

Planning and construction – summary and next steps

As a result of the various permissions, granted and sought, above, there will be considerable construction activity in the village over the coming months and years. By our count, there are c.252 houses and c. 239 apartments in the Village. The various applications, if granted and built, would add approximately 240 units, i.e. an additional 50% to the Village.

Clearly, these new developments will have a very significant impact on the infrastructure of the Village. Your committee is actively engaging with Dublin City Council to look to have the development levies charged by the Council used to improve the infrastructure of the Village.



Monitoring Traffic in Glasnevin Village

The WeCount Project is a new initiative being undertaken by the Mobhi Haven Community Association with the support of GVRA. This is a Europe-wide project which (anonymously) monitors traffic volumes, speed and composition (cars, pedestrians, bikes and heavy vehicles) in local communities.



With the assistance of sensors and low-cost software, local communities can analyse the data recorded and produce policy proposals for more sustainable local mobility.

With the upcoming proposed changes to the traffic flows in our area with BusConnects, the current plan is to measure the traffic flows, through the use of these sensors and software, in both directions on Saint Mobhi Road and Glasnevin Hill, two of the key routes through Glasnevin Village. Further, there is a significant amount of construction ongoing and planned in the Village and surrounding areas, which will introduce a large volume of traffic, some of which will be heavy construction traffic. This will all impact the volume and flow of traffic in our area and therefore it will be useful to have data to monitor these flows, particularly if representations are to be made to the Council, local politicians, etc.

While one of the difficulties is that the sensors do not work as effectively at night-time as they do during the day, we expect that the data will produce results which will be of interest to all residents. Our thanks to Hugh Larkin and Kris Morton for installing the monitors.

We anticipate that some statistics will be available for review in our next newsletter. If you wish to have further information on this, please see the following links:

<https://www.changex.org/ie/wecount-project/glasnevin-dublin>

<https://telraam.net/en/location/9000004164>

<https://telraam.net/en/location/9000004392>

BusConnects

The formal planning application for the Ballymun/Finglas to City Centre bus route, which runs along Saint Mobhi Road and Botanic Road, has now been published. It is in line with the most recent proposals, and features the following:

- Banning northbound traffic on Saint Mobhi Road from 4pm to 8pm, instead diverting it either via Finglas Road/Tolka Estate/Griffith Avenue or via Glasnevin Hill/Cremore Villas/Griffith Avenue
- Public realm improvements in the Village, including altering the Botanic Avenue/Botanic Road junction and creating space for outdoor tables, etc.
- Creating a pedestrian crossing at the Bon Secours Hospital
- Making part of Old Ballymun Road, from Glasnevin Hill to Claremont Avenue, one way (into town)
- Banning traffic from exiting Saint Mobhi Drive onto Saint Mobhi Road
- Introducing dedicated cycle lanes along Glasnevin Hill and Saint Mobhi Drive
- Using the green space on Saint Mobhi Drive as a works compound on a temporary basis

Your committee submitted an observation to An Bord Pleanála setting out the concerns we have in relation to the route as it impacts our Village.

ballymunfinglasscheme.ie

MetroLink

The Railway Order in respect of MetroLink has been submitted. Submissions were due to An Bord Pleanála by 25 November 2022; this deadline has since been extended. Your committee submitted an observation. One of our points was that the station on Saint Mobhi Road should be called 'National Botanic Gardens'.

<https://www.metrolink.ie/en/route/route-description/>

Local Policing Forum

In April a committee member attended the CABRA-GLASNEVIN Joint Policing Committee ('JPC').

This is an opportunity for citizens to meet with the Garda and local councillors to get information on Garda Reports/Statistics. An Garda Siochana provides information on crimes, thefts, assaults, etc. that have been reported to the various Garda stations in our district. They also provide an update on the JPC Annual Work Plan. The purpose of developing this Central Area Joint Policing Sub-Committee Annual Work Plan is to enable focus on policing matters to ensure (a) Community safety (b) Quality of life issues (c) Commitment and capacity to engage with and address the needs of our diverse community/customer base.

This is an opportunity for residents to raise a particular policing related issue so please do let us know if you have any matters that you would like escalated. Please email gvra.info@gmail.com.



The National Botanic Gardens

The National Botanic Gardens sits at the heart of our Village. In addition to being an oasis of calm and beauty, the Gardens are a premier scientific institution, containing important collections of plant species and cultivars from all over the world.

In addition to daily guided tours, the Gardens often feature special events, such as an Eco-Craft Fair on Saturday 10th and Sunday 11th of December.

<https://botanicgardens.ie/>



In September, as part of Fringe Week, the Gardens hosted an exclusive night-time adventure. This meditative and immersive night walk guided visitors through a series of light and sound installations, exploring the iconic Gardens as never seen before.



Dogs

We are very fortunate to have an extensive and varied community of dogs in our Village. A reminder, however, that incessant barking late in the evening is unneighbourly, and shouldn't be permitted.

Signage

We are delighted that we have been awarded €7,800 by Dublin City Council, to fund a heritage sign for the Village. We are now in the process of commissioning the sign.

Village Planting

DCC has provided us with planters and bedding plants, which you will have seen at various places in the Village. They add welcome splashes of colour – many thanks to Richard and Susan Dunne for maintaining these planters.

Top Ten Ways to Help Pollinators:

<https://pollinators.ie/top-ten-ways-to-help-pollinators/>

All Ireland November Pollinator Plan newsletter:

Check out all the news in the All-Ireland Pollinator Plan latest newsletter: The most pollinator friendly towns and villages, new research, and hibernating pollinators!

[Biodiversityireland/all-ireland-pollinator-plan-november-2022-newsletter](https://biodiversityireland.ie/all-ireland-pollinator-plan-november-2022-newsletter)

Village Clean-up – Success!!!

We were delighted to be awarded joint second place in the Over 300 houses category of the Dublin City Neighbourhoods Awards 2022.



Lisa Cavern, Michelle Mahon and the team have been doing terrific work in leading the team of volunteers to keep our Village clean, and it is great to see new residents joining in all the time. The team provides tools, high-viz jackets and rubbish bags, so manual labour only is required! Clean ups start at 10.00am on the second and fourth Saturdays of every month, outside the XL shop opposite the Bon Secours Hospital.

We are always looking for more volunteers - if you can help, please contact the 'Glasnevin Clean-up' WhatsApp group, managed by Michelle at:

<https://chat.whatsapp.com/FFxjlVHKJFtKPyVge7hBnw>

Insurance is in place, which covers those carrying out cleaning activities in the Village. Please stay safe when cleaning - we should not, for example, be crossing railings, such as those on Saint Mobhi Drive, or going onto private property. If incidents occur, please report them to Lisa, Michelle or any member of the Committee.

As discussed at the 2022 AGM, we are all keenly aware of protecting wildlife, biodiversity, plants and the habitat generally while we clean.

Village Infrastructure

As mentioned above, we are pressing the Council on various potential improvements to the Village, as follows:

Bins: there is a clear need for additional large-capacity solar compactor bins, especially on Saint Mobhi Drive (where plastic bags attached to the railings are currently used) and at the junction of Glasnevin Hill and Old Ballymun Road.

Leaf cages: these were originally promised for the autumn of 2021. However, we were then informed that there were no cages available. Having reflected further on this and considering the experience with other leaf cages, we have decided not to press for these for the autumn. Instead, we have asked the DCC how the leaves in our Village can be disposed of in an environmentally friendly manner.

Lamp posts: most of these have now been painted, and we hope that the remaining two (where access is interfered with by trees) will be painted soon.

Road repairs: we continue to seek the (necessary) repairs on Ballymun Road Lower, Saint Mobhi Drive and Botanic Road, from the bridge to the Botanic Gardens.

If Residents want to report issues such as graffiti, fly tipping (illegal dumping), potholes or issues of concern in the village, to report you can log onto:

<https://fixmystreet.ie>

Also, if you note litter bins full or overflowing, you can scan the QR code on the bin which will notify Dublin City Council to come and empty it.

Parking

As we all know, parking in the village by non-residents is a particular challenge. Parking spaces (on, for example, Saint Mobhi Drive and Glasnevin Hill) are often occupied, on an all-day basis, by people working in the Village or in the city. As a result, short-term visitors find it very difficult to find a legal parking space.

We have written to Dublin Corporation, making various suggestions as to how the parking situation might be improved, with a view to making parking available for short-term visitors to the Gardens, Hospital, Church or Village shops. In its response, the Corporation confirmed that parking enforcement will be stepped up. They also indicated that other parking schemes are on hold at present, pending progress on BusConnects.

Saint Mobhi Church

In relation to Saint Mobhi Church, you will have noticed that the laneway alongside Saint Mobhi's Church has now been re-opened. This is a very welcome development.

The church secured grant funding which will cover part of the costs in repairing the old church wall and is actively fundraising to cover the rest. A Go-Fund-Me page has been established for anyone who would like to help with the effort:

<https://ie.gofundme.com/f/st-mobhis-glasnevin-church-wall>

Funding

A big 'thank you' to those residents who made contributions to the Association. We incur costs in respect of:

- our share of the river project
- insurance for our clean-up activities
- planter boxes
- newsletters
- planning observations

Contributions are entirely voluntary, and no-one should feel under any obligation. If you do wish to contribute, our bank account IBAN is **IE12IPBS99065331649157**. Please include your name on any transfer.

Committee

Your committee members are:

- David Meagher (Chair)
- Áine Dennehy (Treasurer)
- Susan Dunne
- David Gough
- Elizabeth Henry
- John O'Brien
- Annemarie Rogers

We are always looking for new members to get involved in whatever way they can. Please get in touch by email gvra.info@gmail.com or text David on 0877441847 if you are interested in joining the committee.

Local Councillors

For information, the local councillors for Cabra Glasnevin are:

- Darcy Lonergan *Green Party* cllr.darcylonergan@gmail.com
- Eimer McCormack *Fianna Fail* eimer.mccormack@dublincity.ie
- Seamas McGrattan *Sinn Fein* seamas.mcgrattan@dublincity.ie
- Declan Meenagh *Labour Party* declan.meenagh@dublincity.ie
- Cat O'Driscoll *Social Democrats* cat.odriscoll@socialdemocrats.ie
- Colm O'Rourke *Fine Gael* colm.orourke@dublincity.ie
- Cieran Perry *Non-Party* cieran.perry@gmail.com

Please get in touch

If you would like to add your name to our email distribution list, please email gvra.info@gmail.com or text David on 0877441847.