

# Ballycullen

## Local News Update



**Pat  
Rabbitte  
TD**



Dear Resident

Enclosed is a brief update on a number of local matters that Cllr Eamonn Maloney and I have been working on. If you have any queries or any other issue you would like to raise feel free to contact Eamonn or myself.

## ROAD WORKS BALLYCULLEN ROAD & M50

Quite a number of Ballycullen residents have contacted me about traffic management on St Colmcille's Way while the M50 is being upgraded. The lack of adequate notice of whether a particular ramp is open in the evening has resulted in some people taking a rather long detour home via Dundrum.

I have made representations to the National Roads Authority and the Council's Roads Department about the problems with the temporary signage that has been erected. The Council has advised that the Junction 12 upgrade should be largely complete by mid February.

The Ballycullen Road QBC scheme is a 15 month contract and will result in some form of disruption (for pedestrians in particular) for the remainder of this year. The scheme will see the roundabout at the junction of Ballycullen Road and St Colmcille's Way replaced with a signalised junction. This will bring to an end the junction "locking" at rush hour.

## BANKING ENQUIRY

I have just published a Private Members Bill\* in the name of the Labour Party to permit an inquiry by Dail Eireann into the Banking Crisis. After the Supreme Court Judgement in the Abbeylara Case it has been necessary to correct a defect in the law. Government has refused since 2002 to amend the law and has opposed an inquiry into the collapse of the Banking System.

The economic crisis in Ireland has been made much worse by the conduct of the banks and the failure of the regulatory authorities. Inquiry by Dail Eireann is the fastest and cheapest method of inquiry. The DIRT Inquiry of which I was a member cost one million punts and recouped just short of One Billion Euro for the Exchequer in taxes evaded and in penalties and interest.

In the interests of democracy, our economy and our taxpayers we need to learn the lessons of the Banking Crisis.

If you would like a copy of the Bill it is available on [www.labour.ie](http://www.labour.ie) or please contact my office.

\*Committees of the Houses of the Oireachtas (Powers of Inquiry) Bill 2010

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#### CLINICS

Saturday 2.00 – 3.00 pm  
TWS, 1 Main Street, Tallaght Village

**Working with  
Pat Rabbitte TD**



### Cllr. Eamonn Maloney

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# Cllr Eamonn Maloney

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## SUSPICIOUS PLANNING APPLICATIONS

### SURGE OF DEVELOPER APPLICATIONS IN ADVANCE OF NAMA

A suspicious number of planning applications were submitted to the County Council during December for over 1300 houses and apartments and several nursing homes.

At December County Council meeting I called on the Minister for the Environment and Local Government John Gormely TD to introduce emergency legislation to prevent developers from inflating the value of their sites in advance of the valuation process by NAMA.

It is my belief banks are encouraging developers to get planning permission in advance of the valuation process, in the hope that NAMA will pay an inflated price for loans secured against such sites. If applications are approved, the value of sites will increase between 10 and 12 times their original value.

This would be an abuse of the planning law and the taxpayer who through NAMA will be paying the banks too much for their Development Loans.

## OLDCOURT ROAD NURSING HOME

Over the Christmas (Dec 23<sup>rd</sup>) a planning application was submitted to the Council for a 120 Bedroom Nursing home on the southern side of the Oldcourt Road opposite Beechdale.

I have objected to the proposal as the land zoned for development for many years south of the Oldcourt Road still has no Local Area Plan in place. A "Local Area Plan" sets out density, height, the location of public services, shops, schools and public open spaces in a given area. In the absence of a Local Area Plan land zoned for development is in effect a blank canvass for developers and their architects to draft developments with no regard for the community's needs.

I have persistently made representations to the Planning Department about the need for a Local Area Plan to be put in place south of the Oldcourt Road. In December the Planning Department had advised me:

*"Planning applications within the A1 zoned lands at West Oldcourt would be considered premature pending the preparation of a Local Area Plan for West Oldcourt in accordance with the zoning objective. This will be done in accordance with the priorities of the work programme of the Planning Department".*

For this reason alone this planning application should be rejected. **The closing date for submissions/objections is February 4<sup>th</sup>** and the Register Reference for the application is SD09A/0491. A decision is due by February 25<sup>th</sup>.

In line with my commitment to **Protect the Mountains** I want to ensure a Local Area Plan for the area south of the Oldcourt Road puts a permanent barrier between the suburbs and the Dublin Mountains rural amenity area.

## WATER PROBLEMS

As you will know, the cold snap in late December and early January has led to significant issues for local water supplies. Issues with frozen pipes bursting and the leaving on of dripping taps have ensured a much higher demand for water than normal, meaning that the Council has reduced pressure at certain times for the whole County. We are working with Council management to ensure a 24 hour supply is restored in the near future, but officials have warned us that it is likely to be a matter of weeks before all the issues with the water supply are resolved.

Please report any mains leaks to the Council at 4149000 (4574907 outside office hours) or to contact me with reports of significant problems. Daily updates are given on the Council's website at [www.sdcc.ie](http://www.sdcc.ie), which also includes a handy list of tips for water conservation, dealing with airlocks and other general information.

