

# Deerpark

## 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.

### **DEERPARK - TAKING IN CHARGE**

The Planning Department now advise that the Taking-in-charge of Deerpark is almost complete. On the reverse is a brief up date from my colleague Cllr Eamonn Maloney about this.

### **MANAGEMENT COMPANIES BILL NEW DELAYING TACTICS BY FIANNA FAIL**

For almost 4 years I have been pressing the Government to introduce legislation to regulate the operation of Management Companies. The Labour Party finally forced the publication of a Bill which has since become bogged down in the Seanad because the Minister has effectively withdrawn it to allow further discussions with what he calls "stakeholders".

We have been creating a row every week because this is such an urgent issue for so many people living with Management Companies. My colleague Emmet Stagg TD has now received on behalf of the Labour Party the attached letter from the Minister for Justice setting out the up to date position.

We are now demanding a date for the enactment of this legislation and don't hesitate to contact me if you have views that you want taken into account on this important issue.

### **ANTI-SOCIAL BEHAVIOUR**

I have made representations to the Tallaght Gardai about ongoing anti-social behaviour at the Kiltipper Road entrance of Deerpark. In addition to this I have also made representations to the Council about the poor public lighting at this location.

#### **Pat Rabbitte TD**

Dáil Éireann,  
Kildare Street,  
Dublin 2  
phone: 6183980 / 3772  
fax: 618 4032  
email: pat.rabbitte@oireachtas.ie

#### **CLINICS**

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

**Working with  
Pat Rabbitte TD**



#### **Cllr. Eamonn Maloney**

84 St. Maelruan's Park,  
Tallaght  
Dublin 24  
Phone: 045 25298  
E: emaloney@sdblincoco.ie  
www.labour.ie/eamonmaloney

# Cllr Eamonn Maloney

84 St Maelruan's Park, Tallaght, Dublin 24  
Ph: 4525298 Email: emaloney@sdblincoco.ie



## **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.

## **DEERPARK TAKING IN CHARGE**

The Planning Department now advise that there is no outstanding finishing works to completed by the builder prior to the Taking in Charge of Deerpark. The Planning Department outline the situation as follows:

---

*"The developer, Durkan New Homes has offered the roads and services in the estate for taking in charge and submitted as constructed drawings and drainage survey. Legal queries arose in respect of the wayleave for drainage and were investigated by senior staff of the Roads and Law Departments of the Council.*

*The legal issue has been communicated to the developer and their solicitor with a view to the developer granting a registered right of way for draingage outfalls. Until the Council Law Department has received the necessary documents to finalise this, taking in charge cannot proceed.*

*There are however at this time no remedial works outstanding in respect of the development so the Council will proceed to initiate the statutory taking in charge process once the legal issue over the wayleave is resolved".*

---

When the legal issue is resolved, the Council will after agreement with the elected councillors advertise the Taking in Charge of Deerpark.

In addition to this the handover of the Management Company to the owners of the homes in Deerpark (the residents, council and Circle Housing) remains outstanding. Deerpark has a very hard working Residents' Committee who have been pursuing a number of issues on behalf of their neighbours with the Managing Agent Circle VHA. However at present Durkan New Homes still appoints the directors of the Deerpark Management Company.

## **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.