



## TUDOR LAWNS

Residents Association

Plasoga na dTudarach, Carraig an tSionnaigh, Ath Cliath 18

11.2025

### Tudor Lawns Residents' Annual Meeting 2025 – 5<sup>th</sup> November 2025

#### Venue & Attendance

It was great to see some of our regulars as well as some new residents attend the annual meeting which was held in Kilmacud Crokes Glenalbyn Stillorgan. The Glenalbyn board again provided the venue for free which is very generous and much appreciated.

#### Status Update on GAA plans for Developing Silver Park as a GAA facility – Update

The Kilmacud Crokes team has confirmed that it is going ahead with the development of Silver Park as a long-term playing field/asset for their members and are now ready to go to their board to seek approval to proceed. The key development items are:

- Drainage system on the Torquay Road side of the pitch
- Demolish and rebuild club building, moving it closer to the road, having male and female changing rooms and a small kitchen area – it will be the same size approximately as the existing building, but rebuilt for purpose.
- Pedestrian gated entrance linked to bus stop on main road and gated entrance from LauraLynn to allow them use for taking kids in wheelchairs for walks.
- LED floodlights, similar to ones on main pitch in Kilmacud Glenalbyn. They will be applied to both pitches, one pitch will be full size, second slightly smaller due to space, used over 4 months and within certain timelines.
- Increased parking alongside the Torquay Road side. The CoCo water mains runs along that area as does the Torquay Road drainage alignment.

No details or drawings have yet been provided but they advised that they want to work with Tudor Lawns prior to submitting their planning application. Their ideal timeline is to have this ready before Christmas.

Our Chair Sean McNulty is working with a small sub-committee of residents to engage with Kilmacud Crokes on this important development. **We plan to call a residents' meeting when the plans are available to discuss and gather inputs for engagement with the team in Kilmacud Crokes.**

#### Green Space Management – 2024

Feedback is always positive about the high standard of the green space maintenance.

The following is a high-level summary of the activities undertaken in 2024:

- Summer & Autumn shrub and flower planting and replacements of dead/overgrown shrubs
- Treatment of greens & shrub beds with regular pruning of the larger shrubs on the greens
- Weeding and maintenance of the flower beds
- Removal of dead branches and other debris following bad storms
- Additional Christmas lighting on the green
- Little Library (see separate heading on this item further down)

#### CoCo Works Completed in 2024

- Two dead trees & some very large branches that fell during a storm were removed
- Limited tree pruning completed mainly where street lights were impacted by trees
- Footpath repairs were undertaken throughout the estate – further works are still required
- Two leaf sweeps and a drains clearance undertaken during the autumn

We continue to engage with the CoCo to get ongoing works undertaken in Tudor Lawns.

## Leopardstown Racecourse Works Completed in 2024

- Some works undertaken to maintain a clearance behind the boundary wall.
- Significant works undertaken on the trees behind the boundary wall at the front of the estate – 3 large trees removed that were leaning dangerously over the wall, which were in a bad condition
- The overhanging branches from others that were impacting our new trees were cut back.

A new racecourse manager has been appointed and is due to start early in 2026. We plan to seek a meeting with the new manager once that person is settled in.

## Community WhatsApp

There was a discussion on the use and benefits of the Community WhatsApp which all agreed is a great resource for the residents of our small community. The following are the key points from the discussion:

- The various sub-headings were agreed unanimously at last year's annual meeting and were implemented by the Administrator afterwards. Some of them are working very well e.g. contractors. The general one is being used for most other things including Security, which the Gardai have advised needs a separate heading.
- All agreed that there is no requirement for any more headings and that having the messages segregated is helpful so it would be good practice to use them.
- Users need to be respectful when posting messages, which for the vast majority of the time they are. They need to be aware that personal comments about other residents, who are our neighbours, is not appropriate. We need to know that messages, once posted, are public record and cannot be withdrawn and could potentially lead to legal action depending on their content.
- There is an option to put in a control to allow messages on the general chat section to be deleted after 28 days which would tidy up that section as most of those messages relate to current things which do not need to be retained long term.
- The administrator will delete members who no longer live in Tudor Lawns so if you are aware of people who have left please update our Administrator Jim Halpenny so he can remove them. Sincere thanks to Jim for his work on this valuable community resource.

## Parking of Large Commercial Vehicles & Campervans in Tudor Lawns & Traffic Difficulties

A discussion took place on these issues at the meeting. The following are the key points:

- The roads in Tudor Lawns are public roads, owned by the CoCo, and anyone can park there unless they are on yellow lines, blocking an entrance or parking dangerously.
- There are 2 large white vans parked regularly in Tudor Lawns, one belongs to a resident and the other larger one is often parked here during the day & occasionally overnight. We have been advised that the CoCo has a rule that commercial vehicles over 3.5 tons are not allowed to park overnight in residential areas.
- **A call to the CoCo offices in Dun Laoghaire or the local Gardai is an option in the instances outlined above.**
- Most of the commercial vehicles parked in Tudor Lawns are owned by contractors working on residents' properties, are not here for very long and are not parked overnight.
- There are currently no byelaws to prevent campervans parking here unless they are causing problems as outlined above. The one that was here for some time has moved on.
- Parking of contractor vans and cars will continue to be an issue during the building and fit out of the apartments on Leopardstown road, as was the case in the past when large commercial buildings were being built in the nearby business district.
- There is pressure on spaces for residents' parking needs so no more yellow lines.
- Speeding is a serious issue in Tudor Lawns including cars going to/from Silver Park.
- Past surveys on paid parking indicated only a minority were in favour. It is current CoCo policy not to put them in estates like ours. All agreed that this is not needed.

Traffic, in general, has increased significantly on Leopardstown Road and the issues in relation to exiting continue to be a problem especially when turning right. Residents' groups can request a meeting with the CoCo on specific topics. The meetings are normally held a few times a year. We plan to request a meeting, to discuss our traffic issues when there is a free slot at one of those meetings.

## **Social Events – 2024**

The following events took place during 2024 and they were enjoyed by many of our residents.

- New Event – Easter Egg Hunt on the Green on Easter Sunday morning
- Halloween Quiz/Gathering on the Green on Halloween Night
- Christmas Outdoor Decorations Competition
- Santa Claus visit accompanied by great carol singers and a very large group of residents of all ages – the best one so far so hoping for the same or better this year.

Unfortunately, due to bad weather and other logistical issues we were unable to have a summer event on the green in 2024.

## **Neighbourhood Watch/Security**

There has been a couple of events in Tudor Lawns recently which included, persons trying all cars late at night to see if they are unlocked with items stolen from those that were open, an attempted theft from an outdoor building at another property and a recent break in at a house which was unoccupied at the time.

### **Security Tips**

- If you are away or just going out for the night set lots of lights on timers & ideally have sensor lights around the property.
- Ask a neighbour/keyholder to periodically park a car in your driveway and to open/close your blinds/curtains at night when you are away.
- Everyone needs to get into the habit of checking that their cars and doors are locked at night.
- Setting your alarm, if you have one, is very important even when the house is occupied.
- Gardai have advised that criminals are putting flyers partially into letter boxes to gauge if the house is empty. They come back later to see if anyone is home and if the flyers are still sticking out of the boxes they assume the house is unoccupied. We should keep an eye out and remove these flyers or push them fully into the letter boxes if we know that our neighbours are away or even haven't removed the flyers because they are at work.
- If you see or hear something suspicious call the gardai & put an update on Whats App if you are on it.
- Arrange with your neighbour to take out and bring back in your bin if you are going to be away.

## **Little Library on the Green**

The little library suffered significant deterioration over the last year and needs substantial repairs. Following discussions it was agreed to repair and retain the library and to update the contents on reopening in Spring.

## **Sincere Thanks to Our Volunteers and An Appeal for More Help especially to Run Events**

Sincere thanks to the many people who consistently give freely of their time to support the Tudor Lawns community both as committee members and helping out on "one off" or regular activities. These activities include, but are not limited to:

- Fee collection & financial accounts
- Communications/Website Maintenance/Community WhatsApp
- Social events
- Watering and Weeding of the Flower/Shrub Beds (without this support we could not have those beautiful beds at the entrance and on the greens)
- Liaising with Community Gardai, the CoCo, Leopardstown Racecourse and the GAA

Involvement in local projects that impact Tudor Lawns as they arise e.g. traffic issues, road changes and GAA developments. **If you would like to get involved in any way, even on an ad-hoc basis, please send an email to [tudorlawns@gmail.com](mailto:tudorlawns@gmail.com)**

## **Santa Claus Visit & Carol Singers/Supporters Event 2025 – Carol Singers Needed**

Santa will again visit Tudor Lawns on December 24<sup>th</sup> this year barring unforeseen circumstances.

**If you would like to join the carol singers please contact Angela (No 14) or send an email to [tudorlawns@gmail.com](mailto:tudorlawns@gmail.com)** Sheets with the song words will be provided. We are hoping for another big attendance this year. We know it can be a busy night for many but the event takes only about 45 minutes so feel free to join in for part or all of the walkaround.

## **Financial Accounts/Fees Update**

The financial accounts for 2024 were presented and discussed at the meeting and are inserted below. The expenditure costs have been exceeding the fee income over the last couple of years due to increasing costs across a number of areas.

Fees have not been increased since 2009. **The fee will be maintained at €100 for 2026 but there will be a fee increase for 2027 to ensure that the financial status remains healthy.** This was agreed as necessary at the meeting. The social events budget was also approved.

The budgets for social events and the repair of the little library were also approved.