

**Area Manager's Report
South Central Area Committee
Wednesday 21st March 2018**

Conditional Survey's

Housing Maintenance will be carrying out conditional surveys of every unit in the city over the coming years. This survey will give DCC valuable information including any shortfalls that a unit might have with regards to the new Standards for Rented Houses (July 2017). Please see letter attached, copies of which will be dropped into complexes prior to going on site. Given the number of units that have to be surveyed it is not feasible at this moment to have a programme of works in place.

CRUMLIN/KIMMAGE ELECTORAL AREA

South West Inner City Area Report

Weaver Park

There is an ongoing vandalism issue in Weaver Park, with 13 trees broken over the weekend of the 10th/11th of March and more broken on the night of Monday the 12th of March. There is also ongoing damage to the playground. It is understood that the same group is doing the damage. This is a new park opened to the public on the 8th of September 2017 for the local community and it's very disappointing that a few are destroying this wonderful amenity.

St. Audeon's Park, High Street

Works to enhance St. Audeon's Park by improving accessibility, permeability and circulation commenced in October 2017 and are due to be completed in April/May. The reconfigured western entrance will incorporate a play garden.

Bridgefoot Street Park

Detail design works are ongoing with view to issuing tender documents in Quarter 2 of this year. Construction works will commence shortly after the tendering process is complete.

Crane Street/Sugar House Lane

Works, including the widening of the existing footpaths and the narrowing of the carriageway, to enhance pedestrian access along this important and busy tourist route commenced on 21st August 2017 and were completed in February.

Dolphins Barn

Following agreement at the January Area Committee meeting it is expected that a Part 8 Planning Application for a Public Realm Improvement Plan for Dolphins Barn will be advertised shortly.

St. Luke's Church

Works in relation to the conservation and adaptive reuse of St. Luke's Church as office accommodation are now complete. The City Council is creating a small urban park in the north graveyard (facing St. Luke's Avenue) and carrying out improvements to the south graveyard (access via Newmarket Square). Works to both graveyards commenced in June and are due to be completed later this month. It is planned that the park facing St. Luke's

Avenue will operate with normal park opening hours whilst the south graveyard can be visited by appointment. It is proposed that the park(s) will be officially opened in May when the planting has properly bedded. It is also intended to initiate a 'green school' project with St. Brigid's NS.

St. James Graveyard, James Street, Dublin 8

It is planned to undertake a programme of restoration in this historic graveyard to provide an accessible amenity that compliments the visitor experience of the recently developed micro distillery. It includes a condition survey of all monuments and the historic wall enclosing the graveyard, the conservation and repair of over 300 monuments and the wall. The development and implementation of a Masterplan for the graveyard will include an accessible illuminated path throughout the graveyard and associated landscape works. It is also intended to develop an interpretative strategy for the graveyard.

It should be noted that the ivy and debris together with self seeded and dangerous trees were removed from the graveyard in January.

James Street CBS

Works to install a 5-a-side all-weather football pitch (49.6m x 23.4m) in the grounds of James Street CBS commenced in December and was substantially completed in February. This facility will provide a much needed resource for the school, local sports clubs and the wider community. The pitch was part funded from the 2016 Discretionary Fund.

Marrowbone Lane Flats

Works to the open area to the front of Marrowbone Lane Flats took place in January and February and included:

(A) The Central 'Community Garden' (area outside entrance to crèche)

- The existing 8 Birch trees were retained and pruned.
- The general area was cleared of weeds and the tree bases finished in gravel.
- A number of raised bed areas closest to the building were cleared of existing plants, rotovated and prepared for use by residents as a community garden.

(B) The Linear areas

- These areas were cleared of weeds, tree stumps and the remains of the former Hedge; the gravel areas were cleaned and redressed as needed.
- The existing trees were removed.
- 15 smaller Wild Pear trees were planted closer to the railings. The trees will flower in springtime and will have a narrow, contained canopy.
- A new 1m high evergreen hedge was planted along the full perimeter railings.
- A low shrub was planted in the round raised beds at each end.

These works will be funded from the 2018 Discretionary Fund.

Housing Report

St. Teresa's Gardens

Phase 1 of the St. Teresa's Gardens Regeneration Masterplan is now complete following the demolition of the 6 blocks on the Eugene Street side of the site. The final 2 vacant blocks on the south side have also been demolished.

A new part 8 Planning Application for 4 additional housing units (increasing the number of houses/apartments to 54), amendments to previously permitted residential units, demolition of remaining 2 blocks, an enhanced park and an interim pitch was lodged on 12th March.

Tenders for the updated new build are due to be issued in April with a view to construction works commencing in Quarter 3.

Tenders are due to be issued in Quarter 2 for Precinct Improvement Works in the area between the refurbished blocks. Works will include a small playground, hard and soft landscaping, enhanced lighting, CCTV and painting. Works are planned to commence in Quarter 3 this year.

New build enabling works commenced on 22nd January and are due to be completed in late April. The works include drainage, enlarging some gardens on Eugene Street, demolition of 23, 24 and 25 Eugene Street and the removal of contaminated soil.

The Development Framework Plan for St. Teresa's Gardens was endorsed by Councillors on 3rd July 2017. The Plan includes housing, community facilities, parks, open space and traffic alignments.

Dolphin House

A part VIII planning application was approved at the October 2014 City Council meeting for demolition, new build and refurbishment at Dolphin House (phase 1). A total of 96 existing flats will be replaced by 100 new units. The demolition of the 2 'canal' blocks was completed in early 2016 whilst the new build and refurbishment commenced on 17th October 2016 and are progressing satisfactorily. Work is scheduled to be completed in Autumn 2018.

Planning permission was granted to Fold Housing Association in November 2016 for 42 units of older persons apartments with a community centre at a site to the rear of the football pitch. Construction started in January and is expected to last 15 months. It is the intention to transfer the existing tenants in Dolphin Park to the new dwellings. Dolphin Park, which consists of 44 bedsits, would then be demolished to allow for new housing to be developed on the site.

The residents of the 'long blocks' were contacted last month in relation to phase 2 of the project.

Crumlin/Kimmage Area Report

Crumlin Village

A contractor has been selected to upgrade the public domain of the east side of Crumlin Village from the junction with Windmill Road to St. Agnes Park, i.e. between an Post Sorting Office and the Garda Station. Work will commenced on 5th March with an expected completion date of late July.

The works will include:

- The replacement of the existing footpath with cobble lock and slabs similar to the west side of the road
- The removal of the overhead electrical cables and replacement of existing lamp post with posts similar to those that were installed on the opposite footpath in 2008.
- Provision of an automated pedestrian crossing at the Crumlin Village/Windmill Road junction.
- Provision of cycle lanes and bicycle stands
- Additional tree planting
- Revised car parking

Tenant Information and Support Service

The Dublin Simon Community has commenced a Tenant Information Clinic in the Crumlin Area Office. Tenants in private rented accommodation will be able to get advice on concerns they have in relation to:

- Losing their homes
- Rent Arrears
- Standards of rented accommodation
- Difficulties in managing their homes
- Housing rights

The clinic will operate from 9.30am – 12.30pm every Thursday.

Stannaway Court, Senior Citizens Complex

A programme of works to insulate the units has been agreed. Work is due to commence in the week beginning 19th March.

CCTV in Benbulbin Road and Lissadel Road

Funding from the Discretionary Funds 2018 has been set aside for the installation of CCTV in these areas. Under the new General Data Protection Regulations it is a requirement to carry out Privacy Impact Assessments (PIA) and consultation before such works are undertaken. We are currently drawing up a PIA for Benbulbin Road and we will undertake consultation when this has been completed. Provided all goes well we would expect to have the camera installed within the next few months. We will then commence the same process for Lissadel Road.

Community Report

All groups/organisations will be circulated information and flyers to participate in the **3rd Team Dublin Clean Up** which will take place on **Saturday April 21st from 11.00 am to 13.00**. On the same date the Canals Clean Up will also take place.

La Le Prátaí: on St. Patrick's Day: the Back of the Pipes Resident Association will host an event in Flanagan's Field Community Garden to celebrate and plant potatoes to celebrate Easter. This fun annual event is well attended by the wider community of Dolphins Barn and Rialto: 31/03/18 12.00 pm

The Lost Ceili of the 1916 Rising:

On April 20th local school children from the Liberties will be given an opportunity to delve a little further into their Irish History when they come together to perform "The Lost Ceili."

At this event, witness statements from the Bureau of Military History will be read by a local historian. A live Ceili band will strike up a tune and the children will take to the dance floor to perform the lost Ceili of 1916 which sadly never materialised due to the surrender.

This historic event will take place on the site of the old Marrowbone Lane Distillery which was occupied by the members of the 4th Battalion during the Easter rising.

Children and local people will step back in time with period costumes and artifacts.

A lone piper will perform the music of Eamonn Ceannt and the very talented pupils from Francis Street CBS will sing songs of Irish Freedom.

This event is a joint collaboration between the Liberties Cultural Association the Community Development team and Cathy Scuffil Historian in Residence; TBC

Model of the Abbey of St Thomas the Martyr:

Following on from the Medieval Pageant & Symposium to commemorate St. Thomas the Martyr's Abbey, which took place in October 2017, the model of the Abbey of St Thomas which was created by local school children has recently gone on tour. First stop was the atrium of The Civic Offices, Wood Quay where it received a lot of attention from staff and visitors alike. Other art pieces on display were the medieval toys which were decorated by the children of the Liberties, they included: wooden shields, Swords and Hobby Horses. The medieval banner was also extremely eye catching. This art piece was created by a local artist; it depicts an image of the murder of Thomas Beckett. Next stop for the Model of the Abbey? It's currently making its way to the Pearse Lyons Distillery in James Street. The Children of the Liberties should feel very proud indeed!

Easter Vigil: The BOTP Residents Assoc will host a celebration of Easter at Dolphin Green, Dolphin's Barn on the junction of South Circular Road and the Coombe. This popular event brings the whole community together in a theme of reflection and friendship. Our Lady of Dolour's Church afterwards: Saturday 31st March 8.30 pm.

Ceannt Fort Centenary Celebrations: As part of its centenary celebrations and information panel depicting the history of the estate has been delivered. This sign will be erected on the right hand side of the entrance road to the estate at the end of April.

Birds of Ireland Workshops:

The Community & Social Development team are organising Birds of Ireland work shops during March and April in a number of Schools in the Crumlin area. The first of will take place in Marist Primary School on Wednesday 20th March 2018.

Crumlin Village clean up

Dublin City Council Community & Social Development continue to support the Crumlin Walkinstown Forum in their activities. The first of the Crumlin village clean up's this year will take place on Wednesday 28th March at 6p.m.

Crumlin Historical Walk with Pat Liddy

The recently established Crumlin History group - a sub group of the Walkinstown/Crumlin forum, will host a historical walk of Crumlin Village with Pat Liddy on Saturday 7th April 2018 at 12.00 p.m. The meeting place will be the car park of St. Agnes Church.

Easter Bonnet Afternoon Tea Dance:

The Crumlin & District Active Retirement Association will host an Easter Bonnet afternoon Tea Dance in St Agnes Parish Hall, Agnes's Road, Crumlin Village on Tuesday 27th March 2018 at 2.30p.m. This is a free event but places are limited so booking is strongly advised. Please contact Lois Salmon, Community Officer on 087 2063308.

BALLYFERMOT/DRIMNAGH ELECTORAL AREA

Cherry Orchard

The Co-Op Housing Development of 72 3 bed units is nearing completion with 40 units ready for letting in April and the balance of 32 ready in May. Nominations are currently being forwarded to the Co-Op Housing team from DCC's waiting lists for selection and interview. The Ballyfermot Area Office is collaborating with Co-Op Housing to hold information sessions with the new residents at which MABS, Citizens Information, Ballyfermot/Chapelizod Partnership etc. will be in attendance. All successful candidates will be notified by Co-Op Housing.

The Rapid Build development of 53 2/3 bedroom units in Elmdale is progressing well and still on schedule for completion in November 2018. Expressions of interest for both developments are being collated in Ballyfermot Area office.

Several environment improvements planned in conjunction with the community with additional tree planting and estate improvements in Barneville and Croftwood Gardens through the discretionary fund.

A meeting with staff in the Equine Centre is scheduled for next month to discuss the logistics for the Equestrian Special Olympics scheduled for June 11th -14th.

Parks

Discussions have taken place with Parks Department and site visits have been undertaken to the Civic Centre Park, California Hills Park and Spiddal Park to agree improvement works and a memorial to the crew of R116 with funding from the discretionary fund.

CCTV

Quotes have been secured and the upgrade of the CCTV is about to commence in the Older Persons complexes of Fr. Lemass Court, Rossaveal Court and Riverview Court. A meeting with the management of Longmeadows P&P is scheduled for 21st March to discuss the extension of the existing CCTV system. Further quotes are being sought for an upgrade of the CCTV system in the Ballyfermot Civic Centre with a view to extending it to cover the nearby park.

Businesses

Efforts are being made to encourage the businesses to come together in a Forum to work collaboratively with DCC and a meeting is being arranged for May in conjunction with the Planning Department as a follow on from the meeting held on 11th January. The date will be confirmed within the next week.

Ballyfermot/Chapelizod Homeless Forum

The Forum facilitates extensive collaboration between statutory agencies and community groups to identify the needs of homeless applicants in Ballyfermot/Chapelizod to include the Hub and to support them until they secure more permanent accommodation. This includes examining the current system by sharing information and experience and look at ways to improve the delivery of support.

Park West – Cherry Orchard Local Area Plan Update 9th March 2018

The following is an update for the South Central Area Committee on the preparation of the Park West – Cherry Orchard Local Area Plan from the Planning and Property Development Department: -

The Issues Paper (i.e. pre-draft local area plan) public consultation was launched on the 12th February 2018 with the publication of a public notice and the Issues Paper document. The original public consultation period extended from Monday 12th February until Friday 16th March with a series of public information sessions arranged during this period. However due to the extreme weather conditions the public consultation sessions previously advertised for the 2nd and 3rd March were cancelled with notification of such placed on the City Council's website and social media. Alternative dates have been arranged and the time period for submissions extended until **Thursday 29th March** (Holy Thursday). A revised public notice was advertised in the Evening Herald on 8th March 2018, with the DCC website and social media accounts updated accordingly. In addition notification was issued to the prescribed

bodies, Members of DCC, pertinent stakeholders and local community groups; and all posters and displays erected have been replaced with posters showing the new dates. Public consultations **completed** to date:

- Monday 26th February: A “walk-about” with members of the Council and the Oireachtas was held on Monday morning 26th Feb. This was followed by a public consultation session in the Orchard that afternoon.
- Wednesday 7th March: Public consultation session held at the Orchard from 7.30-8.30pm. In addition a briefing was given at the Bingo session held in the Orchard that evening.

Public consultations **cancelled** due to extreme weather:

- Friday 2nd March (12.00-2.00pm) at the Plaza, Park West.
- Saturday 3rd March: Cherry Orchard FC from 10.00-11.00am; and Cherry Orchard Equine Centre from 12.00-1.00pm.

Public Consultations **held**: -

- Tuesday 13th March, 6.30-8.30pm at the Orchard: Youth Consultation. This session was being co-organised and facilitated between DCC, Familbase and the Cherry Orchard Integrated Youth Service.

Public Consultations **pending**: -

- Thursday 22nd March, 6.30-8.00pm at Cherry Orchard FC, Elmdale.
- Saturday 24th March, 12.00-1.00pm at Cherry Orchard Equine Centre.

Community Report

Environmental

During the months of March, April and May the community team focus on supporting environmental initiatives. During March, in preparation for the summer tidy districts competitions, a series of Gardening Talks by Fiann O Nuallain will take place throughout the area:

Wed. 14 th March	St. John Bosco, Drimnagh	7:00PM
Thurs. 15 th March	Cherry Orchard Community Garden	7:00PM
Tues. 22 nd March	La Touche Court, Bluebell	7:30PM
Thursday 29 th	Ballyfermot Library	7:00PM

The Community staff are making contact with all Resident and Community Groups to encourage them to take part in events to improve their local environment as part of “An Taisce’s National Spring Clean week” which will be held throughout the month of April. This year we will be encouraging groups that received community grants to organise clean ups around their premises. The Council will organise some equipment and goody bags for groups that are involved.

Great credit is due to the Drimnagh tidy Towns Committee, the Bluebell Environment Group and the Chapelizod Tidy Towns committees that are getting behind this initiative. The Ballyfermot Environment group will also be organising events.

There are three Mens sheds in the area, Cherry Orchard, Ballyfermot Resource Centre and Walkinstown green. The Council is working with the three groups to encourage networking between them and to identify possible community projects.

The City Council is meeting with community organisations in Ballyfermot, Chapelizod, Drimnagh and Bluebell towards organising the Community Plant Sales in May.

Older people's complexes

The Community staff support the development of activities for older people from the communal rooms in our sheltered housing complexes.

River Court has been shortlisted for recognition at the National Age Friendly Recognition and Achievement Awards ceremony which is taking place on Wednesday, 11th April 2018. Fr. Lemass Court will be holding a Holistic Day for the residents which will be held before Easter.

Claddagh Court residents are being supported to organise an event to celebrate Bealtaine.

Young People

Building on the success of the Halloween Festival the City Council with Culture Connects is working with Familibase and the Ballyfermot Youth Service to organise a Youth Day event on June 23rd. The event will be in La Fanu Park and will attract young people from the entire area.

Ballyfermot 70th Celebrations

The Ballyfermot Youth Service organised a wonderful event to celebrating International Women's Day, the centenary of votes for women and marking the generation of women who volunteered and helped to build the community of Ballyfermot. The Ballyfermot 70th celebrations are being thoroughly enjoyed throughout the community with great numbers attending events which are being organised mainly by volunteers and the Heritage Society. The 70th year Celebration Banners that have been erected on the light stands along the main street really lift the area.

Kilmainham Inchicore Network

-Childcare Professional Group Inchicore - Dr Katherine Zappone, Minister for Children and Youth Affairs, will visit lower Inchicore Thursday 22nd March 2018. Minister Zappone will meet with Childcare Professionals and listen to their concerns and suggested solutions on this localised unique area within Inchicore that suffers greatly from intergenerational poverty, high levels of disadvantage with underprivileged vulnerable children's needs not being met. This follows on from an earlier meeting with DCYA officials (March 2017) and a Report prepared for Minister Zappone (July 2017).

-A sense of Place – Past Present and Future Kilmainham and Inchicore – A second series of Talks organized by KIN, DCC Historian in residence and Kilmainham Gaol are due to commence in May 2018 at Kilmainham Courthouse.

-The Camac Greenway – A review of this project took place including previous plans and proposals. Progressing this project will include placing it on the agenda of the Planning SPC and the Transport SPC in order to advance this project.

Irish Water replacing ageing cast iron water mains in Crumlin, Dublin 12 to improve security of supply and quality for local customers and businesses and reduce high levels of leakage

1. Introduction

Irish Water, working in partnership with Dublin City Council, will begin works to replace ageing water mains in Crumlin, Dublin 12. The works will begin with area surveys this coming week followed by construction in late summer 2018. These water main renewal works are being carried out as part of Irish Water’s national Leakage Reduction Programme.

The Leakage Reduction Programme will see over €500 million invested over four years to reduce leakage and remove problematic pipes from the public water network. These works will help to ensure that we have a clean, safe and reliable water supply now and into the future to support our growing population and economy.

2. What works are involved as part of this project?

The water mains renewal works will involve the decommissioning and replacement of 2.6 kilometres of old and damaged cast iron water mains most of which is in place since the early 1900’s. The locations to benefit from these improvement works in Crumlin are:

Stannaway Road
Devenish Road
Tonguefield Road
Blarney Park
Cloyne Road
Bangor Road
Kilfenora Road

The existing pipes will be replaced with new modern high density polyethylene (plastic) pipes. The works will also involve laying new water service connections from the public water main in the street to customers’ property boundaries and connecting it to the customers’ water supply. Where there is lead on the public side of the service connection this will be removed as part of the improvement works.

These works will be carried out by GMC Construction Ltd. on behalf of Irish Water. The construction works commencing in summer 2018 will move from location to location and in total across all areas are expected to take approximately 4 weeks to complete.

3. What are the benefits of the works?

The benefits of these water mains renewal works in Crumlin include:

- **A reliable water supply** – replacing the ageing water mains and service connections and will reduce the instances of bursts and water outages in Crumlin and will ensure a reliable supply of water to customers in the local area.
- **Improved water quality** – removing existing old cast iron and potentially lead from the public water network and replacing them with new plastic pipes will reduce the risk of contamination.
- **Reduced leaks** – replacing the old water mains and service connections will eliminate existing leaks and reduce the amount of clean drinking water lost into the ground.
- **Improved operation and maintenance** – these works will deliver cost savings by providing improved water network operation that will require less maintenance in the future.

4. Will residents be affected by the works?

These works are currently at survey stage. Customers will be notified of this survey but will not be affected at this time. Construction is not planned to commence until late summer 2018. Customers will be given a minimum of 2 weeks notice in advance of any works. When construction is underway areas of work will be limited to short sections to minimise impact on the community. The works may involve some short-term water shut offs and the project team will ensure that customers are given a minimum of 48 hours notice prior to any planned water shut offs.

Traffic management will be in place for the duration of the works. Local and emergency traffic will be maintained at all times.

We understand that this type of work can be inconvenient and works crews will make every effort to minimise any disruption these necessary works cause.

5. Further information

Residents in the areas to benefit will be notified ahead of the works commencing and customers can phone Irish Water on Callsave 1850 278 278 if they have any questions about the works.

Irish Water regret any inconvenience these essential works cause. Details of work in the area will be updated regularly on the Water Supply Updates section of the Irish Water website at <https://www.water.ie/water-supply/supply-and-service-update/>

Further information on Irish Water's Leakage Reduction Programme is also available on the Irish Water website www.water.ie

Housing & Residential Services
Housing Maintenance
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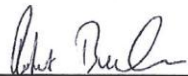
The Resident,

Re: Conditional Survey

Dear Resident,

Dublin City Council Housing Maintenance will be carrying out Conditional Surveys on the complex in the coming days. This survey will take approximately 15-30 minutes and it will compare the property with the recent standards for rented houses. Housing Maintenance appreciate your co-operation on this matter.

Yours Sincerely,



Robert Buckle
Senior Executive Engineer.

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Rannóg Draenála
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