



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

**The Chairman and Members of
North West Area Committee.**

Meeting: 20th July 2021

Item No: 8

Ballymun Area Office Report

- 1. Ballymun Covid-19 Community Response Forum**
- 2. Ballymun LAP Update**
- 3. Community Development Update**
- 4. Economic Development Update**
- 5. Housing Report**
- 6. Other News/Updates**

1. Ballymun Covid-19 Community Response Forum

The Covid-19 Community Response Forum is continuing and requests are being received each week. Liam Barry, Martina Kelly and Ciaran Mahony are the response team with all three are on a rota responding to any requests received. Setanta Hurling Club continue to provide assistance with all requests.

2. Ballymun LAP Update

Vacant DCC units

We have received an expression of interest for a new barber shop in unit 4 Coultry, Neighbourhood Centre. Unit 3 Coultry Neighbourhood Centre will be used as a temporary office while essential maintenance works are carried out on the neighbourhood centres of Coultry, Shangán, Poppintree and Forestwood Apartments.

Ballymun Plaza Part 8

The Part 8 for Ballymun Plaza / Cearnóg an tSeachtar Laoch went live on Monday 12th July on the DCC Consultation Hub <https://consultation.dublincity.ie/parks/ballymun-plaza>.

The application seeks to improve the public realm within Cearnóg an tSeachtar Laoch (Ballymun Civic Plaza) through a series of landscape enhancements that aims to create an identifiable central core within Main Street to act as a focal point for Ballymun in accordance with the recommendations of the Ballymun Local Area Plan

Shopping Centre – Site 1

The spreading of topsoil by Barnmore commenced at the end of June and is 50% complete. Once completed Redlough will be on site to rotavate, fertilise and seed. Demolition completion is set for August 2021.

A sub-group of the Ballymun LAP Implementation Group, involving senior officials of the Planning and Property Development Department and the Ballymun Area Office, met recently to consider the next steps in relation to the site of the former Shopping Centre. It is expected that the site, cleared of all buildings, levelled and seeded for grass, will be handed back to DCC by the Demolition Contractor in the later part of next month. This is a large site of c8 acres and has a key main street location in central Ballymun.

The sub-group proposes that the development options for the site will be advanced under two plans: a short term plan commencing of the handover of the site next month and a long term plan which will examine more permanent development solutions for the site. The long term plan will take into account the findings of the reports commissioned by DCC on the development potential, appropriate urban design and uses of the land. It will also include the latest information on MetroLink and the timeframe for a Railway Order, the retail and residential property market conditions current and predicted in Ballymun, the likely impacts of Bus Connects and other infrastructural improvements and the beneficial impacts of the NCOD project. We plan to hold a workshop, to include the North West Area members, in late September.

The short term action plan for the site should address: (1) Any minor physical enhancements necessary on taking back the site, to improve the appearance of same or to facilitate desired uses and (2) How to encourage a range of temporary or occasional uses of parts of the site in a manner appropriate to Ballymun Town Centre and adjoining buildings and uses. In this regard it is proposed to seek expressions of interest for a range of temporary uses from local groups and businesses”

Lidl (North Quarter) - Site 3



The vacant units continue to be advertised by Smith Butler Estates on Daft: <https://www.daft.ie/53113341>. There are 3 interested parties in the units and we will keep you informed if and when any of this interest materialises. BNP Paribas have 12660 sq ft of office space available to rent: <https://bit.ly/2SNj4Xw>

Site 5 - Santry Cross South/ Main Street West. 0.8 hectares

Process is underway to appoint a design team to develop a plan for senior citizen development on this site.

Site 6 - Ballymun Main Street/Coutry Road (north of boiler house) 1.5 hectares

Expressions of interest were issued for Cost Rental under the AHB framework. A submission was received from the O'Cualann / Tuath/ Circle Consortium. Funding options for development of the site are currently under consideration.

Site 8 - Coutry Gardens (to the north of Coutry Park) 0.67 hectares

Expressions of Interest to be sought through the AHB Communications Protocol to develop this site for general needs housing. An invitation to submit a proposal is due to issue in July 2021.

Site 10 - Shangan Road. 3.2 hectares

This site has been designated a bundle 3 PPP site for Senior Citizens, only part of the site will be developed under the Social Housing PPP Bundle. The design team were appointed in November 2020 and are looking at developing approximately 1 hectare. This area of the site, which is located to the east of the overall site, will deliver approximately 90 new social housing units. The design team will make a presentation on the proposal to the Area Committee in September. It is anticipated that the planning process will commence in Q3 2021.

Site 11 - Sillogue Avenue. 2.7 hectares

Expressions of Interest to be sought through the AHB Communications Protocol process to develop this site for general needs housing. An invitation to submit a proposal is due to issue in July 2021.

Site 12 - Sillogue 2.2 hectares

The Design Team is currently in place with a view to going to pre Part 8 in October 2021 for a Dublin City Council Affordable Housing Scheme.

Site 13 - Sillogue Road (opposite Holy Spirit Church). 0.1 hectares

Process is underway to appoint a Design Team to develop plans for a Senior Citizen development on this site.

Site 14 - Balbutcher Lane South (Plots A and B.) 5.2 hectares

Dublin City Council Affordable Housing Scheme is designated for this site. The Design Team is currently in place with a view to going to pre Part 8 in October 2021. Part of site is also anticipated for the City Farm Project. The City Farm Committee are due to make a presentation to the Area Committee in Sept/October 2021.

Site 18 - Balcurris (to the west of Santry Cross) 0.67 hectares.

Expressions of Interest to be sought through the AHB Communications Protocol to develop this site for general needs housing. An invitation to submit a proposal is due to issue in July 2021.

Site 19 - St Joseph's 1.1 hectares

Dublin City Council have requested the Approved Housing Body, O' Cualann to develop a proposal that may include some senior citizens homes as well as affordable homes on site 19. The exact breakdown of each tenure type is not clear until feasibility studies advance further.

Site 21 Balbutcher Lane/Belclare View

Disposal of the site was approved to Ó Cualann, and permission was granted for 12 houses. The Design Team have completed the working drawings. The recent approval of a small additional disposal due to discrepancy in original map was approved by Area Committee and City Council and we expect the new redline boundary to be issued shortly.

Site 22 & 23 - Oileáin na Crannóige (1-37), Balbutcher Lane

Ó Cualann are currently on site, construction work was delayed on the 37 houses due to Covid restrictions. The first 25 houses have been handed over and the 25 homeowners have now moved in, with a further 2 apartments about to close. A new 600mm surface water drain has had to be relayed in front of 31-37 which is delaying the external finishes of this block, the internals are 90% complete. The storm drain has been relayed and the public path is complete. The last 3 houses, 18-20, have commenced with the timber frames and roofing complete, windows fitted and the blockwork skin to the external walls almost complete. Internally the first fix electrical, plumbing and heating are complete with the internal plastering ready to commence.

Site 25 - Parkview

As previously stated, Ó Cualann has indicated its interest in the site at Parkview and Dublin City Council has invited Ó Cualann to submit a proposal for the site. No planning application has been received to date as DCC are investigating a boundary issue.

Site 30 - North City Operational Depot (NCOD)

The NCOD project is now into month 3 of the 19-month programme. Works on-going during June included: continuing the erection of the temporary fencing around the site; completion of a new footpath along Carton Way and closure of the old footpath across the site; completion of removal of Japanese Knotweed; erection of the first tower crane; earthworks to the east of the site to reduce ground levels and commencement of earthworks to the west of the site. The works to divert the 800mm North Fringe watermain are in progress and foundation works to the Administration Building has significantly advanced with the foundation works to multi-storey carpark commenced.

Works planned for July include: Completing temporary fencing to the boundary; construction a new entrance to the east of the site off St Margaret's Road; erection of a second tower crane; continuation of earthworks; excavation for sub structure works to the Workshops and Stores building and on-site drainage.

Carton Lands

Dublin City Council has had initial meetings with an AHB and have requested a proposal for a housing development on this site.

Balbutcher Lane/Hampton Wood Drive Junction:

Local residents have advised DCC that some of the grassed areas to the east of the junction have been damaged. Some of this is as a result of repair works being carried out on a house that was damaged by fire. DCC's have advised that they will repair this area once the works have been complete. The other areas have been damaged by private vehicles driving across the grass, while accessing some of the houses. This has resulted in the earth being broken up and the grass seeds not being able to grow. An additional decorative tree will be planted on the east side of the junction, following requests from local residents

Silloogue Infrastructure Scheme

The works on Gateway Crescent are almost complete and the new junction with Silloogue Road will open in the next few weeks. The opening date will be circulated once this is confirmed and information signage will be erected on the approach roads to the new junction.

The Project Team met with the residents of Silloogue Green to discuss the scheme. The residents main concern had been the construction of a new road linking Silloogue Avenue to Silloogue Road, now that this has been removed from this project they are very happy with the proposals for the rest of the scheme. The project team re-iterated how important it was to keep children out of the building site. The project team also visited the Holy Spirit boy's school and spoke to 5th and 6th class about how dangerous building sites were and advised you should always stay out of construction sites.

Works are also progressing on the realignment of Silloogue Avenue. Over 100m of new kerbs and footpaths have been complete in Section 1 and the new road build up has begun. Work has also begun here on constructing the new tree pits. The hoarding for Section 2 of the works, as far as Our Lady's Nursery, has been erected and works will now commence here digging down for the new road construction. Utilities and drainage will be installed here over the coming weeks. It is hoped to commence works in Silloogue Gardens by the end of August 2021

3. Community and Social Development Update

General Community Development

The Community and Social Development Team Members are continuing to keep in contact with all community group members through phone calls, e-mails and Facebook posts. We are excited to now be able to roll out small community initiatives again outdoors.

An online Community Grants Scheme for 2021 is due to be launched in the near future.

The team are continuing to liaise with Hampton Woods Residents around a number of ongoing issues.

Social Inclusion

Ongoing meetings are taking place regarding the following social inclusion initiatives: BADIG, Play Therapy Pilot Project, Recovery Month and Young Persons at Risk.

Ballymun Men's Sheds

The Community Team are continuing to provide support and advice to the Ballymun Men's Shed Committee Members and are having regular zoom meetings with regards to progress on the new premises and moving onto the next stage. The work on the premises, which was funded by Dublin City Council is now complete and work is ongoing around securing a licence for the group

Dementia Friendly Initiatives

The Community Team have attended a number of training modules in relation to dementia awareness and are looking at the possibility of setting up a dementia café in Ballymun.

Community Walk in Poppintree Park

The DCC Ballymun Community Walk has been in operation for six weeks and it has been an extremely worthwhile and engaging community initiative. The walk has been really welcomed, promoted and supported by community organisations and residents alike. We have had over 30+ attendees each week, of all ages and walks of life, who all appear to be excited to be out again meeting and chatting with neighbours while getting some essential exercise. There is

great potential to develop some additional community initiatives on the back of this walk as the support and momentum builds each week.

Additional Community Initiatives/Events:

Community Art Initiative

The Community Team and Public Domain Team are collaborating with Decathlon, Ikea and local youth projects on a community art project, to enhance the wall on St Margaret's Road (opposite IKEA). Initial meetings have taken place in this regard and an onsite meeting to gather ideas and progress the initiative will be arranged for July.

Memorial Arts Project

Meetings continued on 'The Heart of Ballymun' creative arts project, which aims to be a celebratory memorial for all local people who have lost people close to them. This project is being led by the group of youths, and DCC Ballymun will help progress this project by creating links with a developmental artist.

North West Area Halloween Festival 2021

Further meetings have taken with the Finglas Community Team and Axis regarding the joint North West Halloween Event. Progress has been made around a number of proposed live initiatives, which may include a talent show, a storytelling project and a garden decorating project. An online programme is also being developed at present. An initial leaflet outlining some of the main highlights was distributed to all schools in June.

Sports and Wellbeing

The Community Team continue to play a very active role in the Ballymun Health and Fitness initiatives as they develop, which include the push to use all available local facilities e.g. Poppintree Astro Pitch and the outdoor pitch at the back of the Lighthouse Building. The Community Team are at present trying to revive the community games in Ballymun and are setting up a local committee in this regard.

Outdoor Arts and Culture Events

The Community Team are liaising with the Arts Office and Axis around a programme of outdoor cultural family friendly events that are proposed to take place in August pending funding and public safety guidelines. The programme is being developed at present.

Environmental

The Community, Social Development and Public Domain Teams continue to work together with environmental groups. We also engage with Ballymun Tidy Towns and various other local community projects on ongoing environmental initiatives. Two Greening Neighbourhood Workshops took place during June in Coultry Green and Sillogue Gardens, and an additional one is planned for Shangan Gardens. These have all been extremely successful and have engaged and supported new environmental groups to enhance their local area on an ongoing basis.

3. Economic Development Update

Ballymun 4 business



B4b held an online networking event on Tuesday 22nd June and we had a presentation from Eimer Duffy, FIT Social Media on the subject of 'Google My Business' and how it can enhance your business profile. Over 20 businesses were in attendance. B4b will

now break for summer and reconvene with another network meeting in September. Further info can be found on www.b4b.ie and info@b4b.ie

Shop Front Enhancement Scheme



The application deadline was extended to Friday 2nd July, the total number of applications received is 16 with 11 being approved. A total of **€24,186** has been approved for distribution. Further update and photos of improvements will issue in due course.

Ballymun and Finglas Business Advice Service –‘Unlock Your Business’



This service was launched to support small business meet the challenges of the pandemic or who may just be reopening after a long period of inactivity. Using a small panel of LEO Dublin City Mentors, the service will be now open to all businesses. The application process is much easier now with the setting up of an online application form and there is an online marketing campaign to promote the service which will commence the week of 12th July.

There have been 5 applications to date for mentoring and a number of enquiries seeking general advice that have been dealt with over the phone.

All enquiries can be directed to liam.barry@dublincity.ie and applications can be made via the Dublin City Council website: <https://bit.ly/2PO7Y2Z>

4. Housing Report

Estate Management Statistics June

June	
No of Anti- Social complaints per 1997 act Drug related	12
No of Anti-Social complaints per 1997 act (Not Drug Related)	7
No of other Complaints	8
Total Complaints	27
No of Anti-Social Interviews per 1997 act	9
No of Other Interviews	5
Total Interviews	14
No Requests for mediation	0
No of Complaints referred to central unit for Action	0
No of Section 20 Evictions	0
No of excluding Orders applied for by Tenant	0

No of Excluding orders applied for by DCC	0
No of surrender of Tenancies due to Anti-Social Behaviour	0
No of Tenancy Warnings sent to Central Unit	0
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

Rent Assessments

	June
Assessments	2607 1512 emails/ 489 updates/606 calls
Permissions To Reside	1
Refunds	4
Opening of Accounts	15 (including 3 sole/ 3 successions)
Closing of Accounts	5 (including 1 sole / 0 successions)
Front Counter Calls	See Above
Window Replacements	2

Ballymun Lettings January - June

Allocation Category	Housing List 2021	Transfer List 2021	Older Persons 2021
Bands 2 & 3	15	4	1
Medical	1	2	3
Welfare			
Homeless	1		1
Travellers	2		
Transfer HAP		1	
De-tenanting			
Estate Management		1	
Maintenance		1	
Surrendering Larger		3	
Unable to afford			
Succession/Sole	15	2	

Total	34	14	5

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	
Transfer Bands 2 & 3	1
Transfer HAP	4
Medical	
Welfare	
Homeless	
Travellers	1
Total	6

Ballymun Voids May

Address	Type	Date of Vacancy	Status
Balcurriss Park East	1 Bed Apt	29/06/2021	Under Repair
Balcurriss Park West	2 Bed Apt	29/06/2021	Under Repair
Carrig Road	3 Bed House	21/03/2021	Under Repair
Carton Court	2 Bed House	14/03/2021	Under Repair (UN)
Carton Terrace	1 Bed Apt	02/06/2021	Under Repair
Coultry Close	2 Bed Apt	14/03/2021	Under Repair (UN)
Coultry Close	3 Bed House	29/06/2021	Under Repair
Coultry Drive	3 Bed House	08/02/2021	Under Repair (UN)
Coultry Drive	4 Bed House	25/05/2021	Under Repair
Coultry Terrace	2 Bed Apt	22/04/2021	Under Repair
Coultry Terrace	1 Bed Apt	06/05//2021	Under Repair
Coultry Way	3 Bed House	07/02/2021	Under Repair (UN)
Forrestwood Avenue	2 Bed Apt	10/05/2021	Under Repair
Gateway View	1 Bed Apt	06/02/2021	Under Repair (UN)
Marewood Grove	2 Bed Bungalow	29/06/2021	Under Repair
Owensilla Terrace	2 Bed Apt	09/06/2021	Under Repair
Poppintree Parade	2 Bed Apt	16/12/2020	Under Repair

Sandyhill Terrace	2 Bed Apt	13/04/2021	Under Repair
Shangan Crescent	3 Bed House	25/11/2020	Under Repair (UN)
Shangan Park	3 Bed House	05/03/2021	Under Repair
Shangan Terrace	2 Bed Apt	24/01/2021	Choice Based Letting (UN)
Silloge Close	1 Bed Apt	09/04/2021	Under Repair (UN)
The Plaza Apts	2 Bed Apt	01/06/2021	Under Repair (UN)
Whiteacre Court	1 Bed Bungalow	05/05/2021	Under Repair (UN)
Whiteacre Crescent	2 Bed Apt	13/02/2021	Under Repair
Woodhazel Close	2 Bed Apt	11/05/2021	Under Repair
Woodhazel Terrace	2 Bed Apt	31/01/2021	Under Repair

** (UN) Under Nomination

Older Persons Units

Older Persons Units			
Address	Type	Date of Vacancy	Status
Burren Court	1 Bed	17/11/2020	Financial Contribution
Burren Court	1 Bed	21/07/2021	Under Repair
Sandyhill Gardens	Bedsit	06/05/2021	Under Offer
Sandyhill Gardens	1 Bed	20/09/2020	Under Repair
Sandyhill Gardens	1 Bed	25/02/2021	Under Repair
Sandyhill Gardens	1 Bed	02/03//2021	Under Repair
Sandyhill Gardens	Bedsit	08/04/2021	Under Repair

Ballymun Library

Ballymun Library is now open to the public with a 'Browse & Borrow' service. We are delighted to welcome back our patrons. We continue to provide access to library events via Zoom (lectures, book clubs, class visits) and online services are also provided to the general public. Ballymun Library staff continue to post blogs, arts & crafts events, videos, and historic photos of the Ballymun area on our Facebook page.

Ballymun Library offers an online literacy course, Touch Type Read and Spell (TTRS) for both adults and children. TTRS is designed to benefit students of all ages who experience spelling, reading or writing difficulties. Students with dyslexia or literacy issues have found it helpful.

Jackie O'Reilly
Acting Area Manager-Ballymun