



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 17<sup>th</sup> May 2022**

**Item No: 7**

### **Ballymun Area Office Report**

- 1. LAP Update**
- 2. Community Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Ballymun Library**

## **1. Local Area Plan Update**

### Shopping Centre – Site 1

A license was agreed at short notice between Planning & Development and Euroshow to run Funfair for 10 days on the old shopping centre site, in line with a recent report to City Council. The funfair opened on Friday 29<sup>th</sup> April and was due to run until Sunday 8<sup>th</sup> May. Feedback from the community, local businesses, the organisers and An Garda Síochána has been very positive to date. On Friday 6<sup>th</sup> May the Event Organiser sought an extension to their agreement to operate a funfair on Ballymun Main Street for an additional week.

DCC considered the request to extend the event for an additional week, based on the poor weather over their operational period it was considered reasonable to grant an additional week in line with legislation. This will allow more people an opportunity to visit the attraction.

### (North Quarter) - Site 3

The vacant units continue to be advertised by Smith Butler Estates on Daft: <https://www.daft.ie/53113341>. Talks are ongoing with a tenant for one of the units in the Aspen building. No further info is available.

### Gym, Aspen Building, Main St.

The change of use Planning Application for the new gym has been submitted and planning notice displayed.

### Office Space

BNP Paribas have 12660 sq ft of office space available to rent above the Lidl store which they continue to advertise: <https://bit.ly/2SNj4Xw>.

BNP are in talks with a public body for this office space, no further information is available at the moment.

### New Coffee Shop, Santry Cross

Fit-out for the new coffee shop at Santry Cross is currently under-way. No opening date is available yet.

## **Vacant DCC units**

### New barbershop, Unit 4 Santry Way, Coultrey

Architects drawings were approved by DCC Architects and contracts are now waiting to be signed by DCC's Law Dept. and client's solicitor. The tenant will get the keys to the unit once everything is signed.

### Units 2 and 3 Santry Way, Coultrey

Planning & Development have deals in the pipeline for these units and a further update will be provided in due course. Disposal of these units to John Darling was approved at previous committee meetings. We await to hear what is planned for the units.

### The Plaza

A barber is due to open in May in a vacant unit on the plaza. This is an expansion of Cuts n Bruises already in operation at Santry Cross. The Economic Development Officer has been in touch with the owner to offer support.

#### Shangan Neighbourhood Centre

The remaining DCC owned units are located in the Shangan Neighbourhood Centre. There are 3 units available to rent ranging in size 89 sqm. to 156 sqm. The units have been advertised on Daft. To date there are 4 expressions of interest in the units. Ranging from a gym, a florist, a community organisation and a local social enterprise. A report will be submitted to Planning & Development for consideration. The ad has been viewed over 2460 times with 15 enquiries to date. The ad can be viewed here: <https://bit.ly/3vxN2jt>

### **Proposed Approved Housing Body Developments**

#### Site 6 – Coultrey Road/Main Street

Proposed for Cost Rental units. Information in relation to Cost Rental Equity Loan scheme has been issued by DHLGH to the AHB Sector. DCC Housing is liaising with the Sector in relation to this.

#### Site 8 – Coultrey Road (North West of Coultrey Park)

Proposed for General Social Housing. Currently being prepared for Expression of Interest.

#### Site 9 - Coultrey Road

Proposal in for supported Student Accommodation on part of the site. Empower the Family are investigating their eligibility for CALF funding. DCC Housing are liaising with them in relation to this. Empower the Family will present to a future Area Committee meeting.

#### Site 11 – Sillogue Avenue

Proposed for General Housing. Road realignment and service provision is ongoing. Expression of Interest is being prepared by DCC Housing team who are liaising with the Area Office and the LAP Implementation team.

### **PPP Sites (bundle 3 & bundle 4)**

#### Site 10 – Shangan Road

Dublin City Council, PPP Housing Project Team have formally lodge a Part 8 Planning Application to develop a site at Shangan Road, Ballymun for public housing as part of the National Social Housing PPP Programme & Housing for All Plan. Proposal is for 20 Social Housing and 73 Senior Citizens.

The full set of plans and particulars for the proposed development will be made available for viewing for a period of 4 weeks commencing Tuesday 10<sup>th</sup> May during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm. Appointments can be made by phone on 01-2223114 or by email to [planning@dublincity.ie](mailto:planning@dublincity.ie).

A submission or observation in relation to the proposed development may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before **4.30pm on Tuesday, 21<sup>st</sup> June** or at <https://consultation.dublincity.ie> If you require additional information, please do not hesitate to contact [glen.murray@dublincity.ie](mailto:glen.murray@dublincity.ie)

#### Site 5 – Main Street to Santry Cross

Proposed for 50 General Social Housing units. Approval to include site in PPP (Bundle 4) was received on 26<sup>th</sup> April.

Site 18 – Balcurris - Proposed for 40 General Social Housing units. Approval to include site in PPP (Bundle 4) was received on 26<sup>th</sup> April.

Sites 15/16 and 17

Approval to include the above sites in PPP (Bundle 4) was received on 26<sup>th</sup> April.

## **Local Authority Housing**

Site 12 - Sillogue Road

Proposed for 101 Affordable units. Part 8 being prepared. Pre Part 8 circulation was issued in April and it is intended to submit the Part 8 in Q2 2022.

Site 13 – Sillogue Road

Proposed for Senior Citizen units. A Stage 1 application is currently being prepared and details will be shared with the Area Committee once available.

Site 14 – Balbutcher Lane (part of site)

Proposed for 101 Affordable Housing. Part 8 being prepared. Pre Part 8 circulation was issued in April and it is intended to submit the Part 8 in Q2 2022.

The Ballymun City Farm Group are preparing plans and exploring funding streams. They are due to meet with the City Council in the coming weeks and will present to a future Area Committee in relation to their proposal.

## **Affordable Housing Bodies**

Site 19 – St. Joseph’s

Early stage proposal for a mix of Senior Citizen’s and Affordable Housing. Pre-planning meetings held in February and March 2022 re Senior Citizens’ Units. Through road design is being progressed by DCC and O’Cualann. Proposals are also being developed for Affordable Housing on the site.

Site 21 – Opposite Poppintree Neighbourhood Centre

Proposed for 12 Affordable Housing units. DCC Housing are liaising with O’Cualann in relation to this development. The Affordable Housing Fund subvention will be required for this site.

Site 25 – Parkview

Site proposed for 36 Senior Citizens and 44 Affordable Housing units. O’Cualann have prepared the Further Information Submission requested by DCC Planning for the Senior Citizens’ application. Proposals are being developed for the Affordable element of this site.

Site 30 – North City Operations Depot

The construction of the North City Operations Depot continues to progress well. The permanent east side access is in use by the Contractor as the main construction access. As previously reported, works to the northern access (opposite IKEA / Decathlon) are continuing. New traffic lights installations are to be agreed between Dublin City Council and Fingal County Council. The Contractor is currently working around the existing traffic lights which will remain operational.

Curtain walling works are continuing on the Administration and Welfare Building and fitting of glass has started. Roof works and internal blockwork are ongoing. The ground floor slab to the Multi Storey Car Park is now complete. Installation of pre-cast wall panels on all levels is continuing.

Central Stores and Workshops mezzanine steel frame is complete. Works to internal blockwork partition walls are continuing. Above ground external pre-cast walls are being installed on the southern elevation. Roof cladding is continuing over the vehicle bays and workshops. Wall cladding will commence in the coming weeks.

Works are continuing on the boundary wall foundations and installation of wall panels to the southern elevation. Installation of the northern section of boundary wall panels is also continuing.

Holding down bolts for the glulam timber frame will be cast into the Salt Barn plinths in the coming weeks. The timber frame is in production and installation will commence in July. The external block walls to the Civic Amenity Site Office will be constructed in the coming weeks.

The project remains largely on schedule with completion anticipated in late 2022.

#### Silloque Infrastructure Scheme

The northern footpath on Silloque Road is now complete and the green area has been top soiled. New traffic cabinets will shortly be installed at the junction to allow the signals to be activated.

The northern section of Silloque Avenue is complete, bollards have been installed. There was a serious road traffic accident last month where a car lost control and mounted the kerb. Fortunately, no one was injured in the incident and the new 'pencil' bollards prevented the car from travelling onto the footpath. Works are continuing on constructing the second half of the road, including new footpaths and tree pits. There was a road closure in place until 6<sup>th</sup> May on the Owensilla side road to allow the junction to be constructed. Most of the spoil heaps have been removed. Footpath works and blacktopping are ongoing, along with completing service diversions.

Works are continuing on installing a new surface water and foul drainage network in Silloque Gardens, currently progressing works on the laneway adjacent to Our Lady's Nursery. These works are slow, as the Contractor needs to maintain vehicular access to the Lane as well as access to each house. Works have also commenced on installing the ducting for a new public lighting network with the other laneways within Silloque Gardens.

#### Upcoming works

Work will continue with the construction of the remaining length of Silloque Avenue and on the new infrastructure for Silloque Gardens. The Contractor will need to get some additional short road closures for the other junctions with Owensilla to allow these junctions to be constructed safely. Diversion routes will be advertised in advance. Work will commence on removing the old sections of Silloque Avenue roadway and landscaping this area.

#### Ballymun Plaza Project Update

Following the completion of the Part 8 process for the Ballymun Civic Plaza/ Cearnóg a tSeachtar Laoch last year. AECOM have been appointed to continue post planning to develop the tender and construction detail drawing package. It is anticipated that the project would be tendered for construction in Q4 of this year or Q1 of 2023. The project seeks to improve the public realm within Cearnog 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.

## **2. Community and Social Development Update**

### General

The Community and Social Development grants for 2022 are due to be announced in the near future. There will be an online format this year for applications. The (CSDS) have been liaising with the Community Development staff around the wording of the application form and other related queries.

### **Social Inclusion**

#### Ballymun Fun Run

The (CSDS) were very involved in the Mun Fun Run Community initiative 2022, which took place on 4<sup>th</sup> and 5<sup>th</sup> May in Trinity Comprehensive. This is an initiative rolled out by Trinity Comprehensive, BRYR, Dublin City Council and many other community organisations/groups. There was a much bigger turn out this year with a huge engagement from primary schools and general community representatives engaging in the various runs and Skipathon competitions. The initiative was rolled out this year under the banner of Mental Health Awareness Month and was hugely successful in terms of its positive message and overall community engagement.

#### New Communities Event

An event was organised by DNWAP, DCC Ballymun Community and Social Development team, Supervalu and Setanta to welcome members of all communities and cultures, with a specific emphasis on the inclusion of Ukrainian families and families who reside in various local homeless accommodation services. This event was extremely worthwhile, successful, and involved children's activities, traditional Irish music, food and craic for all who attended.



#### St Joseph's Hill Community Project

The initial work has started up in St Joseph's Hill. The Ballymunners are doing weekly clean ups on site on Wednesday mornings. A meeting to progress the schools art project will take place in the coming weeks.

#### Burren Court Community Group

The new Golden Age Community Group in Burren Court have started rolling out some small initiatives including expanding the bingo sessions and holding a weekly drop in on Thursday mornings. There are plans to hold a small sale of work. The CSDS are supporting the development of the group and assisting with small upgrades to the community room space.

#### Environmental Initiatives

The CSDS are collaborating with the Public Domain Section on a number of ongoing environmental initiatives including the Greening Neighbourhoods Programme and the annual plant donation day, which will take place on Saturday 28th May.

In addition to this, DCC is collaborating with Ballymun Tidy Towns on a number of community-related initiatives such as Ballymun in Bloom Plant Sale and information Day, which will take place on the Ballymun Plaza on Thursday 19<sup>th</sup> May.

## Additional Community Events/Initiatives

### Otherworld Festival

A second meeting of the revamped Otherworld Festival Working Group took place on the 12<sup>th</sup> April. The group are progressing the programme and have started working on elements of the Festival. One of the projects currently taking place is a competition for young people to design a new Festival Logo for 2022. This year there are some local young people involved in the working group and on more community projects overall.



### Axis 21<sup>st</sup> Anniversary Event

The CSDS are collaborating with Axis on an outdoor event as part of the 21<sup>st</sup> Birthday Celebrations for Axis. This event will take place on the Ballymun Plaza at end of June and will be a fun family-centred day with local musicians and other fun birthday treats.

## 3. Economic Development Update

### Stimulating Economic Activity



B4b will hold its next networking event in the Aspen building in June. The event will be an exhibition of all the member businesses and will celebrate B4b's 5<sup>th</sup> birthday with a BBQ. Further info will be shared closer to the event. For more info on B4b go to the website [www.b4b.ie](http://www.b4b.ie) or contact [info@b4b.ie](mailto:info@b4b.ie)



## Shop-front enhancement scheme



Six applications have been received in 2022, 5 from Finglas and 1 from Ballymun. There has been a lot of interest in the scheme and there are more applications expected before the deadline. For more detailed information: <https://bit.ly/3IDBJtQ>  
The deadline for applications is **Friday 27<sup>th</sup> May 2022**.

Laverty's Pharmacy, Ballymun are the latest local business to avail of the scheme replacing old signage with a new modern back-lit display helping to increase their visibility.



### Start-Up Ballymun

StartUp Ballymun returns for its first in-person event in nearly 3 years on Thursday 26<sup>th</sup> May in the Council Chamber. The theme for this event will focus on using digital to grow your business. A panel of small business owners will share their insights on how they use digital to grow their business and agencies such as the LEO Dublin City and Enterprise Ireland will be on hand to share information about their supports for small business.

### Ballymun Job Centre - Work Experience Enterprise pilot

The Work Experience Enterprise is a pilot being run by the Ballymun Job Centre and is located in Talent Garden. The pilot offers participants the chance to work in a simulated office environment taking on a variety of projects from different companies and organisations. It means participants work on meaningful work experience, something they don't always get when deployed to do work experience with companies. The pilot commenced in January 2022 and will run for 5 months. The Ballymun Area office has part funded the pilot.



### Ballymun CoderDojo

CoderDojo has recommenced holding their Dojo's in the Ballymun Child and Family Resource Centre. Demand for places is huge and they are planning on adding a second Dojo on Saturday mornings, commencing 14<sup>th</sup> May. They need to recruit new mentors and the Economic Development Officer will be supporting them in this.



#### 4. Housing Report

##### Rent Assessment – April

<b>Assessments</b>	Total 2795 1659 emails/ 477 updates/ 659 calls
<b>Permissions To Reside</b>	7
<b>Refunds</b>	7
<b>Opening of Accounts</b>	12  (including 0 sole/ 3 successions)
<b>Closing of Accounts</b>	4  (including 0 sole / 1 successions)
<b>Front Counter Calls</b>	See Above
<b>Window Replacements</b>	2

##### Estate Management – April

No of Anti- Social complaints per 1997 act Drug related	7
No of Anti-Social complaints per 1997 act (Not Drug Related)	9
No of other Complaints	4
<b>Total Complaints</b>	<b>20</b>
No of Anti-Social Interviews per 1997 act	8
No of Other Interviews	5
<b>Total Interviews</b>	<b>13</b>
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

**Ballymun Lettings - January to April 2022**

<b>Allocation Category</b>	<b>Housing List</b>	<b>Transfer List</b>	<b>Older Persons</b>
Bands 2 & 3	1	3	0
Medical	0	0	2
Welfare	1	1	0
Homeless	0	0	0
Travellers	0	0	0
Transfer HAP	0	0	0
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance	0	0	0
Surrendering Larger	0	1	0
Unable to afford	0	0	0
Succession/Sole	17	0	0
Transfer	0	0	1
Inter-transfer	0	1	0
<b>Total</b>	<b>19</b>	<b>6</b>	<b>3</b>

**Choice Based Lettings**

<b>Allocation Category</b>	
Housing Bands 2 & 3	4
Transfer Bands 2 & 3	2
Transfer HAP	1
Medical	0
Welfare	0
Homeless	0
Travellers	0
<b>Total</b>	<b>7</b>

Ballymun Voids – April

Address	Type	Date of Vacancy	Status
Balcurris Gardens	3 Bed house	13/02/2022	Under Repair
Balcurris Park West	2 Bed Apt	06/04/2022	Under Repair
Belclare Drive	2 Bed Bungalow	21/01/2022	Under Nomination
Belclare Park	1 Bed Apt	31/03/2022	Under Repair
Carton Road	3 Bed House	07/04/2022	Under Repair
Coultry Close	3 Bed House	01/02/2022	Under Repair
Coultry Gardens	3 Bed House	11/07/2021	Under Nomination
Coutry Terrace	3 Bed Apt	12/12/2021	Under Nomination
Coultry Terrace	2 Bed Apt	04/02/2022	Under Offer
Coultry Way	2 Bed Apt	10/10/2021	Under Offer
Forestwood Avenue	2 Bed Apt	14/01/2022	Under Nomination
Forestwood Avenue	2 Bed Apt	22/01/2022	Under Nomination
Forestwood Avenue	3 Bed Apt	11/02/2022	Under Nomination
Gateway Court	3 Bed House	13/03/2022	Under Repair
Hollytree Terrace	2 Bed Apt	06/02/2022	Under Offer
Longdale Way	2 Bed Apt	02/12/2021	Under Nomination
Marewood Drive	2 Bed Apt	14/09/2021	Under Nomination
Sallowood View	3 Bed House	01/03/2022	Under Repair
Sandyhill Gardens	3 Bed House	07/03/2022	Under Repair
Sandyhill Terrace	1 Bed Apt	02/04/2022	Under Repair
Shangan Avenue	2 Bed Apt	06/03/2022	Under Repair
Schoolhouse Lane	3 Bed House	31/01/2022	Under Repair
Silloge Close	2 Bed Apt	11/08/2021	Under Nomination

Silloge Close	1 Bed Apt	04/02/2022	Under Repair
Silloge Park	1 Bed Apt	05/12/2021	Under Nomination
Silloge Park	3 Bed Apt	05/12/2021	Under Nomination
Silloge Park	2 Bed Apt	19/12/2021	Under Repair
Silloge Park	2 Bed Apt	19/01/2022	Under Nomination
Whiteacre Crescent	1 Bed Apt	03/08/2021	Under offer
Woodhazel Terrace	2 Bed Apt	26/01/2022	Under offer

#### Older Person units – April

Address	Type	Date of Vacancy	Status
Burren Court	1 Bed	10/10/2021	Under Repair
Burren Court	1 Bed	16/01/2022	Under Repair
Burren Court	1 Bed	10/03/2022	Under Repair
Sandyhill Gardens	Bedsit	12/12/2021	Under Repair

### 5. Ballymun Library

Ballymun Library is open to the public. With the recent easing of public health restrictions, more services are now available to our patrons. Time restrictions on study spaces have been lifted and our full complement of public PCs are available to the public. Daily newspapers are available for reference use in the library. Printing services are also available. The wearing of masks is no longer mandatory in Dublin City Libraries.

#### Current Opening Hours

Mondays/Thursdays: 10am – 8pm

Fridays/Saturdays: 10am – 5pm

#### Ballymun Library Events May

Non Regular or Regular Events	Event Category	Event Title	Suitable Audience	Date and Time
Regular	Cultural Event	Ballymun Painting Group	Adults	<b>Mondays, 10.30am – 11.30am</b>
Regular	Book Club	Evening Reading Group	Adults	<b>Monday 30<sup>th</sup> May, 6.30pm</b>
Regular	Book Club	Kids Comic Club	Children	<b>Thursday 26<sup>th</sup> May, 4.30pm</b>

<b>Non Regular or Regular Events</b>	<b>Event Category</b>	<b>Event Title</b>	<b>Suitable Audience</b>	<b>Date and Time</b>
Regular	Book Club	Crime Book Club	Adults	<b>Wednesday 25<sup>th</sup> May, 12pm</b>
Regular	Adult	Scrabble Group	Adults	<b>Tuesdays 11am – 1pm</b>
Regular	Book Club/Story time	Toddler Book Club/Story time	Children (ages 2 to preschool)	<b>Thursdays 10am – 10.45am</b>
Regular	Book Club/Story time	Baby Book Club/Story time	Children (new-borns to children aged 2 years)	<b>Tuesdays 10am – 10.45am</b>
Regular	Cultural Event	Ballymun Writers Group	Adults	<b>Wednesdays, 4pm – 6pm</b>
Non-Regular	Community Event	Active Retirement Digital Ambassador	Adults	<b>Wednesday 4<sup>th</sup> May, 10am</b>
Regular	Cultural Event	Digital Photography Group	Adults	<b>Thursdays 10am – 12pm</b>

**Jackie O'Reilly**  
**Area Manager - Ballymun**