



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 15<sup>th</sup> November 2022**

**Item No: 6**

### **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**

### Site 1 – Shopping Centre

The process to appoint an estate agent to seek expressions of interest in the shopping centre site has commenced. The level of interest in the site will then be collated and analysed by the agents and their report will be considered by DCC with a view to determining next steps, Further update end Q1, 2023.

### **Vacant DCC units**

#### Shangan Neighbourhood Centre

The Development Department has commenced negotiations with the 3 parties interested in the Shangan Neighbourhood Centre vacant units following site visits and significant engagement with the Area Office.

### **PPP Sites – Bundle 4**

#### Ballymun LAP Sites 5 – Main Street to Santry Cross, 15, 16, 17 & 18 Balcurris

The above sites have been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Programme, Bundle 4. An update was presented to North West Area Committee members by the PPP Project team in June 2022. The next project milestone is the appointment of the Design team which will be finalised in Q4 2022. The PPP Project team will be in a position to bring forward a programme and scheme design update in Q1/Q2 2023.

### **Affordable Housing Bodies**

#### Sites 8 & 9 - Coultrey

Housing and Community Services continue to engage with Empower the Family on their proposals for part of site 9. A single Expression of Interest is being prepared for sites 8 and 9 together as this will improve the likelihood of success from the AHB Sector. It will also increase the viability of delivering mixed tenure developments on the sites.

#### Sites 11 & 13 - Sillogue Avenue and Sillogue Road

An Expression of Interest to the AHB Protocol is being finalised. Housing and Community Services are proposing to advertise a single Expression of Interest as this will improve the likelihood of success from the AHB Sector. It will also increase the viability of delivering mixed tenure developments on the sites. Community consultation will be arranged with the local residents and community.

#### Site 14 - Balbutcher Lane

The Planning and Housing Departments are currently finalising a revised density model which has been prepared for Site 14, the new proposals would increase the yield to 126 dwellings. The scheme will then proceed to Part VIII.

#### Site 19 – St. Joseph's

A decision is due in relation to Planning Application 4853/22 which was lodged on 14<sup>th</sup> September. This application was for 17 single storey senior citizens' units and 34 affordable purchase houses. Housing and Community Services have engaged with the local community and are making arrangements to update local residents in relation to issues raised during the local public consultation in recent months.

#### Site 25 – Parkview

Dublin City Council and O'Cualann held further discussions on outstanding LAP requirements relating to parking provision and permeability. A revised planning application

for affordable homes is expected to be made shortly. Planning was secured earlier in the year for a block of 36 senior citizens' units on the site.

#### Site 30 – North City Operations Depot

The construction of the North City Operations Depot continues to progress well.

The main structural work to the Administration & Welfare Building is complete. Work is continuing at roof level to install plant and roof light-well works which is almost complete. Curtain walling installations are continuing on all façades of the building with glazing completed. Work is continuing on the installation of brackets for coloured fins along with timber effect infill panels. Plastering is ongoing on all floors and stairwells. 1st and 2nd fix Mechanical & Electrical installations are continuing on all floors along with raised access floor installation. Under floor services containment is completed on 2nd and 3rd floors. Painting work is continuing along with decorative tiling to welfare areas.

External precast edge panels are completed on the Multi Storey Car Park (MSCP). Internal concrete works are mostly completed as is preparation for floor coatings application.

1st and 2nd fix Mechanical & Electrical installations are continuing in the Central Stores and Workshops. Sectional doors are now mostly installed. Super-flat floor now laid in the Central Stores ground floor. Preparation works for floor painting has commenced. The external canopy framing to the front of the workshops has been installed and the metal cladding is continuing. External kerbing completed and tarmac started outside the Central Stores and Workshops.

The Salt Barn's Glulam frame is complete. The 1st layer roof covering is installed and work on the final covering has commenced with erection of scaffold around this building. Timber cladding to walls has commenced.

The Civic Amenity Site (CAS) Office roof is completed. Window installation has commenced. Mechanical & Electrical installations are well progressed. CAS area kerbing and concrete slab is complete.

The eastern patterned Boundary Wall (north of the entrance) has been installed and foundations for the Boundary Wall (south of the entrance) have commenced.

The permanent east side access is in use by the Contractor as the main construction access. Works to the northern access (opposite IKEA / Decathlon) are continuing with kerbing works to form the central island now mostly complete. The Contractor is carrying out ongoing works around the existing traffic lights which will remain operational. New traffic light installations at both junctions are agreed between Dublin City Council and Fingal County Council. Junction design work is ongoing. Footpath works external to the boundary wall are substantially complete along Carton Way including lighting, kerbing and laying tarmac.

There have been some delays to the project programme and, assuming there are no further delays, the scheduled completion of construction is early 2023. There will be a fit-out period after that for furniture and IS configuration. It is still anticipated that the depot will start to become operational in Q1 of 2023.

#### Silloque Infrastructure Scheme

The new Silloque Avenue carriageway is open from Silloque Road to Ballymun Road. The two new sets of pedestrian lights are now operational. Dublin City Council engaged in a communication campaign to make locals more aware of these new lights, particularly the one located at the Holy Spirit National School where many drivers were not obeying the red

light. Compliance appears to have improved but is still an issue at the traffic lights near Our Lady's nursery.

The new drainage pipes and manholes are approximately 80% completed in Sillogue Gardens. Work will then continue on building the new gullies and connecting these to the new network, followed by construction of new footpaths.

Kerbing footpaths and parking bays have commenced in the laneway adjacent to the crèche. These works are slow while trying to maintain traffic flow. Work is continuing on the new parking bays and access laneway in the 'triangle' area at the east end of Sillogue Gardens.

Antisocial behaviour continues to cause problems on site as discussed at the Ballymun Safety Forum. The Project team in conjunction with the Public Domain Team and local Gardaí, visited the local schools prior to Halloween to highlight the issues and to deliver a safety message.

## 2. Community and Social Development

### Age Friendly Initiatives

The first meeting of the North West Area Older Persons Council took place on Wednesday the 19<sup>th</sup> October and a new group has been formed. New members are still enrolling for this group.

A community team member attended the National Age Friendly Awards Ceremony along with two members of the Older Persons Council on Thursday the 27<sup>th</sup> November in Dromoland Castle, Co. Clare. This was a very worthwhile networking event.

### Environmental Issues

The Community and Social Development team assisted the Ballymun Tidy Towns Group with the judging of the Halloween spooky gardens/schools competitions. Complementary bulbs were delivered to over 60 groups in the last few weeks.

### Upcoming Initiatives

As part of Inclusion and Integration Week 2022, (7<sup>th</sup> to 14<sup>th</sup> November) The Community team will be organising and supporting the following events:

- **FACT:** Relaunch of the Group and taster sports session for members and families – 7<sup>th</sup> November – 3pm - Poppintree Community Centre.
- **Disability Sports Day:** Activities to include walking football, tennis and boccia – Trinity Comprehensive Sports Hall – Monday the 7<sup>th</sup> November – 1:30pm – 3:30pm.
- **Walk and Talk Historical Tour** – Santry Woods – Tuesday the 8<sup>th</sup> November – 11:15am – 1:15pm.
- **Gala Concert for Older Persons:** Active Living and the Community team are holding a Gala Concert on Friday the 18<sup>th</sup> November in the atrium, Ballymun Civic Offices from 7pm.
- **Ballymun Health and Fitness Summit** – 18<sup>th</sup> to 20<sup>th</sup> November. Dublin City Council, Ballymun have provided funding and additional supports for this Health and Wellness-related summit which is the first of its kind in Ballymun and includes a variety of health and wellness related activities, workshops and conferences to take place in Trinity Comprehensive, Axis Ballymun and the Ballymun Plaza. The Community team are involved in a number of activities over the weekend including the Come and Try Day to take place on the Plaza on Friday the 18<sup>th</sup> November.

- **Christmas Tree Lighting Ceremony and Santa:** Friday the 2<sup>nd</sup> December from 5pm. Lord Mayor Caroline Conroy will open this festive event.

### 3. Economic Development Update

#### Ballymun **4** business



Climate Action: The Power of Small Steps



#### The Power of Small Steps

A climate action event 'The Power of Small Steps' was held in the Rediscovery Centre. Hans Zommer, CEO Global Action Plan Ireland talked about sustainable practices which can be introduced to support businesses. The Lord Mayor of Dublin Cllr Caroline Conroy was also in attendance.

Read about it here: <https://bit.ly/3fdHzZo>



The B4b' next networking event will take place in Trinity Comprehensive School on Tuesday 22<sup>nd</sup> November. This will be a breakfast networking event where the LCVP 5<sup>th</sup> Year students will meet local businesses and learn about networking and running a business. For more information about B4b visit [www.b4b.ie](http://www.b4b.ie) or contact: [info@b4b.ie](mailto:info@b4b.ie)

All local businesses and organisations welcome: <https://bit.ly/3h6Nn7w>

#### Shop-front enhancement scheme



One further application was received in October bringing the total number of approvals this year to 10. The total amount awarded: € 21,263.00

#### Ballymun CoderDojo

Ballymun CoderDojo continued during the month with two Dojos now taking place on Saturday mornings in the Ballymun Child & Family Resource Centre. The Dojo would like to hear from anybody interested in volunteering for a few hours on Saturday morning. No coding experience necessary and all training provided: <http://ballymunfrc.org/coder-dojo/>



### Ballymun Job Centre, Work Experience Enterprise – Pilot

Our Economic Development Officer is working with the current group on building a new website for the Startup Ballymun Initiative. The group includes people from Ballymun and surrounding areas who are developing their IT and project management skills. A beta version of the website will be presented next month.

### 'Return to Work' – Jobs Fair



The 'Return to Work' jobs fair took place on Thursday 13<sup>th</sup> October in the atrium of the Civic Centre, Ballymun. The employers were delighted with the large turnout. The venue worked really well and there is definitely scope to do more of these in the future. Over 800 people were contacted about the event directly by the Dept. of Social Protection while others were contacted through Dublin North West Partnership and the Ballymun Jobs Centre. Over 20 employers were available on the day with vacancies to fill mainly in the retail, healthcare and hospitality sectors. In addition the local employment services and training centres were there too. Local employers who attended included Freshways, Ikea, Musgrave Market Place and Trinity Community Care.

## **4. Housing Report**

### Farewell to Leona Fynes

Leona Fynes, Area Housing Manager for the Ballymun Area has recently moved on to a new post within Dublin City Council.

Leona has proactively led the area housing team for the past two years. She has supported many residents and families in the area. In addition she has delivered a number of local initiatives and worked in collaboration with the Community and Public Domain Teams on local area improvements during her time in Ballymun.

### **Rent Assessments**

|                              |   |
|------------------------------|---|
| <b>Assessments</b>           | 704                                     |
| <b>Permissions To Reside</b> | 17                                      |
| <b>Refunds</b>               | 7                                       |
| <b>Opening of Accounts</b>   | 7<br>(including 3 sole/ 1 successions)  |
| <b>Closing of Accounts</b>   | 3<br>(including 0 sole / 0 successions) |
| <b>Front Counter Calls</b>   | 130                                     |
| <b>Window Replacements</b>   | 0                                       |

Lettings January to October

| <b>Allocation Category</b> | <b>Housing List<br/>2022</b> | <b>Transfer List<br/>2022</b> | <b>Older Persons<br/>2022</b> |
|----------------------------|------------------------------|-------------------------------|-------------------------------|
| Bands 2 & 3                | 4                            | 4                             | 1                             |
| Medical                    | 1                            | 2                             | 2                             |
| Welfare                    | 1                            | 1                             | 0                             |
| Homeless                   | 0                            | 0                             | 2                             |
| Travellers                 | 0                            | 0                             | 0                             |
| Transfer HAP               | 0                            | 0                             | 0                             |
| De-tenanting               | 0                            | 0                             | 0                             |
| Estate Management          | 0                            | 6                             | 0                             |
| Maintenance                | 0                            | 0                             | 0                             |
| Surrendering Larger        | 0                            | 4                             | 1                             |
| Unable to afford           | 0                            | 0                             | 0                             |
| Succession/Sole            | 37                           | 0                             | 0                             |
| Transfer                   | 0                            | 0                             | 1                             |
| Inter-transfer             | 0                            | 2                             | 0                             |
| <b>Total</b>               | <b>43</b>                    | <b>19</b>                     | <b>7</b>                      |

Choice Based Lettings

| <b>Allocation Category</b> |           |
|----------------------------|-----------|
| Housing Bands 2 & 3        | 16        |
| Transfer Bands 2 & 3       | 2         |
| Transfer HAP               | 1         |
| Medical                    | 1         |
| Welfare                    | 0         |
| Homeless                   | 1         |
| Travellers                 | 1         |
| Surrender larger           | 1         |
| <b>Total</b>               | <b>23</b> |

Voids for October

| <b>Address</b>      | <b>Type</b> | <b>Date of Vacancy</b> | <b>Status</b>    |
|---------------------|-------------|------------------------|------------------|
| Balcurris Park West | 1 Bed Apt   | 28/6/2022              | Under Offer      |
| Balcurris Park West | 1 bed Apt   | 18/05/2022             | Under Repair     |
| Barnewall Drive     | 2 Bed Apt   | 28/6/2022              | Under Repair     |
| Belclare Drive      | 3 Bed House | 4/8/2022               | Under Repair     |
| Carton Drive        | 1 bed apt   | 25/8/2022              | CBL              |
| Carton Road         | 4 Bed House | 07/04/2022             | Under Repair     |
| Coultry Close       | 1 Bed Apt   | 27/3/2022              | Under Offer      |
| Coultry Drive       | 3 bed house | 5/6/2022               | Under Repair     |
| Coultry Terrace     | 2 Bed Apt   | 04/02/2022             | Under Offer      |
| Cranogue Close      | 4 Bed House | 14/10/2022             | Under Repair     |
| Gateway Court       | 3 Bed House | 13/03/2022             | Under Offer      |
| Hollytree Terrace   | 4 Bed House | 28/6/2022              | Under Nomination |
| Marewood Crescent   | 4 Bed House | 15/9/2022              | Under Repair     |
| Marewood Crescent   | 3 Bed House | 29/7/22022             | Under Repair     |
| Owensilla Terrace   | 1 Bed Apt   | 13/6/2022              | CBL              |
| Parkview Green      | 1 Bed Apt   | 30/05/2022             | Under Repair     |
| Sandyhill Gardens   | 3 Bed House | 12/06/2022             | Under Repair     |
| Shangan Gardens     | 3 Bed House | 31/07/2022             | Under Repair     |
| Shangan Green       | 3 Bed House | 24/08/2022             | Under Repair     |
| Silloge Green       | 2 Bed Apt   | 6/3/2022               | Under Offer      |
| Silloge Park        | 1 Bed Apt   | 20/7/2022              | Under Offer      |
| The Plaza           | 2 Bed Apt   | 23/6/2022              | Under Nomination |
| Whiteacre Close     | 2 Bed Apt   | 24/7/2022              | Under Repair     |
| Woodhazel Terrace   | 2 Bed Apt   | 23/08/2022             | Under Repair     |

Older Persons Units

| <b>Address</b>    | <b>Type</b> | <b>Date of Vacancy</b> | <b>Status</b> |
|-------------------|-------------|------------------------|---------------|
| Ard Na Meala      | Maisonette  | 01/06/2022             | Under Repair  |
| Sandyhill Gardens | Bedsit      | 26/09/2022             | Under Repair  |



## Estate Management

|  |           |
|--|-----------|
| <b>October 2022</b>  |           |
| No of Anti- Social complaints per 1997 act Drug related      | 0         |
| No of Anti-Social complaints per 1997 act (Not Drug Related) | 20        |
| No of other Complaints                                       | 12        |
| <b>Total Complaints</b>                                      | <b>32</b> |
| No of Anti-Social Interviews per 1997 act                    | 4         |
| No of Other Interviews                                       | 5         |
| <b>Total Interviews</b>                                      | <b>9</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         |

## **5. Ballymun Library**

Ballymun Library continues to re-engage with the public post Covid with a diverse range of activities and events to suit people of all ages. Current highlights include our Reading Diversely literature series in partnership with the Irish Writers Centre and our fortnightly Irish Revolution Book Club, facilitated by DCC Historian-in-Residence Dr. James Curry.

Author Jane Mitchell will visit the library in November as part of Dublin Book Festival to read from and discuss her new book, Run for Your Life. Two classes from local primary schools have been invited to attend this event.

A new initiative for November is our monthly English Conversation Exchange which started on Thursday 10th November during DCC Social Inclusion and Integration Week 2022 (7-14 November).

At the request of Transport Infrastructure Ireland, the Metro Link Railway Order is on display in the library until Wednesday 26th November.

### **Current Opening Hours for Ballymun Library are:**

Monday to Thursday: 10am - 8pm

Friday and Saturday: 10am - 5pm

## Ballymun Library Events November 2022

| Non Regular or Regular Events | Event Category | Event Title   | Audience                                     | Date and Time  |
|-------------------------------|----------------|---|--|--|
| Non-Regular                   | Cultural       | Irish Revolution Book Club with Dr. James Curry, DCC Historian-in-Residence<br>Book: <b>Cathal Brugha</b> by Fergus O'Farrell (3 <sup>rd</sup> of 4 sessions) | Adults                                       | Wednesday 23 <sup>rd</sup> November, 6.30pm  |
| Non-Regular                   | Display        | Metro Link Railway Order - Public Display   | Adults                                       | During opening hours (Thursday 6 <sup>th</sup> October to Wednesday 26 <sup>th</sup> November) |
| Non-Regular                   | Cultural       | Reading Diversely Literature Series with writer Sree Sen (Sree Sen will discuss books from her diverse reading list)  | Adults                                       | Monday 14 <sup>th</sup> November, 6.30pm   |
| Regular                       | Cultural       | Japanese Culture Club   | Adults and Children                          | Wednesday 16 <sup>th</sup> November, 10.00am -12.00pm  |
| Regular                       | Community      | Ballymun Ladies Group   | Adults                                       | Tuesday 15 <sup>th</sup> November, 5.30pm-7.30pm   |
| Regular                       | Cultural       | Ballymun Library Writers' Group   | Adults                                       | Wednesdays, 4pm-6pm  |
| Regular                       | Cultural       | Ballymun Painting Group   | Adults                                       | Mondays, 10.30am-12pm  |
| Regular                       | Book Club      | Ballymun Library Murder Book Club<br>Book: <b>The Coroner's Daughter</b> by Andrew Hughes   | Adults                                       | Wednesday 30 <sup>th</sup> November at 12.00pm   |
| Regular                       | Book Club      | Ballygall Book Club   | Adults                                       | Monday 21 <sup>st</sup> November, 6.30pm   |
| Regular                       | Cultural       | Evening Book Club<br>Book: <b>The Vanishing Act of Esme Lennox</b> by Maggie O'Farrell  | Adults                                       | Monday 28 <sup>th</sup> November, 6.30pm   |
| Regular                       | Cultural       | Scrabble Group  | Adults                                       | Tuesdays, 11am-1.00pm  |
| Regular                       | Cultural       | Digital Photography Group   | Adults                                       | Thursday 24 <sup>th</sup> November, 10.30am-12.30pm  |
| Regular                       | Cultural       | Ciorcal Comhrá (Irish Language Conversation Group)  | Adults                                       | Thursdays, 3pm-4pm   |
| Regular                       | Book Club      | Kids Comic Club   | Children                                     | Tuesday 29 <sup>th</sup> November, 4.30pm-5.30pm   |
| Regular                       | Children's     | Baby Book Club & Story time   | Children (new-borns to children aged 2 yrs.) | Mondays, 10am-11am   |
| Regular                       | Children's     | Toddler Book Club & Story time  | Children (2 yrs. old to preschool)           | Thursdays, 10am-11am   |

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