



Date: 9th March 2023

To: The chairperson and members of
North Central Area Committee

Meeting: 20th March, 2023.

**ARTANE – WHITEHALL HOUSING UPDATE FOR THE
MARCH MEETING OF THE NORTH CENTRAL AREA COMMITTEE**

Darndale Housing Report 1st Feb – 1st March 2023

Estate Management

February 2023	
No. Anti-Social Complaints per 1997 Act - drug related	6
No. Anti-Social Complaints per 1997 Act - not drug related	5
No. Other Complaints (nuisance)	4
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	4
No. Other Interviews	6
No. Requests for Mediation	0
No. Complaints Referred to Central Est. Mgt. Unit for Action	0
No. Live Case Files (at the end of month)	10
No. Case Files Closed	0
No. Section 20 Evictions	0
No. Excluding Orders	0
Applied for by tenant	0
Applied for by DCC	0
Granted in court	0
Refused/failed in court	0
Withdrawn	0
No. Surrender of Tenancy due to Anti-Social Behaviour	0
No. Tenancy Warnings served	0
No. Possession Orders requested	0
No Court Orders Granted	0
No. Appeals / Judicial Reviews / Challenges	0

Housing Allocations

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	2	0	0
Medical	1	0	0
Welfare	0	1	0
Homeless	0	0	0
Travellers	0	0	0
Homeless HAP	0	0	0
De-tenanting	0	0	0
Estate Management	0	1	0
Maintenance Grounds	0	1	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	2	0	0
Total	5	3	0

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	1	0
Medical	0	0	0
Welfare	0	1	0
Homeless	0	0	0
Homeless HAP	0	0	0
Travellers	0	0	0
Estate Management	0	0	0
De-tenanting	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Financial Contribution	0	0	0
Total	0	2	0

Voids Report

Vacant Housing Units (47)			
Address	Type of unit	Date of vacancy	Remarks
Adare Avenue	3 Bed house	13/03/2022	Work in progress
Adare Avenue	4 Bed House	18/08/2022	Work in progress
Ballyshannon Road	4 Bed House	13/08/2022	Works in Progress
Belcamp Grove	3 Bed house	11/07/2022	Works in progress
Belcamp Ave	3 Bed House	26/09/2022	Works in Progress
Bunratty Drive	3 Bed house	10/02/2022	Works in progress
Bunratty Road	3 Bed house	09/09/2021	Works in progress
Bunratty Road	3 Bed Apartment	28/08/2022	Works in progress
Bunratty Road	1 Bed Apartment	04/03/2019	Works in progress
Bunratty Road	1 Bed Apartment	12/06/2022	Works in progress
Bunratty Road	1 Bed Apartment	22/09/2021	Works in progress
Bunratty Road	3 Bed house	29/11/2022	Works in progress
Burnell Square	2 Bed Apartment	19/09/2022	Works in progress
Burnell Square	2 Bed Apartment	03/11/2022	Works in progress
Buttercup Park	3 Bed house	02/10/2022	Works in progress
Buttercup Row	3 Bed house	25/09/2022	Works in progress
Castleview, Artane	3 Bed House	07/12/2022	Works in Progress
Collinswood	4 Bed house	09/12/2022	Works in Progress
Castletimon Park	3 Bed house	06/11/2022	Works in progress
Cromcastle Green	3 Bed house	30/10/2022	Works in progress

Cromcastle Drive	3 Bed House	04/09/2022	Works in progress
Cromcastle Road	3 Bed House	09/09/2022	Works in Progress
Darndale village Apts	2 Bed Apartment	05/02/2023	Works in Progress
Ferrycarrig Park	3 Bed House	13/03/2022	Works in progress
Glin Drive	3 Bed House	12/09/2022	Works in progress
Greencastle Road	4 Bed House	15/11/2021	Works in Progress
Greencastle Road	3 Bed House	25/11/2022	Works in Progress
Kilbarron Road	3 Bed House	16/01/2022	Works in progress
Larchwood	1 Bed Apartment	04/12/2023	Works in Progress
Larchill, The Court	1 Bed Apartment	17/07/2022	Works in progress
Larchill, The Park	2 Bed Apartment	27/09/2022	Works in progress
Larchill, The Green	2 Bed Apartment	30/01/2023	Works in Progress
Marigold Court	3 Bed House	27/03/2022	Works in progress
Marigold Crescent	3 Bed House	24/07/2022	Works in progress
Marigold Grove	3 Bed House	15/05/2022	Works in progress
Marigold Road	3 Bed House	27/11/2022	Works in progress
Marigold Park	3 Bed House	16/12/2022	Works in Progress
Macroom Road	4 Bed House	17/01/2023	Works in Progress
Moatview Court	3 Bed house	01/06/2022	Works in progress
Moatview Court	3 Bed house	24/04/2022	Works in progress
Primrose Grove	3 Bed House	03/04/2022	Works in progress
Primrose Grove	3 Bed House	06/10/2021	Works in progress
Primrose Grove	3 Bed House	27/02/2022	Works in progress
Primrose Grove	3 Bed House	20/11/2022	Works in progress

Primrose Grove	3 Bed House	01/10/2022	Works in Progress
Primrose Grove	3 Bed House	05/09/2022	Works in Progress
Thatch Road	3 Bed House	05/12/2022	Works in progress

Voids – Senior Citizens (3)

Address	Type of Unit	Remarks
Vacant Units (8)		
Kilbarron Court	Bedsit	Works in progress
Mount Dillon Court	Bedsit	Works in progress
Hampstead Court	Bedsit	Works in progress

Darndale Area Office Reception Stats - February 2023

	TOTAL
MAINTENANCE	192
HOUSING	101
ESTATE MGMT	52
OTHER	12
TOTAL	357

Current Projects in the area

Belcamp B

The project has stage 2 approval and Part 8 granted for 12 new units. Currently preparing stage 3 application submission to the D.H.L.G.H. Contractor expected on site Q2 2023. It has been confirmed that this project will be taken over by an AHB, Approved Housing Body.

Glin Court

The redevelopment of Glin Court went for stage 4 approval, to the DHLGH, in January 2023. Residents and local Councillors attended an open evening in the Glin Centre, on 9th February, to view the plans. The kitchen from the community centre has relocated to the Glin Centre and services have been removed from the old centre. The contractor should be on site spring 2023, with completion expected in October 2024.

Presently, a review is commencing on the tender documentation before the issuing of the tender for the appointment of a contractor to construct the new housing scheme. The project is for the full demolition of two of the existing three housing blocks and the construction of 32 new homes for older persons.

Cromcastle Court / Woodville

The regeneration of the first phase of Cromcastle Court and the Coal yard site has Stage 1 approval. The proposal is for the demolition of three of the existing housing blocks on the Cromcastle Court site and for the construction of a new housing scheme in its place and the redevelopment of the Coal yard site. The current proposals show for 116 homes on the Cromcastle Court site, a mix of one, two and three bedroom homes, while it is planned to provide for 34 older person homes on the Old Coal yard site.

A design team has been progressing with design proposals and are currently working towards the pre-Part 8 process.

Upon receipt of Stage 2 approval from the D.H.L.G.H., it is intended to lodge the Part 8 planning permission.

Further consultation with residents and the local community is planned to take place early 2023.

Bunratty Road

We are awaiting a revised programme and completion date from the contractor. Expected handover will be phased, Q3 2023.

Oscar Traynor

A final grant of planning is due for the Oscar Traynor Road Development by the end of March. The development will accommodate 853 new homes on the site of approx. 17.1 ha as well as the following amenities:

- A total of 3.64ha public open spaces comprising;
- Lawrence Lands Park' (3.12ha), featuring the re-opened River Naniken and incorporating allotments, orchards, nature trails, skate and scooter park, wetlands with boardwalks and weir/pedestrian bridge over, cycle trails and woodlands;
- 5 pocket parks, including Kilmore Gardens (580 sq.m), Lawrence Gardens (2,548 sq.m), Castle Gardens (1,522 sq.m) Pocket Park West 1 (260 sq.m) and Pocket Park West 2 (260 sq.m).
- A 2-storey neighbourhood hub building with a cumulative GFA of 1,680 sq.m including a ground floor unit of 269.3 sq.m to facilitate a Class 1 (shop) and café (food and beverage) use, with 1,411 sq.m of floor space at ground and first floor levels designated for Class 10 (community/arts) and/or Class 11 (cultural) uses
- A 2-storey crèche (with capacity for 154 children) including an associated outdoor play area.
- 7 new pedestrian/cyclist access points including 4 at Coolock Lane, 1 at Lorcan Park, 1 at Castletimon Gardens and 1 at Castletimon Road.

Cromcastle Underpass site

Feasibility stage, design team appointment. The LDA are beginning the consultation for the early design, for the proposed Cromcastle Underpass Project. The consultation process will run until mid-2023, for the public and all interested stakeholders to partake in. In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement.

Gillian Corcoran

A / Area Housing Manager