

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

Meeting: 20th June 2023

Item No: 8

Ballymun Area Office Report

- 1. LAP Update**
- 2. Community Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Area updates**

1. Local Area Plan Update

Site 1 – Shopping Centre

Douglas Newman Good have been appointed as agent to the shopping centre site to conduct a market soundings exercise (closing date 7th June). Information can be found on the DNG website by clicking [HERE](#)

Responses are expected back from DNG later this month and an update will be provided in July.

Vacant DCC units

Shangan Neighbourhood Centre

The disposal of unit 3 to the STAR Project for their Easy Street team is still ongoing. Economic Development Officer to advertise 2 other vacant units in Shangan.

Main St.

[Grain Café](#) was opened by Udo Wittmann in the Aspen building in May. It is a bistro style café open 7 days per week.

Santry Cross

[Sweet Paradise Café](#) opened its doors in May beside the Metro Hotel.

The café offers a range of ice-creams, sundaes, waffles and crepes.



Social Housing PPP Bundle 3

Site 10 – Shangan Road

The scheme will deliver 93 units in total, comprising of 73 senior citizen apartment units of which 67 are 1 bed units and 6 are 2 bed apartment units. The remaining 20 units are comprised of 10 general need units (5 x 2 bed; 4 x 3 bed and 1 x 4 bed) and 10 medical need units (5 x 2 bed; 4 x 3 bed and 1 x 4 bed). The PPP Project will deliver a new link road and a landscaped public and private open space, as part of the overall development. Planning approval has been secured for all six sites in PPP Bundle 3. The programme is now in the **pre-qualification assessment phase of procurement**.

Social Housing PPP Bundle 4

Site 5 – Main Street, Site 15 – Balcurris Gardens, Site 16 – Balcurris Close, Site 17 – South of Santry Cross & Site 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. Regular updates on the above sites have been provided to Councillors and Stakeholders. Site surveys were conducted in early June. The Design Team are now undertaking a review of the LAP requirements, site/infrastructure layout, surrounding buildings and requirements of the newly adopted City Development Plan. The programme has progressed and the DCC project team and design team will arrange to present the updates to the North West Area Committee members in July.

Site 6 - Coultry Road / Main Street

DCC Housing have discussed the development of the site under the CREL Cost Rental model with O'Cualann (proposed site developer) Circle and Tuath (who would operate the proposed units). An outline development programme is to be submitted to DCC Housing by O'Cualann.

Site 19 - Saint Joseph's

The applicant has finalised its response to all issues raised in the Further Information (FI) request dated 8th November 2022 relating to Planning Application 4853/22. The Further Information was submitted on 18th May 2023 and a planning decision is now due.

Site 21 - Poppintree Neighbourhood Centre

O'Cualann is currently in discussions to appoint a contractor.

Site 25 - Parkview

Planning Application 5252/22 was lodged on 18th November 2022. This application is for 34 dwellings and a crèche. A Further Information (FI) request was issued by Planning on 20th January 2023. A detailed Road Safety Audit formed part of the Further Information and this has now been completed. The Further Information is due to be submitted on the week beginning 12th June 2023.

Sites requiring Expression of Interest

Sites 11 - Sillogue Avenue and Site 13 - Sillogue Road/Holy Spirit

Cluid have been selected to carry out a detailed feasibility study following a competitive Expression of Interest process.

City Farm Update (proposed part of site 14)

Dublin City Council met with the City Farm Committee on 17th February last. Following the meeting we contacted a number of specialist consultants to ascertain their availability to work with the City Farm Committee as agreed at the meeting. On the 20th March, a letter was issued to the City Farm Committee with details of three consultants available to work with the City Farm and confirming that DCC would fund a maximum of €12,950 (ex.VAT) to review their current business plan and make recommendations under the items outlined.

On the 11th May DCC received a two costings from the City Farm - Budget 1 outlines the degree of work that can be undertaken for the indicative budget of €12,724 plus VAT provided by DCC. Budget 2 costing €22,971, would provide for a more in-depth analysis.

On 23rd May DCC confirmed to the City Farm committee the City Council is agreeable to making a contribution up to a Max of €12,950 to the City Farm group to engage a consultant to develop their business plan and to address the issues set out by DCC at the meeting. As the project is the City Farms and not Dublin City Council's, it is up to the Board of the City

Farm to develop their proposal to such a level that it will make the case for the City Council to support them with the granting of a Licence for a portion of Site 14. Any additional costs associated with this is a matter for the City Farm and Dublin City Council will not be making any further financial contribution over what was agreed to at the meeting.

It was also clarified that in relation to the 7 year period, it was agreed at our meeting that a period of 7 years would be placed on the proposal for a City Farm to become a reality and operational on site, it is our position that the 7 years was to start immediately.

On the 2nd June the City Farm confirmed that they are delighted to have the services of their preferred (from the three suggested) available to them. In addition to a wealth of experience developing attractions, they also have a significant background in developing projects in areas undergoing urban regeneration which they believe is equally valuable in terms of developing the City Farm and Community Gardens in Ballymun. They thanked DCC's commitment to providing €12,950 plus VAT towards the cost of completing the work required to address the issues raised by DCC in relation to our business plan.

Silloque Infrastructure Project

Silloque Green

The vandalised bollards have been replaced by stronger bollards and the area has been prepped for a new footpath which is due to be constructed w/c 12th June.

Silloque Avenue

Landscaping works are continuing. There are on-going issues with illegal dumping and vandalism of the new works. The Public Domain team continue to work with the project team to alleviate these issues.

Silloque Gardens

Cul de Sac 1

The parking bay to the rear of house 13/14 is nearing completion. This is due to open shortly. All parking areas are finished. The strengthened footway to the rear of 18 -23 commenced this week. The front of houses 10-12 will be paved later this week, capping is being installed on the new boundary walls at the moment. Concrete plinths have been constructed around covers in the green areas. Public lighting works are ongoing. Verges top soiled and the landscaper is due to site to rake and seed. Carriageway works expected to commence week of the 19th June. Roadstone to commence surfacing week of 26th June.

Cul de Sac 2

Public lighting works are ongoing. All parking areas and footways completed. Concrete plinths have been constructed around covers in the green areas. Verges top soiled, landscaper due to site to rake and seed. Carriageway works to commence week 12th or 26th June, awaiting Roadstone's confirmation and programme.

Cul de Sac 3

Footpath works ongoing. Gully repairs to be carried out. Concrete plinths have been constructed around covers in the green areas. The old carriageway has been removed and large volumes of spoil and topsoil placed, landscaper is due to site to rake and seed. Roadstone due week of the 12th and week of the 26th – awaiting the programme/schedule.

Cul de Sac 4

All parking areas completed. Last section of footpath works between houses 106-107 ongoing. Public lighting works ongoing. Concrete plinths have been constructed around covers in the green areas. The old carriageway has been removed and large volumes of spoil and topsoil placed, landscaper due to site to rake and seed. Verges top soiled, landscaper due to site to rake and seed. Carriageway works commencing early June, Roadstone due week of 12th June.

There are sections of concrete footpaths which will need to be replaced before the end of the scheme due to damage (people walked through vast sections after hours) and other sections have cracked and failed due to illegal parking.

2. Community and Social Development

National Alzheimer's Tea Day

The Community and Social Development team organised an afternoon of music, refreshments and information to support National Alzheimer's Tea Day on Thursday the 4th May. This event was well attended and included members from groups such as the Poppintree Walking Group and U3A. €250 was raised on the day for this very worthwhile charity.

Age Friendly National Conference

Adults from our North West Area Older Persons Council and Ballymun Community staff members participated at the Annual Age Friendly Conference in Tralee, Co Kerry in May. The group undertook various workshops including IT, horticulture, environment & sustainability, a dementia awareness workshop & also a sports & recreation workshop. Inspirational speakers and motivation during the workshop were provided by adventurer & entrepreneur Pat Falvey and TV personality / Hotelier Francis Brennan.

The event was very well attended and provided ideal opportunities for networking and socialising for our members.

Dublin Bike Week 2023

The Community Social and Development team and the Ballymun Sports Development Officer organised a fun bike week event in Coultry Park on Monday 15th May. The following Ballymun schools were involved on the day; Holy Spirit National School, Virgin Mary Boys National School, Our Lady of Victories National School





Ballymun Summer Project

The Community Social and Development team are currently supporting two Ballymun Summer Projects this year.

The Plough Summer Project & FACT Summer Project.

FACT will facilitate children that are on the ASD spectrum and their siblings. The project volunteers are currently undergoing their child protection training with Cross Care.

The Community section met with Cross Care to allocate funding and organise additional resources. Dublin City Council will also be providing Zoo passes and we are currently linking in with our Ballymun Sports Officer - Paul Donnelly, to organise sports activities for their summer programmes.

Balcurris Park Consultation

The Ballymun Community and Social Development team are continuing to work with our Parks Department on the upgrade of Balcurris Park. A facilitated information and feedback session will take place with pupils and parents from St Joseph's National Schools (junior and senior) on Tuesday the 13th June to help decide the final design for playground enhancements. Further meetings have also taken place with the Reflection Garden Committee around final design of the garden space. Work is due to commence on both of these elements in the near future.

Community Games

The Community Social and Development team are proud to support The Ballymun Community Games, after being re-established as a Community Games area last year.

On the 19th May, Children and teens from schools in Ballymun attended an athletics event at the ALSAA athletics track, competitors were then chosen for the finals. Some participants from this event went on to join in with training sessions with the newly formed Young Ballymun Athletics Club (organised by Youth workers from BRYR). The finalists will represent Ballymun in the finals on Sunday the 25th June in the Tallaght AC. They will be competing in Athletics, Futsal, indoor soccer and 11-a-side Football.

Ballymun Plant Donation Day

The Dublin City Council Ballymun Annual Plant Donation Day took place on Saturday 27th May 2023 in Trinity Comprehensive carpark. This yearly event is funded and organised by the Ballymun Community and Social Development team.

56 groups from Ballymun received plant donations this year, enabling them to enhance their local areas and neighbourhoods. We would like to thank Ballymun Tidy Towns and Trinity Comprehensive for their support on the day.



Dementia Friendly Café

The Community team have linked in with the HSE and are working on developing a Memory Café for the Ballymun Area. We are currently sourcing a location and are at planning stages. This dementia friendly Café will be a welcoming safe space, meeting once or twice a month for anyone who is affected by dementia. People living with dementia, their families and friends, and people who are interested in supporting a dementia inclusive Community, are all welcome to attend this free service.

This will bring a very welcomed service to the Ballymun Area.

Additional details on this initiative will be forwarded on to the councillors when further progress is made.

3. Economic Development Update

Ballymun 4 business

The next B4b event is the summer BBQ in Aspen on Thursday 22nd June. The guest speaker for the event is former Dublin footballer Philly McMahon. Further information about the event will be available on the B4b website www.b4b.ie or contact info@b4b.ie

Sabrina Morris has been appointed as the new Network Administrator.

Sabrina brings a wealth of experience in business networking, event management, public relations and fundraising.



Shop-front enhancement scheme 2023

Applications for the Shop-Front Improvement scheme closed on Friday 26th May 2023. Five applications were received in total. Further information about the scheme can be found here: <https://bit.ly/3KvKfyt>

Up to €3,000 can be applied for to upgrade the front of your street-facing shop-front.

Ballymun CoderDojo

CoderDojo continued during May with 2 x 3 classes taking place on Saturday mornings. The first Dojo starts at 09.30 and the senior 'Ninjas' from the 2nd Doo step in as mentors to the 'junior' ninjas.



4. Housing report

Rent Assessment statistics for May

| | |
|------------------------------|---|
| Assessments | 410 |
| Permissions To Reside | 0 |
| Refunds | 10 |
| Opening of Accounts | 4 (including 0 sole/ 1 successions) |
| Closing of Accounts | 6 (including 0 sole / 0 successions) |
| Front Counter Calls | 141 |
| Window Replacements | 4 |

Estate Management statistics for May

| | |
|--|-----------|
| No of Anti- Social complaints per 1997 act Drug related | 4 |
| No of Anti-Social complaints per 1997 act (Not Drug Related) | 19 |
| No of other Complaints | 10 |
| Total Complaints | 33 |
| No of Anti-Social Interviews per 1997 act | 4 |
| No of Other Interviews | 8 |
| Total Interviews | 12 |
| 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 | 1 |
| 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 May

| Allocation Category | Housing List | Transfer List | Older Persons |
|---------------------|--------------|---------------|---------------|
| Bands 2 & 3 | 1 | 0 | 0 |
| Medical | 0 | 0 | 0 |
| Welfare | 0 | 0 | 0 |
| Homeless | 0 | 0 | 0 |
| Travellers | 0 | 0 | 0 |
| Transfer HAP | 0 | 0 | 0 |
| De-tenanting | 0 | 0 | 0 |
| Estate Management | 0 | 1 | 0 |
| Maintenance | 0 | 2 | 0 |
| Surrendering Larger | 0 | 2 | 1 |
| Unable to afford | 0 | 0 | 0 |
| Succession/Sole | 6 | 0 | 0 |
| Transfer | 0 | 0 | 1 |
| Inter-transfer | 0 | 0 | 0 |
| Total | 7 | 5 | 2 |

Choice Based Lettings May

| Allocation Category | |
|----------------------|----------|
| Housing Bands 2 & 3 | 4 |
| Transfer Bands 2 & 3 | 0 |
| Transfer HAP | 0 |
| Medical | 0 |
| Welfare | 3 |
| Homeless | 0 |
| Travellers | 0 |
| Surrender larger | 0 |
| Total | 7 |

Ballymun Voids May

| Vacant Housing Units | | | | |
|----------------------|-------------|-----------------|----------------------|---------------------------|
| Address | Type | Date of Vacancy | Status | Estimated Completion Date |
| Balbutcher Way | 3 Bed House | 15/02/2023 | Issued to Contractor | 14/06/2023 |

| | | | | |
|-------------------|-----------------|------------|---|------------|
| Belclare Green | 4 Bed House | 26/03/2023 | Vacant Possession/Task Order to be prepared | TBC |
| Carton Court | 1 Bed Apartment | 12/03/2023 | Issued to Contractor | 12/07/2023 |
| Carton Terrace | 1 Bed Apartment | 19/05/2023 | For Framework | TBC |
| Coultry Avenue | 3 Bed House | 31/03/2023 | Issued to Contractor | 05/08/2023 |
| Coultry Green | 1 Bed Apartment | 21/03/2023 | Issued to Contractor | 13/08/2023 |
| Hollytree Square | 2 Bed Bungalow | 13/03/2023 | Issued to Contractor | 11/09/2023 |
| Shangan Gardens | 1 Bed Apartment | 03/05/2023 | Vacant Possession/Task Order to be prepared | TBC |
| Woodhazel Terrace | 2 Bed Apartment | 19/04/2023 | Issued to Contractor | 28/08/2023 |
| Woodhazel Terrace | 2 Bed Apartment | 31/05/2023 | Vacant Possession/Task Order to be prepared | TBC |

Vacant Housing Units May

| Vacant Housing Units (more than 4 months) | | | | |
|--|-----------------|------------------------|--|----------------------------------|
| Address | Type | Date of Vacancy | Status | Estimated Completion Date |
| Barnwell Gardens | 2 Bed Apartment | 13/12/2022 | Issued to Contractor | 14/06/2023 |
| Carton Court | 1 Bed Apartment | 12/01/2023 | Issued to Contractor | 14/06/2023 |
| Carton Road | 4 Bed House | 10/04/2022 | Estate Management Issues | TBC |
| Cranogue Close | 3 Bed House | 14/10/2022 | Snagging | 15/05/2023 |
| Dane Road | 3 Bed House | 15/02/2023 | Issued to Contractor | 29/06/2023 |
| Dolmen Way | 2 Bed Apartment | 07/12/2022 | Issued to Contractor | 14/06/2023 |
| Forestwood Ave | 2 Bed Apartment | 11/02/2023 | Issued to Contractor | 02/05/2023 |
| Owensilla | 2 Bed Apartment | 14/02/2023 | Issued to Contractor | 05/08/2023 |
| Sandyhill Gardens | 2 Bed House | 24/02/2023 | Issued to Contractor | 02/06/2023 |
| Shangan Gardens | 1 Apartment | 24/02/2023 | Issued to Contractor | 14/06/2023 |
| Shangan Gardens | 3 Bed House | 11/01/2023 | Issued to Contractor | 07/05/2023 |
| Sandyhill Gardens | 3 Bed House | 09/11/2022 | Substantial works were required | 09/06/2023 |
| Shangan Gardens | 3 Bed House | 25/08/2022 | Anti-social issues have delayed this unit but nearing sign off | 09/06/2023 |
| Shangan Green | 3 Bed House | 26/12/2023 | Substantial works were required | 21/07/2023 |
| Sillloge Park | 2 Bed Apartment | 19/12/2022 | Issued to Contractor | RTL/CBL |

| | | | | |
|-------------------|-----------------|------------|---|------------|
| The Plaza | 2 Bed Apartment | 05/01/2023 | Issued to Contractor | RTL/CBL |
| Termon Court | 3 Bed House | 25/11/2022 | Substantial works were required | 14/06/2023 |
| Whiteacre Close | 2 Bed Apartment | 03/08/2022 | Snagging | 02/06/2023 |
| Whiteacre Court | 2 Bed House | 21/02/2023 | Issued to Contractor | 24/06/2023 |
| Whiteacre Place | 3 Bed House | 11/01/2023 | Issued to Contractor | 10/06/2023 |
| Woodhazel Terrace | 2 Bed Apartment | 23/08/2022 | Issued to Contractor / we had to force entry 15/02/23 | 28/05/2023 |

Vacant Senior Citizen Units

| Vacant Senior Citizen Units | | | | |
|-----------------------------|----------|-----------------|----------------------|---------------------------|
| Address | Type | Date of Vacancy | Status | Estimated Completion Date |
| Burren Court | 1 Bed | 19/02/2023 | Direct Labour | 14/05/2023 |
| Burren Court | 1 Bed | 16/04/2023 | Issued to Contractor | 16/08/2023 |
| Burren Court | 1 Bed | 09/04/2023 | Issued to Contractor | 09/08/2023 |
| Burren Court | 1 Bed | 13/04/2023 | Direct Labour | TBC |
| Sandyhill Gardens | 1 Bedsit | 23/03/2023 | Issued to Contractor | 26/07/2023 |
| Sandyhill Gardens | 1 Bedsit | 14/02/2023 | Issued to Contractor | 02/05/2023 |

5. Area Wide

Safer Ballymun Public Forum

The next Safer Ballymun Meeting will take place on Tuesday 13th June in the Ballymun Child and Family Resource Centre. It will be attended by An Garda Síochána, Dublin City Council and the Ballymun Local Drugs and Alcohol Task Force Public Representatives and residents to explore joint solutions to local safety concerns.

Ballymun Library

Ballymun Library continues to engage with the public with a diverse range of in-person activities and events to suit people of all ages.

The next meeting of our **Irish Revolution Book Club** with Dr. James Curry, Dublin City Council Historian-in-Residence, will take place on Monday 28th June at 6.30pm.

The book to be discussed is **The Battle of the Four Courts** by Michael Fewer. James will give a short presentation, followed by a discussion about the book.

Copies of the book are available to borrow from the library.

To book a place, please ring 01 2228355 or email: ballymunlibrary@dublincity.ie

Be a Summer Star with Ballymun Library!

Summer Stars is the public libraries national Summer reading programme, where children are encouraged to continue to enjoy the pleasure of reading over the Summer. Summer Stars was launched on Monday 12th June and runs until the end of August.

At Ballymun Library, we are inviting children to sign up for the Summer Stars Reading Challenge and earn prizes along the way including bags, pencils, notebooks and stickers. You'll get a reading card and a bookmark when you sign up. You can track your progress with the reading card which can be marked each time a book or an ebook is read. The more books you read the more prizes you get. All children who complete the reading challenge will be awarded with a certificate and a medal.

All completed reading cards will be entered into a draw at the end of the Summer for prizes including Smyth's Toys vouchers and a National Book Token.

Teachers and classes from local primary schools will be encouraged to visit the library in the second half of June to find out more about the initiative.

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. A large number of schools in the area have already availed of the service. Patrons can contact the library by email and Ballymun Library staff will introduce them to the course and offer support.

Ballymun Library Events June 2023

| Non Regular or Regular Events | Event Category | Event Title | Audience | Date and Time |
|---|----------------|--|---------------------|---|
| Non-Regular | Book Club | Irish Revolution Book Club with Dr. James Curry, DCC Historian-in-Residence. | Adults | Wednesday 28 th June at 6.30pm |
| Regular | Cultural | Japanese Culture Club (3 rd Wednesday of the Month) | Adults and Children | Wednesday 14 th June, 10.00am to 12.00pm |
| Regular | Community | Ballymun Ladies Group Last meeting until September (3 rd Tuesday of the Month) | Adults | Tuesday 20 th June, 2.30pm-5.00pm |
| Regular | Cultural | Ballymun Library Writers' Group | Adults | Wednesdays, 4pm-6pm |
| Regular | Community | Ballymun Community Law Centre Outreach Clinic (Free Legal Advice) | Adults | Tuesday 13 th June, 10.00am-12.00pm |
| Regular | Cultural | Ballymun Painting Group | Adults | Mondays, 10.30am-12pm |
| Regular (From January 2023, meeting last Thursday of the month) | Book Club | Ballymun Library Murder Book Club Book: <i>The Husband's Secret</i> by Liane Moriarty (Last Thursday of the Month) | Adults | Thursday 29 th June at 6.30pm |
| Regular | Book Club | Ballygall Book Club Last meeting until September (3 rd Monday of the Month) | Adults | Monday 19 th June at 6.30pm |
| Regular | Book Club | Evening Book Club Book: <i>The Trial of Lotta Rae</i> by Siobhán MacGowan | Adults | Monday 26 th June at 6.30pm |

| Non Regular or Regular Events | Event Category | Event Title | Audience | Date and Time |
|-------------------------------|-------------------------|---|---|---|
| | | (Last Monday of the month) | | |
| Regular NEW | Cultural | Science Fiction and Fantasy Book Club Book: <i>The Shadow of What Was Lost</i> by James Islington (3 rd Wednesday of the Month) | Adults | Wednesday 21 st June at 6.30pm |
| Regular | Cultural | Silvers Writing Group (Last Friday of the Month) | Adults | Friday 30 th June at 10.00am |
| Regular | Cultural | Scrabble Group | Adults | Tuesdays, 11am-1pm |
| Regular | Cultural | Digital Photography Group (Last Thursday of the Month) | Adults | Thursday 29 th June, 10.00am- 12.00pm |
| Regular | Cultural | Ciorcal Comhrá (Irish Language Conversation Group) | Adults | Thursdays, 3pm-4pm |
| Regular | Cultural | Ballymun U3A Ukulele Group | Adults | Fridays, 12pm-1.30pm |
| Regular | Cultural | Ballymun U3A Drama Group | Adults | Fridays, 2pm-3.30pm |
| Regular NEW | Cultural | Latvian Art Group | Adults | TBC |
| Regular | Children's Book Club | Junior Book Club Book: <i>The Valley of Lost Secrets</i> by Lesley Parr (1 st Wednesday of the Month) | Children | Wednesday 21 st June at 3.15pm |
| Regular | Children | Chess Club | Children | Tuesdays, 3.30pm-4.30pm |
| Regular | Children | Baby Book Club & Storytime | Children (Newborns to 2 year olds) | Mondays, 10am-10.45am (During Term Time) |
| Regular | Children | Toddler Book Club & Storytime | Children (2 year olds to pre- school) | Thursdays, 10am-10.45am (During Term Time) |

Jackie O'Reilly
Area Manager - Ballymun