



The Chairman and Members of
North Central Area Committee.

Darndale Housing Report 1st November - 1st December 2023

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	9
No. Anti-Social Complaints per 1997 Act - not drug related	5
No. Other Complaints (nuisance)	6
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	6
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)	5
No. Case Files Closed	15
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Withdrawn	0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 Based Letting
Bands 2 & 3	5	2	4
Medical	1	1	0
Welfare	0	0	2
Homeless	2	0	2
Travellers	0	0	0
Homeless HAP	0	0	2
De-tenanting	0	0	1
Estate Management	0	1	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	1
Unable to afford	0	0	0
Succession	0	0	0
Total	8	4	12

Senior Citizens			
Category	Housing	Transfers	Choice Based Letting
Bands 2 & 3	1	0	0
Medical	0	0	0
Welfare	1	0	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	2	0	0

Voids Report

Vacant Housing Units (26)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Belcamp Ave	2 bed house	07/05/2023	07/10/2023	Ready to let - Advertised under CBL
Belcamp Ave	3 bed house	16/10/2023	01/11/2023	Ready to let - Advertised under CBL
Bunratty Road	1 bed apartment	15/05/2023	01/10/2023	Ready to let - Advertised under CBL
Ballyshannon Rd	4 bed house	01/09/2023	28/12/2023	Works in progress
Bunratty Rd	3 bed house	12/09/2023	29/11/2023	Works in Progress
Collins Ave	3 bed house	01/10/2023	15/02/2024	Works in Progress
Collins Park	3 bed house	29/05/2023	20/09/2023	Under Offer
Castle Elms	3 bed house	12/05/2023	Under offer	Under Offer
Castleview	3 bed house	07/12/2022	14/09/2023	Works in progress
Darndale Village	2 bed apartment	05/02/2023	14/09/2023	Ready to let - Advertised under CBL
Glentow Road	2 bed house	17/01/2023	30/09/2023	Works in progress
Glin Road	4 bed house	17/04/2023	12/09/2023	Works in progress
Tulip Court	3 Bed House	02/05/2023	11/11/2023	Ready to let - Advertised under CBL
Larchill	3 bed apartment	03/03/2023	Under Offer	Under Offer
Larchill	2 bed apartment	27/08/2022	Under Offer	Ready to let
Moatview Ave	2 bed house	01/06/2023	01/10/2023	Ready to let - Advertised under CBL
Montrose Close	4 bed house	19/06/2023	27/11/2023	Works in progress
Marigold Park	3 bed house	15/11/2023	01/03/2023	Works in progress

Magenta Hall	3 bed house	28/07/2023	20/12/2023	Works in progress
Maryfield Woods	3 bed house	02/08/2023	23/12/2023	Works in progress
Primrose Grove	3 bed house	27/02/2022	17/10/2023	Ready to let - Advertised under CBL
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Works in progress
Snowdrop Walk	3 bed house	21/03/2023	19/09/2023	Ready to let - Advertised under CBL
Snowdrop Walk	3 bed house	26/02/2022	28/08/2023	Ready to let - Advertised under CBL
Yellow Road	2 bed house	08/05/2023	05/10/2023	Works in progress
Kilmore Court	2 bed flat	08/10/2023	08/01/2024	Works in Progress

Darndale Area Office Reception Stats November 2023

	TOTAL
MAINTENANCE	180
HOUSING	45
ESTATE MANAGEMENT	29
OTHER	21
TOTAL	275

Voids Report

Older Persons Units - 9

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Lismeen Court	Bedsit	North Central	17/09/2023	Works in Progress
Lismeen Court	Bedsit	North Central	02/10/2023	Works in Progress

Glin Court	2 Bed	North Central	08/01/2022	Under Offer
Hampstead Court	Bedsit	North West	02/10/2023	Works in Progress
Hampstead Court	Bedsit	North West	11/09/2023	Works in Progress
Hampstead Court	Bedsit	North West	18/06/2023	Works in Progress
Hampstead Court	Bedsit	North West	11/06/2023	Works in Progress
Hampstead Court	Bedsit	North west	16/04/2023	Works in Progress
Lismeen Grove	Bedsit	North Central	10/09/2023	Works in Progress

Current Housing Projects in the area

Glin Court

Purcell Construction have been on site since June 2023. The demolition of both blocks and community centre, is now complete. No delays recorded to date. The site is due for completion in November 2024. Relationship with neighbours has continued to be positive. The community kitchen, which provides “*Meals on Wheels*” to the elderly in the area, was successfully relocated to a temporary kitchen in the Glin Centre and continues to operate.

Cromcastle Court / Woodville

The proposal is for the demolition of the existing three housing blocks on the Cromcastle Court site and for the construction of a new social housing scheme in its place and the development of the Coalyard site. The current proposals show for 115 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 Coalyard site. An integrated design team has been progressing with design proposals and are preparing to commence the planning process.

Bunratty Road

The Bunratty Road development, “*Bunratty Walk*”, has 78 Dwellings, which are as follows: 14 X 3 Bedroom houses and 64 Apartments in the complex, providing a mix of 1, 2 & 3 bedroomed units. All fourteen houses have been allocated and the new tenants have moved in. The Area Office is continuing to allocate and show the remaining 9 Apartments.

Oscar Traynor Road Site

The Oscar Traynor Road development was granted planning by An Bord Pleanála. It is expected that the contractor will be on site by November 2023.

The Oscar Traynor Road 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

Cromcastle Underpass was brought before the November full Council meeting for notification. Public notices were published on 20th November 2023. The detailed design stage is currently underway and it is anticipated that works will commence on site by the end of 2024.

The scheme is for 146 units in a mix of social (13) and *cost rental* (133) tenures. In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement. Public and stakeholder input was sought during the consultation phase and the design has been updated to reflect feedback from the public. Works will commence on site by Q4 2024.

A total of 479m² of “*Community/Cultural*” space is proposed at ground floor level within the scheme. This is split into two spaces, 158m² within Block A and 321m² within Block B. Both units will comprise of uses that are considered Community/Cultural and will be in accordance with the requirement to provide these spaces under the Dublin City Development Plan. Both spaces are accessed off the Public Plaza and will be fully accessible to all users. These units will have a level of car and bicycle parking available. The units have been designed to be flexible to allow for a wide range of uses. DCC and the LDA will work collaboratively to identify suitable users for these spaces that will fall into the categories of Community & Cultural uses.

Spine Site and Belcamp B Site – Respond Housing, Approved Housing Body

DCC Housing Development, the local area Housing Management team, Project Team from Respond including architects, held a lengthy meeting with the local Garda and the Crime Prevention Advisor to discuss the proposal for the new housing development on the Spine Site.

Items discussed included the design and layout of the site and housing units, access in and through the development, future estate management strategy and the current estate management challenges in the area. Respond are currently working on incorporating the advice from the local Garda Síochána into the design. Once this work is complete, Respond will then commence the community engagement stage.

Respond Housing are currently working on designs for both sites. They are planning to tender for both the Spine site and the Belcamp B site together once they have planning permission on the Spine site. They are proposing a variety of house types to cater for a mix of needs which will lend itself to an interesting architectural design.

Gillian Corcoran

Acting Area Housing Manager