



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 21<sup>st</sup> May 2024**

**Item No: 10**

### **Ballymun Area Office Report**

- 1. LAP Update**
- 2. Community and Social Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Area Wide Updates**

## 1. Local Area Plan Update

### Vacant DCC units

#### Shangan Neighbourhood Centre

The disposal of unit 3 to the STAR Project for their Easy Street team is progressing with change of use planning has been approved.

<https://planning.agileapplications.ie/dublincity/application-details/159495>

#### Turnpike, Santry Cross

Our Valuer's are in the process of negotiating heads of terms with an interested party.

For further information: [Commercial property for rent in The Turnpike, Santry Cross, Ballymun, Dublin 9 \(daft.ie\)](#)

#### Shop-front Improvement Scheme

We are still accepting applications from businesses in Ballymun & Finglas for the shop-front improvement grant. Businesses can apply for up to €3k to upgrade the front of their shop.

The deadline for applications is Friday 28<sup>th</sup> June. For more information visit the [Dublin City Council website](#)



### Housing Sites Update

#### Site 6, 8 & 9 – Coultrey & North of Main Street (Coast Rental)

Tuath Housing are continuing to progress the Cost Rental proposal for Site 6, in order to ensure viability of this scheme and to deliver on the requirements set out in the Ballymun LAP, Housing Development have requested that Tuath Housing include the neighbouring Sites 8 & 9 in their proposals. Tuath have advised that they will be in a position to show designs for all three sites in the coming months. Councillors will be updated as designs and plans progress over the coming months.

Site 12 Sillogue Road (DCC Affordable Housing) – Housing update to follow (will issue directly to Members prior top meeting).

Site 14 Balbutcher Lane (DCC Affordable Housing)- Housing update to follow (will issue directly to Members prior top meeting).

Site 14, proposed City Farm Project - The City Farm Committee submitted a review of their business plan, the purpose of the review was to address the concerns raised by the City Council in February 2023 in relation to their Business Plan and to the viability and sustainability of the project in relation to capital costs, income, funding.

The City Council conducted an initial internal assessment of the review and sought a professional external assessment to evaluate the plan from an economic and capital cost prospective, however it has taken much longer than expected to engage the relevant experts due to the current environment and demand on services. The evaluation report is due in the coming week.

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

Clúid are currently reviewing their cost plan with a focus on communal spaces and the costs associated with this. Discussions have commenced with their Contractor who will be responsible for the full planning pack right through to construction/handover.

Once final agreement is reached with the Contractor they will commence pre- planning engagement with DCC internal departments and update Councillors accordingly.

#### Site 21 - Balbutcher Lane, Ballymun - 12 Affordable (3 bedroom) houses

The project is currently progressing well, all foundations and floor slabs are in place. The erection of the timber frame is almost complete and window frames are installed on 8 houses and external and internal works are continuing on site daily. Work is being carried out by O Hanlon & Farrell Ltd engaged by O Cualann.

Dublin City Council has launched its portal for Affordable Purchase which is now live. Interested applicants can register for an account and keep an eye on developments coming soon at <https://affordablehomes.dublincity.ie>.

As the homes become available each scheme will be advertised for sale individually and there will be an 'opening' and 'closing' date during which time people can apply.

The first scheme that we will be advertising for sale is Site 21 - **Oileáin na Crannoíge, Balbutcher Lane, Ballymun** - twelve 3-bedroom houses:

We will forward details around the application opening date in due course but it would be timely for any potential interested purchasers to seek mortgage approval and familiarise themselves with our [Frequently Asked Questions](#) and the [documentation](#) that will be required by Dublin City Council on application.

#### Site 25 - Parkview

Planning was approved for construction of senior living apartments. O Cualann plan to commence construction on site as soon as contracts are agreed with Tuath Housing and subject to land transfer with DCC.

The 2<sup>nd</sup> phase of the Parkview site for 34 units and a crèche is still subject to an An Bord Pleanála appeal process, a decision was due on 21<sup>st</sup> March 2024, but has again been delayed due to backlog of cases.

#### **Ballymun Plaza Redevelopment**

The construction of Ballymun Town Park (redevelopment of the Ballymun Plaza) is due to commence on site within the week beginning 27<sup>th</sup> of May 2024.

The construction works will take until Q1 of 2025, allowing for opening of the new park in Q2 2025. The plan has largely remained intact from planning as per the attached. Works will be phased to ensure that access to the buildings is maintained throughout the construction period.





## 2. Community and Social Development Update

### Collaborative Tea Dance

As part of a Ballymun and Finglas Community Collaboration, four tea dances are planned for 2024, bringing the North West Area Communities together. The second tea dance of the year was organised by the Ballymun Community & Social Development Team and took place in the Council Chamber, Ballymun Civic Centre on the 17<sup>th</sup> April. Afternoon Tea was organised and entertainment was provided for the groups. There was plenty of dancing and the afternoon was enjoyed by many groups from Ballymun, Glasnevin and Finglas.



### Alzheimer's Fundraising Tea Day/Information Session

The Community & Social Development Team organised an afternoon of music, refreshments and a Talk on Alzheimer's given by a member of the HSE, to support Alzheimer's Tea Day on Thursday, 2nd May. This was a successful event and gave space to share conversation about the prevalence of Alzheimer's/Dementia in the local area while also listening to music. This event was well attended and included members from local groups and a local care facility. €270 was raised on the day for Alzheimer-Society of Ireland.



### Recovery Road Ballymun Cycling Club

The Community & Social Development Team were happy to support the Recovery Road Ballymun Cycling Club. They have 43 registered members and are the only cycling club listed with Cycling Ireland for the Dublin 9 & 11 areas. They organised 48 cycles this year and raised €3,600 for The Ballymun Helping Hand group when 19 members cycled

from Galway to Ballymun for their first Coast to Coast cycle. They also completed a fundraising cycle to Tiglin Greystones, for Dystonia Ireland.



### Ballymun Patriots Volleyball Club

The Community & Social Development Team supported the Ballymun Patriots Volleyball Club with their 3- day Easter Camp which took place in Trinity Comprehensive, Ballymun and catered for 16 children, ages 10-16.



### Opening of Balcurris Reflective Garden

The Ballymun Community Development Team were delighted to organise the official opening of the Reflective Garden in Balcurris Park on the 3<sup>rd</sup> May. The Reflective Garden was a collaborative project between the Ballymun Commemoration Committee, Dublin City Council Parks Department, Ballymun Community Team and was funded under the National Sláintecare fund and DCC.

This is a reflective space dedicated to the memory of all the residents from the Ballymun Area who have passed away.

This was an emotional event with speeches from local residents, Billy Duggan, Fr. Peter McVerry, Anna Molloy, Jimmy Bell, Stephen Groome DCC, Caroline Dillon DCC and music provided by Robbie Dawson. The event was well attended by the wider community and organisations and the reflective garden is a communal space for all to enjoy and utilise.





### Ballymun Running Festival

The Ballymun Community team were involved in the successful collaboration with Ballymun Regional Youth Resource on the Ballymun Running Festival, which took place on Wednesday 8<sup>th</sup> of May, in Trinity Comprehensive. As always the event attracted large numbers from the community, with many local schools taking part. This event was once again organised under the banner of mental health awareness month and highlighted the important correlation between exercise and mental wellbeing. Dublin City Council is proud to be the main sponsors of this Community Festival.



### Bike Week

The Ballymun Community Team and DCC Sports Officer Darren Taaffe organised a Bike Safety Programme for 2 of the Ballymun Schools to celebrate Bike Week. On Monday 13<sup>th</sup> of May, students from Scoil an tSeachtar Laoch Ballymun and Gaelscoil Bhaile

Munna came together to take part in the programme in Coultrey Park. The children really enjoyed the day, despite the weather and got great bike safety tips and information.

### Intergenerational Line Dancing Programme

Our 6 week Line Dancing programme came to end with a public performance by the students and the participants.

The participants and students put on a show stopping performance as part of the Ballymun Running Festival in Trinity Comprehensive on Wednesday 8<sup>th</sup> of May. We received great feedback from all of the participants, the community team will run a similar programme next term with Trinity Comprehensive. The transition year students received a certificate of achievement from Dublin City Council for completing the programme.



### Bealtaine Festival – Historian in Residence Talk

To Celebrate the Bealtaine Festival, The Ballymun Community Team organised a Dublin cinema & movie talk from 1940 - 1990 with DCC historian Mary Muldowney, on Tuesday May 21st in the Ballymun Civic Centre Council Chambers from 11.30-1pm. coffee/tea & refreshments provided. This was a free event as part of the Older Persons Bealtaine festival.

### Poppintree Pickleball

An Adult weekly social Pickleball session is continuing to take place at Poppintree Community & Sports centre every Friday. Beginners welcome from 12-1 & an improvers session from 1-2pm. Cost is 3 euro per hour. Equipment including bats & balls are provided free of charge.

## **3. Economic Development Update**

### Ballymun 4 business

Our spring event took place on 11<sup>th</sup> April 2024 in the Rediscovery Centre. There were presentations from the Ballymun Biodiversity Group who shared tips on how businesses can support climate action, Ballymun Food Forum who their shared plans on addressing food poverty and Eventbooth who are a new business that provides an event management platform service. Local businesses were also invited to network and promote their businesses.





B4b is collaborating with IKEA to host a business networking event in their store on 21<sup>st</sup> May @ 5.30 pm. The event will be an exclusive opportunity to build business connections and offer the opportunity to ask questions to a selected panel on the evening and get an insight into what IKEA can offer through their business network. For more information about B4b visit [www.b4b.ie](http://www.b4b.ie) or contact Sabrina Morris [info@b4b.ie](mailto:info@b4b.ie).

### StartUp Ballymun

**Startup Ballymun 'Rise Up: Innovators Unleashed'** took place in the Council Chamber on Wednesday 24<sup>th</sup> April. The focus of this year's event was on the younger cohort of entrepreneur's featuring business owners under the age of 30 including 2 business from Ballymun: Homehop and Quantum. Presenting on the business speaker panel were:

- Rosie McDonagh of the [Hygiene Hub](#)
- Bogdan Postolachi of [Quantium](#)
- Rickwang Tientcheu of [Quantium](#)
- Joel Olympio of [Chapter](#)
- Robert Kelly of [HomeHop](#)
- James Fahy of [Justtip](#)
- Ciara Walsh of [Justtip](#)
- Heather Gilroy of [Prints of Ireland](#)

The turnout was very good on the day with attendees coming to Ballymun from all over north Dublin. They got to meet business support agencies such as the Local Enterprise Office, Enterprise Ireland and Dublin Northwest Partnership as well as meet local agencies such as Innovate Communities and Ballymun 4 business. There were also LEO mentors on-hand to provide one to one business advice as well as network before, during and after the event. The event got a lot of attention online and featured in the [Irish Tech News](#).



## 5. Housing Report

### Estate Management statistics for April 2024

April 2024	
No of Anti- Social complaints per 1997 act Drug related	2
No of Anti-Social complaints per 1997 act (Not Drug Related)	9
No of Other Complaints	22
<b>Total Complaints</b>	<b>33</b>
No of Anti-Social Interviews per 1997 act	6
No of Other Interviews	4
<b>Total Interviews</b>	<b>10</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

### Rent Assessment statistics for April 2024

	April 2024
Assessments/Calls/Emails	904 / 856 / 1463
Permissions To Reside	3
Refunds	12
Opening of Accounts	11 (including sole/ successions)

Closing of Accounts	3 (including sole / successions)
Front Counter Calls	195
Window Replacements	12



## Ballmun Lettings January to April 2024 Ballymun Voids April 2024

Allocation Category	Housing List	Transfer list	Older persons
Bands 2 & 3	4	1	0
Medical	1	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	1	0
Surrendering larger	0	1	1
Unable to afford	0	0	0
Succession/sole	4	0	0
Financial Contribution	0	0	0
Ras Exit	0	0	0
Inter Transfer	0	0	0
Transfer	0	0	0
<b>Total</b>	<b>9</b>	<b>4</b>	<b>1</b>

### Choice Based Lettings

Allocation Category	
Housing bands 2 & 3	5
Transfer bands 2 & 3	2
Transfer Hap	1
Medical	0
Welfare	0
Homeless	0
Travellers	0
Surrender larger	0
<b>Total</b>	<b>8</b>

Vacant Housing Units

Address	Type	Date of Vacancy	Status	Estimated Completion Date
Balcurris Park West	1 Bed Apartment	02/04/2024	Task Order to be prepared	TBC
Belclare Park	1 Bed Apartment	21/01/2024	Issued to Contractor	Under Officer
Coultry Drive	3 Bed House	19/03/2024	Issued to Contractor	26/07/2024
Coultry Terrace	2 Bed Apartment	19/04/2024	Task Order to be prepared	TBC
Dolmen Way	1 Bed Apartment	07/03/2024	Task Order to be prepared	TBC
Longdale Way	2 Bed Apartment	17/02/2024	Issued to Contractor	29/06/2024
Forestwood Avenue	2 Bed Apartment	01/03/2024	Issued to Contractor	01/07/2024
Forestwood Avenue	2 Bed Apartment	23/01/2024	Issued to Contractor	06/06/2024
Forestwood Avenue	3 Bed Apartment	11/03/2024	Task Order to be prepared	TBC
Gateway Crescent	2 Bed Apartment	06/02/2024	Issued to Contractor	04/07/2024
Parkview Drive	2 Bed Apartment	28/03/2024	Issued to Contractor	28/06/2024
Poppintree Crescent	2 Bed Apartment	05/04/2024	Issued to Contractor	09/08/2024
Shangan Avenue	1 Bed Apartment	19/04/2024	Task Order to be prepared	TBC
Shangan Avenue	1 Bed Apartment	17/02/2024	Issued to Contractor	Under Offer
Shangan Avenue	1 Bed Bungalow	14/02/2024	Issued to Contractor	14/06/2024
Shangan Avenue	1 Bed Apartment	26/03/2024	Task Order to be prepared	TBC
Shangan Drive	1 Bed Apartment	20/03/2024	Issued to Contractor	15/06/2024
Shangan Park	3 Bed House	14/02/2024	Issued to Contractor	28/06/2024
Silloge Gardens	3 Bed House	11/12/2023	Issued to Contractor	23/06/2024
The Turnpike	2 Bed Apartment	28/03/2024	Issued to Contractor	28/08/2024
The Hamptons	2 Bed Apartment	12/03/2024	Issued to Contractor	12/07/2024
The Hamptons	2 Bed Apartment	02/12/2023	Issued to Contractor	CBL

#### Vacant Housing Units (more than 4 months)

Address	Type	Date of Vacancy	Status	Estimated Completion Date
Ard Na Meala	3 Bed House	21/11/2023	Issued to Contractor	Under Offer
Belclare Drive	4 Bed House	25/08/2023	Issued to Contractor	Under Offer
Carton Road	4 Bed House	10/04/2022	Ongoing Estate Management Issues	TBC
Carton Terrace	1 Bed Apartment	26/05/2023	Issued to Contractor	Under Offer
Coultry Drive	2 Bed Apartment	21/11/2023	Issued to Contractor	CBL
Coultry Terrace	1 Bed Apartment	08/11/2023	Issued to Contractor	Under Offer
Coultry Terrace	1 Bed Apartment	08/11/2023	Issued to Contractor	Under Offer
Coultry Way	2 Bed Apartment	22/11/2023	Issued to Contractor	Under Offer
Knowth Court	3 Bed House	26/07/2023	Issued to Contractor	CBL
Knowth Court	3 Bed House	24/08/2023	Issued to Contractor	CBL
Marewood Crescent	1 Bed Apartment	28/11/2023	Issued to Contractor	Under Offer
Marewood Crescent	1 Bed Apartment	05/09/2023	Issued to Contractor	Under Offer

Shangan Avenue	3 Bed House	22/11/2023	Issued to Contractor	CBL
Silloge Close	2 Bed Apartment	29/09/2023	Issued to Contractor	Under Offer
Silloge Way	2 Bed Apartment	29/09/2023	Issued to Contractor	Under Offer
The Plaza	2 Bed Apartment	22/08/2023	Issued to Contractor	Under Offer
Whiteacre Close	2 Bed Apartment	03/08/2024	Issued to Contractor	CBL
Woodhazel Terrace	2 Bed Apartment	21/11/2023	Issued to Contractor	Under Offer

#### Vacant Senior Citizen Units

Address	Type	Date of Vacancy	Status	Estimated Completion Date
Ard Na Meala	1 Bed	21/11/2023	Direct Labour	Under Offer
Burren Court	1 Bed	01/08/2023	Direct Labour	Under Offer
Sandyhill Gardens	Bedsit	06/09/2023	Direct Labour	Under Offer
Sandyhill Gardens	Bedsit	12/10/2023	Direct Labour	Under Offer
Sandyhill Gardens	Bedsit	11/01/2024	Direct Labour	Under Offer
Sandyhill Gardens	Bedsit	25/01/2024	Direct Labour	Under Offer
Sandyhill Gardens	1 Bed	12/07/2023	Direct Labour	Under Offer
Sandyhill Gardens	1 Bed	03/09/2023	Direct Labour	Under Offer

## 6. Area Wide Updates

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

**St. Clare's Nursing Home Art Exhibition** - The library is delighted to host an exhibition of twenty-one paintings by residents from St. Clare's Nursing Home, Griffith Avenue from 1-31 May. The residents have been working under the guidance of artist Jessica Conway and are delighted to get the opportunity to exhibit their artworks in the library during Bealtaine. The exhibition was officially launched on Wednesday 1<sup>st</sup> May by Shona Risk, Manager of Services for Older Persons at the Health Service Executive. The paintings are available to view in the adult library during opening hours. If you are passing by, you are welcome to drop in and view these great works of art.

**Age Friendly Bealtaine Quiz** - Bealtaine is Ireland's national celebration of the arts and creativity as we age. The festival takes place every year during the month of May. To celebrate Bealtaine, Ballymun Library will host an Age Friendly Quiz on Wednesday 22nd May from 2.00pm-4.00pm

Teams of four are invited to take part. Places are limited so early booking is advised.

To register your team, please ring 01 2228355 or email: [ballymunlibrary@dublincity.ie](mailto:ballymunlibrary@dublincity.ie)

The 29th winner of the **Dublin Literary Award** will be announced by its Patron, Lord Mayor of Dublin, Daithí de Róiste on Thursday 23rd May, as part of International Literature Festival Dublin (ILFD), which is also funded by Dublin City Council.

The 2024 Award winner will be chosen from a diverse and international shortlist of six novels featuring American, Canadian, Australian, Romanian and Irish authors.



There are two novels by Irish authors in the final six: **Haven** by Emma Donoghue and **Old God's Time** by Sebastian Barry. Copies of the winning title will be available to borrow from the library and on BorrowBox. In the meantime you can continue to discover this year's shortlist and decide which book is your favourite.

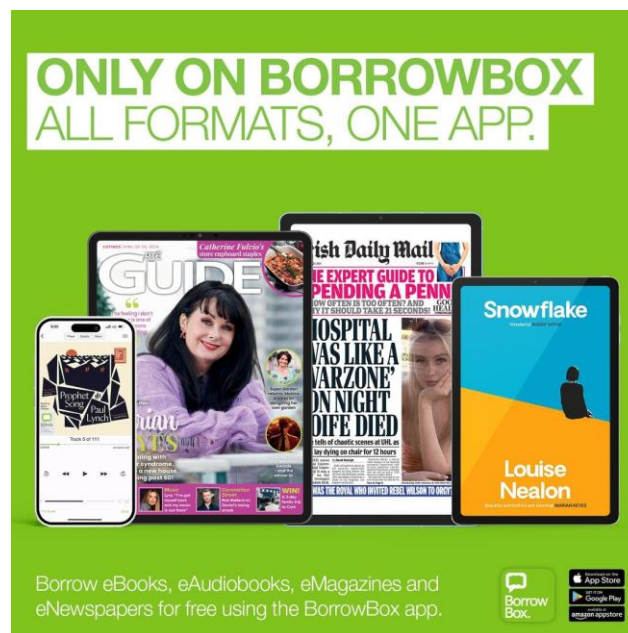
**Age Friendly Services - Our Age Friendly Film Club** meets on the last Wednesday of the month from 2.00pm to 4.00pm. Join us on Wednesday 29<sup>th</sup> May for a screening of a well-loved film from 1952, set in Ireland. Enjoy the opportunity to recognise places in the west of Ireland. The leading lady has a special place in our hearts. She lived until the age of 95. In her honour, we thought it would be the perfect film to screen during the Bealtaine festival. Join us for a cuppa and a chat beforehand from 1.30pm. We look forward to seeing you there!

**Change to eNewspaper and eMagazine Services** - Newspapers and magazines are NOW available on [BorrowBox](#). Just go to the ePress section on the app to see what's on offer. Please note that eMagazines and eNewspapers will no longer be available to library members via Libby and Pressreader.

If you're already a BorrowBox user, you'll see a new ePress section in the app, and that's where you'll find magazines and newspapers.

If you're not already using Borrowbox, it's really easy to start!

Download the app, log in with your library details and start to browse, borrow and read.



**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 May 2024

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-Regular	Public Consultation	Dublin Agglomeration Noise Action Plan 2024-2028 Public Consultation	Adults	On display from 12 <sup>th</sup> April-24 <sup>th</sup> May 2024, during opening hours
Non-Regular	Bealtaine	Age Friendly Bealtaine Quiz	Adults	Wednesday 22 <sup>nd</sup> May, 2pm-4pm
Regular	Community	Ballymun U3A Meeting (2 <sup>nd</sup> and 4 <sup>th</sup> Monday of the month)	Adults	Monday 13 <sup>th</sup> /27 <sup>th</sup> May, 2pm-4pm
Regular	Gaming Club	Gaming Mondays, suitable for children aged 10-14 years. Must be a library member	10-14 year olds	Mondays, 5.00pm-6.20pm (Limited to 12 places)
Regular	Age Friendly Film Club	Age Friendly Film Club Film: The Quiet Man (Last Wednesday of the Month)	Adults	Wednesday 29 <sup>th</sup> May, 2pm-4pm Tea/Coffee from 1.30pm
Regular	Creative Writing	Ballymun Library Writers' Group	Adults	Wednesdays, 4pm-6pm
Regular	Cultural	Ballymun Painting Group	Adults	Mondays, 10.30am- 12.00pm
Regular	Book Club	Evening Book Club Book: <b><i>That They May Face the Rising Sun</i></b> by John McGahern (Last Monday of the month)	Adults	Monday 27 <sup>th</sup> May at 6.30pm
Regular	Cultural	Scrabble Group	Adults	Tuesdays, 11am-1pm
Regular	Cultural	Digital Photography Group (Last Thursday of the Month)	Adults	Thursday 30 <sup>th</sup> May, 10.30am-12.30pm
Regular	Gaeilge	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays, 3pm-4pm
Regular	Cultural	Ballymun U3A Ukulele Group	Adults	Fridays, 12pm-1.30pm
Regular		Ballymun U3A Crochet Group	Adults	Fridays, 11pm-12pm
Regular	Cultural	Latvian Art Group	Adults	Saturday 25 <sup>th</sup> May, 1.00pm-4.00pm
Regular	Children	Chess Club	Children	Tuesdays, 3.30pm to 4.30pm (term-time only)
Regular	Children	Baby Book Club & Storytime	Children (New Born to 2 year olds)	Mondays, 10.00am-10.45am (term-time only)
Regular	Children	Toddler Book Club & Storytime	Children (2 year olds to pre-school)	Thursdays, 10.00am-10.45am (term-time only)

**Jackie O Reilly**  
**Senior Executive Officer**  
**Local Area Manager, Ballymun**