



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

Meeting: 16th September, 2024

Darndale Housing Report 1st August - 1st September 2024

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	12
No. Anti-Social Complaints per 1997 Act - not drug related	6
No. Other Complaints (nuisance)	9
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	7
No. Other Interviews	14
No. Requests for Mediation	2
No. Complaints Referred to Central Est. Mgt. Unit for Action	0
No. Live Case Files (at the end of month)	6
No. Case Files Closed	21
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Withdrawn	0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	0	0	2
Medical	1	0	0
Welfare	0	0	0
Homeless	1	0	2
Travellers	0	0	0
Homeless HAP	0	0	1
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	0
Total	2	0	5

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

Voids Report

Vacant Housing Units (17)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Beaumont Court	2 bed apartment	04/02/2024	12/08/2024	Under Offer
Belcamp Gardens	3 bed house	21/04/2024	21/07/2024	Ready to let/CBL Advertised
Bunratty Avenue	3 bed house	04/02/2024	03/12/2024	Works in progress
Ballyshannon Road	3 bed house	21/04/2024	25/08/2024	Works in progress
Buttercup Park	4 bed house	21/07/2024	01/12/2024	Works in progress
Saint Brendan's Park	2 House	29/11/2022	Ongoing	WF+
Castletimon Road	3 bed house	11/02/2024	30/08/2024	Works in Progress
Clonshaugh Drive	3 bed house	12/12/2023	05/04/2024	Works in progress
Collinswood	4 bed house	07/03/2024	30/08/2024	Works in progress
Cromcastle Ave	3 bed house	02/06/2024	17/09/2024	Works in progress
Castlekevin Road	3 bed house	06/08/2024	06/12/2024	Works in progress
Greencastle Road	3 bed house	11/08/2024	17/12/2024	Works in progress
Kilbarron Road	3 bed house	09/05/2024	13/09/2024	Works in progress
Marigold Crescent	3 bed house	17/06/2024	07/07/2024	Works in progress
Newbury Grove	3 bed house	09/05/2024	30/08/2024	Works in progress
Snowdrop Walk	3 bed house	27/02/2023	10/07/2024	Cara Park De-tenanting
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Advertised under CBL/Under Offer
Primrose Grove	4 bed house	01/03/2024	06/09/2024	Ready to let/Advertised under CBL

Darndale Area Office Reception Stats August 2024

	TOTAL
MAINTENANCE	119
HOUSING	37
ESTATE MANAGEMENT	39
OTHER	40
TOTAL	235

Voids Report

Older Persons Units -4

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Lismeen Court	Bedsit	North Central	02/10/2023	Works in Progress
Kilmore Place	One Bed	North Central	18/02/2024	Works in Progress
Kilbarron Court	Bedsit	North Central	18/02/2024	Works in Progress
Albert College	One Bed	North East	01/03/2024	Works complete

Current Housing Projects

Glin Court

The project programme remains on track with no delays reported. We have reached structural completion and we are on programme to deliver December 2024. We are starting the process of Allocations and discussing the best options when allocating these units. The contractor has been liaising with local Residents in the adjacent houses on Glin Grove, addressing any concerns or issues they may have.

Cromcastle Court / Woodville

Once the design team, residents and elected representatives agree on a design, subject to funding, we will be able to apply for planning permission for the new development. We are hoping to be in a position to lodge a planning application in the autumn of 2024. Arrangements are currently being made for further community consultation with the residents, local community and local councillors.

The proposal is for the demolition of three of the existing eight 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 plans show for 115 homes on the Cromcastle Court site and 34 older person homes on the Old Coalyard site.

Dublin City Council's contractor carried out invasive plant species treatment works, at the Woodville site in July. The treatment works are part of a multi-year treatment plan in preparing the site for the future development of Dublin City Council's senior citizen social housing, as part of the overall redevelopment of Cromcastle Court.

Funding is currently being sought for the resurfacing of the three small playgrounds in Cromcastle Court.

Proposed image of the new Cromcastle Court





Proposed image of the new Cromcastle Court

Oscar Traynor Road Site

The date for next meeting of the consultative forum is in process of being agreed with the forum. The enabling works are ongoing. The main contractor Glenveigh, commenced on site in January 2024, with phased delivery to end 2027. Progress is good and there are no delays reported.

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

The tender process has concluded and the preferred tender has been identified. The project is on track to commence construction by 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.

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 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. Dublin City Council and the Land Development Authority (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

The design team are working on a revised proposal for the Spine site, following the community information event held on 9th July. The design is being reassessed, including the scale of the apartment block and any other changes that may be required. A financial review is taking place, to assess the overall scheme viability. Respond to agree the planning application route with Dublin City Council Housing Development for the Spine Site. The scheme will be presented to Respond’s internal committees – Executive Development, Board Development Subcommittee for approval, prior to procurement of the design team for planning stage. The Area Committee will be updated on the outcome of the above in the coming weeks.

Gillian Corcoran
Acting Area Housing Manager
Artane Whitehall LEA