



The Chairman and Members of
North Central Area Committee.

Meeting:
Item No:

Darndale Housing Report 1st October - 1st November 2024

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	7
No. Anti-Social Complaints per 1997 Act - not drug related	5
No. Other Complaints (nuisance)	8
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	8
No. Other Interviews	5
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)	7
No. Case Files Closed	13
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Withdrawn	0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	3
Medical	0	0	0
Welfare	0	0	0
Homeless	0	0	0
Travellers	0	0	0
Homeless HAP	0	0	0
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	0	0	3

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 (24)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Beaumont Court	2 bed apartment	04/02/2024	12/10/2024	Works in progress
Beaumont Rd	4 bed house	15/08/2024	14/01/2025	Works in progress
Ardlea Rd	3 bed house	30/05/2024	11/11/2024	Works in progress
Bunratty Ave	3 bed house	04/02/2024	03/12/2024	Works in progress
Bunratty Dr	3 bed house	26/09/2024	30/01/2025	Works in progress
Ballyshannon Rd	3 bed house	21/04/2024	25/10/2024	Ready to Let
Buttercup Pk	4 bed house	21/07/2024	01/12/2024	Works in progress
Buttercup Pk	3 bed house	12/09/2024	21/12/2024	Ready to let
Beaumont Rd	2 bed house	12/10/2024	20/01/2025	Works in progress
Castle Elms	2 bed house	17/09/2024	30/12/2024	Works in progress
Castletimon Rd	3 bed house	11/02/2024	30/08/2024	Under Offer
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	17/10/2024	Works in progress
Castlekevin Rd	3 bed house	06/08/2024	06/12/2024	Works in progress
Dundaniel Rd	3 bed house	23/06/2024	02/12/2024	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	14/11/2024	Works in progress
Larch Hill	2 bed house	10/07/2024	10/10/2024	Works in progress
Marigold Crescent	3 bed house	17/06/2024	10/10/2024	Under Offer

Newbury Grove	3 bed house	09/05/2024	30/08/2024	Under Offer
Mc Auley Park	3 bed house	01/08/2024	02/12/2024	Works in progress
St Brendans Park	2 bed house	29/11/2022	On hold	Long term maintenance
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Under Offer

Darndale Area Office Reception Stats October 2024

	TOTAL
MAINTENANCE	90
HOUSING	47
ESTATE Mgt	28
OTHER	20
TOTAL	185

Voids Report Older Persons Units -7

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Kilmore Place	One Bed	North Central	18/02/2024	Under offer
Kilbarron Court	Bedsit	North Central	01/03/2024	Under Offer
Kilbarron Court	One Bed	North Central	01/05/2024	Works complete
Lismeen Grove	Bedsit	North Central	11/09/24	Works in progress
Hampstead Court	Bedsit	North West	29/08/24	Works in progress
Mount Dillon Court	Bedsit	North West	25/06/2024	Works in Progress
Mount Dillon Court	Bedsit	North West	01/07/2024	Works in progress

Current Housing Projects

Glin Court

Construction work is ongoing. The project programme remains on track with slight delays reported. We have reached structural completion and we are on programme to deliver the end of 2024. The Allocation process of these units are currently being reviewed. 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

Following a review of the feedback from the public consultation on 9th October 2024, City Architects will give a presentation at this month's Area Committee meeting and notify Councillors of our intention to commence pre part 8 circulation. Once a design has been agreed, and subject to funding approval, we will be able to apply for planning permission for the new development.

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 118 homes on the Cromcastle Court site and 34 older person homes on the Old Coalyard site.

Oscar Traynor Road Site

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 floorspace 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.

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 feedback from the community consultation. 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 are to agree the planning application route with DCC Housing Development for the Spine Site. The scheme will be presented to Respond internal committees – Executive development, Board development Subcommittee for approval, prior to procurement of the design team for planning stage.

Cromcastle Underpass Site

The Tender process has concluded and the preferred Tender has been identified. The development has been awarded to Bennett Contractors and works will have commenced on site by the end of this month.

The following Newsletter was distributed to the wider community on Monday 11th November 2024.

Newsletter

Cromcastle Development – Local Community Newsletter

November 2024



Feedback

We welcome any feedback from our neighbours and the local community. If you have any questions, concerns or queries, you can contact us as outlined below:

You can email cromcastle@bennettconstruction.ie

Or you can contact site management between the hours of **9am to 12pm** and between **2pm & 4pm** at the site office by contacting the full-time gateman at the site entrance.



Overview of the development

Introduction

Welcome to the introductory newsletter for the new development An tSruill at Cromcastle Road, Dublin 5.

We are happy to announce that the Land Development Agency (LDA) in partnership with Dublin City Council (DCC) have appointed Bennett Construction Limited to develop the existing site between Cromcastle Road and Oscar Traynor Road into a new 146 unit residential development. There will also be two community/culture units.

The Project

The 146 No. apartment units will comprise 13 No. studios, 54 No. 1-beds, 67 No. 2-beds and 12 No. 3-beds across 3 Blocks (A, B and C). Its expected that the project will take just over two years to complete.

The blocks will range in height from one storey to eight storeys (including an undercroft area for carparking).

Block A will be 6 No. storeys (including the undercroft), Block B will range from 1 to 8 storeys and Block C will be 3 No. storeys facing onto Cromcastle Road.

The development also will have an ESB Substation, central podium area with hard and soft landscaping and a public open space, communal amenity space and private amenity spaces.

There will be blue-green roofs; rooftop PV arrays at roof level.

Our site offices & builders compound will be established on site and accessed off Cromcastle Road with vehicles exiting onto Oscar Traynor Road.

Look Ahead

Over the coming weeks our works will involve:

- Progressing with the site set up and hoarding to the perimeter, which will include imagery and development branding. There will no longer be public access through the site once the hoarding is erected.
- Relocation of the public lighting to the site perimeter along the hoarding.
- Preparation of the site for excavations and backfilling with stone ahead of the construction.
- Protection of the existing gas main which travels along the site perimeter.

Your Patience and Cooperation

At Bennett, we understand that construction works can bring both excitement and concern, and we want to assure you that we are committed to working closely with you throughout the process. We aim to use all reasonable efforts to minimise disturbance as much as we can while working within the confines planning permission.

Future Communications

We continue to liaise with the Clients Representatives and will keep the community informed as the project moves forward.

We welcome any feedback from our neighbours and the local community. If you have any questions, concerns or queries, you can email us at the address noted above.

Gillian Corcoran

A/Area Housing Manager