



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

**Meeting:
Item No:**

Darndale Housing Report 1st December 2024 - 1st January 2025

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	5
No. Anti-Social Complaints per 1997 Act - not drug related	4
No. Other Complaints (nuisance)	12
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	5
No. Other Interviews	8
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)	8
No. Case Files Closed	11
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Withdrawn	0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	1	0	1
Medical	0	0	0
Welfare	0	1	0
Homeless	2	0	0
Travellers	0	0	0
Homeless HAP	0	0	0
De-tenanting	1	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	4	1	1

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	1	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	1	0	0

Voids Report

Vacant Housing Units (22)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Ardlea Rd	3 bed house	30/05/2024	11/11/2024	Works in progress
Beaumont Rd	4 bed house	15/08/2024	14/01/2025	Works in progress
Buttercup Park	3 bed house	15/09/2024	20/01/2025	Works in progress
Ballyshannon Rd	3 bed house	20/12/2024	03/04/2025	Works in progress
Bunratty Dr	3 bed house	26/09/2024	30/01/2025	Works in progress
Bunratty Ave	3 bed house	18/08/2024	20/01/2025	Works in progress
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	30/12/2024	Under Offer
Cromcastle Ave	3 bed house	02/06/2024	17/10/2024	Works in progress
Dundaniel Rd	3 bed house	23/06/2024	02/12/2024	Works in progress
Ferrycarrig drive	2 bed house	18/08/2024	28/02/2025	Works in progress
Glin Rd	3 bed house	17/11/2024	10/04/2025	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
Lorcan Crescent	3 bed house	17/10/2024	31/01/2025	Works in progress
Marigold Crescent	3 bed house	17/06/2024	17/01/2025	Works in progress
Shanliss Ave	3 bed house	09/10/2024	30/01/2025	Works in progress
Shanrath Rd	3 bed house	20/10/2024	02/02/2025	Works in progress

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	Ready to let

Darndale Area Office Reception Stats December 2024

	TOTAL
MAINTENANCE	111
HOUSING	46
ESTATE Mgt	20
OTHER	31
TOTAL	208

Voids Report Older Persons Units: 4

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
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 on the 32 new units for older persons 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 first quarter of 2025. 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

The present Cromcastle Court consists of eight four-storey blocks of 128 flats that are considered substandard in terms of space standards, accessibility and thermal comfort. The current estate suffers from lack of active frontages, useable public realm and lack of secure communal space for residents.

It is proposed that the full regeneration of the site will take place over several years and be completed in distinctive phases. Subsequent phases will be subject to separate planning applications in the future.

Proposed development:

The proposal for Phase 1 of the redevelopment is to demolish Blocks 6, 7 & 8, which currently contain 48 flats. These blocks are vacant. It is proposed to construct 6 separate blocks, providing 118 new homes. The height of the proposed buildings ranges from four to six storeys.

The proposal for the Old Coalyard Site will deliver 34 new homes for older people.

The proposed residential provision is as follows:

Cromcastle Court.

58 no. 1 bed apartments
45 no. 2 bed apartments
15 no. 3 bed duplex houses

This includes:

2 no. 1-bed Universal Design apartments
2 no. 2-bed Universal Design apartments

The Old Coalyard.

34 no. 1 bed apartments

32 homes are Universal Design.
2 homes are UD +

The homes are organised around a set of new landscape spaces including two enclosed communal gardens.

There will be improvements to public realm with landscape improvements to the footways and a new landscaped public open space. There will be car parking and bicycle spaces provided.

All the homes will meet current Department of Housing, Local Government and Heritage's specifications and Dublin City Council's housing standards as expressed through the Dublin City Council Development Plan. The new buildings will be energy efficient and meet current NZEB requirements.

Consultation with residents has been carried out throughout the design process with the circulation of information newsletters and in house consultation meetings led by the Local Area Office.

Oscar Traynor Road Site

The Enabling works are ongoing. The main contractor Glenveagh commenced on site in January 2024 with phased delivery to end 2027.

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

Respond met with DCC Planning Department in September to review the design proposals for the Spinesite. The design is being reassessed, including the scale of the apartment block and any other changes that may be required. Paul Keogh Architects are currently revising the proposals following feedback from the Planning Department. Respond hope to have a full Design Team appointed by the end of February 2025

Cromcastle Underpass Site

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. Construction commenced on site the start of December 2024.

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.

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

We will 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.



Overview of the development