



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

**Meeting:  
Item No:**

**Darndale Housing Report 1<sup>st</sup> January 2025 - 1<sup>st</sup> February 2025**

**Estate Management**

No. Anti-Social Complaints per 1997 Act - drug related	10
No. Anti-Social Complaints per 1997 Act - not drug related	6
No. Other Complaints (nuisance)	11
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	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	21
<b>No. Section 20 Evictions</b>	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Withdrawn	0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

<b>Housing &amp; Apartments</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	1	0	0
Medical	0	0	0
Welfare	0	1	1
Homeless	0	0	1
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
<b>Total</b>	<b>1</b>	<b>1</b>	<b>3</b>

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	1	1	0
Medical	1	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
<b>Total</b>	<b>2</b>	<b>1</b>	<b>0</b>

## Voids Report

<b>Vacant Housing Units (22)</b>				
<b>Address</b>	<b>Type of unit</b>	<b>Date of vacant Possession</b>	<b>Estimated Completion Date</b>	<b>Status</b>
Ardlea Rd	3 bed house	30/05/2024	10/02/2025	Works in progress
Beaumont Rd	4 bed house	15/08/2024	14/01/2025	Works in progress
Buttercup Park	3 bed house	15/01/2025	31/03/2025	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	Under Offer
Bunratty Ave	3 bed house	18/08/2024	31/03/2025	Works in progress
Bunratty Ave	3 bed house	03/08/2024	10/02/2025	Works in progress
Beaumont Rd	2 bed house	12/10/2024	28/02/2025	Works in progress
Castle Elms	2 bed house	17/09/2024	31/01/2025	Works in progress
Dundaniel Rd	3 bed house	23/06/2024	02/12/2024	Ready to let
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	Ready to let
Kilbarron Road	3 bed house	09/05/2024	28/02/2025	Works in progress
Lorcan Crescent	3 bed house	17/10/2024	10/02/2025	Works in progress
Marigold Crescent	3 bed house	22/01/2025	08/04/2025	Works in progress
Moatview Drive	4 bed house	08/12/2024	31/03/2025	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	07/11/2024	10/02/2025	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 January 2025**

	<b>TOTAL</b>
<b>MAINTENANCE</b>	<b>138</b>
<b>HOUSING</b>	<b>40</b>
<b>ESTATE Mgt</b>	<b>32</b>
<b>OTHER</b>	<b>29</b>
<b>TOTAL</b>	<b>239</b>

### **Voids Report Older Persons Units: 4**

<b>Address</b>	<b>Unit Type</b>	<b>L.E.A.</b>	<b>Date of Vacant Possession</b>	<b>Status</b>
Lismeen Grove	Bedsit	North Central	11/09/24	Works in progress
Kilbarron Court	Bedsit	North Central	25/06/2024	Works in Progress
Kilbarron Court	Bedsit	North Central	01/07/2024	Works in progress
Gorsefield Court	Bedsit	North Central	06/10/2024	Ready To Let

### **Current Housing Projects:**

#### **Glin Court**

Construction work on the 32 new units for older persons at Glin Court, will be completed at the end of Q1 2025, selections and allocations will occur at this time also and the first residents will be moving in early Q2 2025.

#### **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

#### **The Old Coalyard.**

34 no.1 bed apartments

This includes:

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

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 and works are ongoing.

#### **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