



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 20th December 2016

Item No: 19

Ballymun Area Office Report

- 1. Community Update**
- 2. Housing/Estate Management**
- 3. Ballymun Economic Development/Town Civic Alliance**
- 4. Safer Ballymun/Drumcondra Glasnevin**
- 5. Ballymun Local Area Plan Update**

1. Community Update

Community Team Activities Update Nov-Dec 2016

Christmas Events:

Tree Lighting Ceremonies

Ballymun tree Lighting Ceremony took place on Friday the 2nd December at the Ballymun Plaza with Santa arriving in a Fire Engine at 5:50pm and the tree being switched on by Lord Mayor Brendan Carr and his son at 6pm. The Northside Sensations provided fantastic festive music at the outdoor event. This was followed by Santa's Grotto, music, fun and refreshments in the atrium of the Ballymun Civic Offices. This was a very successful event organised and run by the Ballymun Community Team with assistance from Ballymun for Business, Sillogue Ladies Club and staff from the Ballymun Area Office, Civil Defence and Graham Asset Management Staff.

Drumcondra Tree Lighting ceremony took place at 3pm on Sunday the 4th December. The tree was lit by Cllr Aine Clancy and festive music was provided by the Home Farm Monday Club Men's Choir. Santa and refreshments followed in the Skylon Hotel. This event was very successful and was organised and sponsored by mydrumcondra.ie in conjunction with Dublin City Council; Parks, Public Lighting, Public Domain and Community Section.

Santry Tree Lighting Ceremony took place on Friday the 9th December at 8pm in Santry Community Resource Centre. Music was provided by Curtain Call Stage School. Santa and refreshments followed and festive fun and cheer was had by all who attended. Event was organised by Santry Community Resource Centre in conjunction with Dublin City Council: Parks, Public Lighting, Community Development and local resident volunteers.

General

Community Team assisted with the following additional events: Burren Court Christmas Party (7th December), FACT Autism Christmas Party Sillogue (5th December), Marewood Older Persons Christmas Party (29th November) and will assist DePaul in the running of the Christmas Party for residents of local emergency accommodation (22nd December 2-4pm Axis).

Social Inclusion:

Older Persons

Community Team Members assisted with the Older Persons Sports Day which was organised by the DCC Sports Development Officers and took place on Friday the 9th December from 10:00am-3pm in Poppintree Sports Centre.

Community Team Members assisted with the launch of a historical DVD 'St Mobhi and Stories from Glasnevin', which took place on Thursday the 24th November in the Margaret Aylward Centre, Glasnevin. This DVD was produced by the Finglas Historical Society and Friends of St Mobhi's Church with assistance from DCC. Team members are helping with the promotion of the DVD and hope to help with the development of a historical trail in the Glasnevin Area in 2017.

Meetings attended with Active Living Group, Northside Sensations, St Pappins Bowls, and Griffith Crescent.

Mental Health

Community Team member spoke at the launch of the mental health week in Poppintree which took place from the 14th to the 18th November. Community Team liaised with and helped produce a newsletter for the Little Oaks Group.

Men's Sheds

Community Team member helped organise and facilitate at the Dublin Sheds Cluster Meeting which took place in Tallaght on the 6th December. Continued work with the North Dublin Men's Sheds, including local Ballymun Men Sheds Group.

Environmental Initiatives

Community Team members worked alongside Gap on a project in Whiteacre. Winter bulbs were given to a number of groups and meetings took place with a variety of groups.

Trees at Magenta

After a period of consultation between area office staff, Parks dept and local residents it was agreed to go ahead with a new design. This will involve the removal of the old trees that are the source of the problem and replacing them with suitable new trees along the boundary of Magenta Hall and Swords Road.

General Community Development

Community Team members processed and made recommendations on Community Grant forms for 2017. 83 recommendations were made under the general grants category and 15 were made under the adult education category. The grants were returned to the Civic Offices for the next stage of the process.

The Community Team in conjunction with Cllr Noeleen Reilly organised a ceremony to unveil a new sign for Ballymun Plaza. This ceremony took place on the 2nd December at 5pm and the sign was unveiled by Lord Mayor Brendan Carr. The Ballymun Plaza was rebranded 'Cearnóg an tSeachtar Laoch' as a tribute to the seven signatories of the 1916 Rising and also to the Seven Towers of Ballymun (which were originally launched in 1966 on the 50th anniversary of the Rising). It was felt very fitting to rebrand the Ballymun plaza during the 100th year's anniversary of the 1916 Rising and on the 50th anniversary of Ballymun as a town.

General meetings took place with the following: Aisling Transition Project, Oak Park Residents, Sillogue Ladies Group, Santry Community Centre.

2. Housing/Estate Management

C.C.T.V

Ballymun Community CCTV system has two separate operating systems, one of which is reaching the end of its useful life and requires replacement. This is being planned at present. The entire system has undergone planned preventative maintenance in recent weeks – this work included checking all of the cameras and updating the monitoring station in the control room.

Cleansing / Waste Management

Waste Management and the area office are continuing to combat illegal dumping at open spaces. These measures include using the C.C.T.V system to monitor and identify those responsible. The area office has targeted illegal dumping around Carton, Termon Court, Druid Court and St Margaret's Road a number of tenants have been called and warned about their behaviour and a number of successful prosecutions have been obtained by Waste Management in the last month.

Coultry Drive

The cleaning of the Monocouche Rendering on the front and side of units in Coultry Drive was undertaken in recent weeks. This proved very successful and we are looking at extending this to other areas in the new year.

Images of the Work being carried out in Coultry Drive



Ballymun Lettings January- Nov 2016

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	8	1
Travellers	3	
Surrendering Larger		3
Medical	7	2
Homeless	14	
Regen		2
Band 2	12	8
Band 3	14	12
Sub Total	58	28
Total Lettings	86	

Estate Management January - Nov 2016

No of Anti social complaints per 1997 act Drug Related	37
No of Anti social complaints per 1997 act Not Drug Related	175
No of other Complaints	212
Total Complaints	
No of Anti Social Interviews per 1997 act	89
No of Other Interviews	35
Total Interviews	124
No Requests for mediation	1
No of Complaints referred to central unit for Action	2
No of Section 20 Evictions	
No of excluding Orders applied for by Tenant	
No of Excluding orders applied for by DCC	
No of surrender of Tenancies due to Anti Social Behaviour	
No of Tenancy Warnings sent to Central Unit	

No of Court Orders Granted	
No of Appeals / Judicial Reviews Challenges	
No of Warrants executed (Evictions)	

Ballymun Voids

Address	Number	Type	
Ballygall Parade	36	3 Bed	Under Repair
Ballygall Parade	79	2 Bed	Under Repair
Ballygall Parade	87	2 Bed	Under Repair
Belclare Park	43	3 Bed	Allocated
Carton Road	1	3 Bed	Under Repair
Coultry Drive	29	3 bed	Under repair
Coultry Drive	87	2 Bed	On Offer
Coultry Drive	96	2 bed	Under repair
Crannogue Road	1a	1 bed	Under Repair
Glennan Road	46	Buy back	On Offer
Graigue Court	24	3 bed House	Under Repair
Griffith Road	21	2 bed	Under repair
Hampton Wood Ave	103	1 Bed	On Offer
Hampton Wood Rd	11	2 Bed	On Offer
Longdale Terrace	3	2 bed apt	On Offer
Longdale Terrace	36	2 Bed Apt	Under Repair
Marewood Drive	32	1 Bed	Under Repair
Marewood Crescent	64	1 Bed	Under repair
Shangan Avenue	34	1 bed	On Offer
Silloge Green	3	1 Bed	Under Repair
Senior Citizens			
Ard Na Meala	47		Under Repair
Albert College	30	OPU	On offer
Burren Court	1, 29,36		Under Repair
Botanic Avenue	139, 147		Under Repair
Domville Court	3	OPU	On Offer
Domville Court	11	OPU	Allocated
Pyrite Refurb			
Sandyhill Terrace	5		
Doon Court	8		
Owensilla	53		
Carton Close	4	2 Bed	
Pyrite Long Term			
Carton Court	12		
Carton Terrace	6		
Carton Road	10		
Owensilla	3		

Update on the Shopping Centre: A confirmation order confirming the CPO of the Shopping Centre was made on 5th December; it becomes operative 3 weeks after the date of publication of the notice which was on 8th December 2016.

Update on the Northern site Ballymun: Negotiations are ongoing with DCC Valuers and the prospective purchaser.

Update on the Housing site –It is intended to advertise the first housing site for sale in January 2017.

3. Ballymun Economic Development/Town Civic Alliance

Economic Strategy

The Economic sub-committee met on 17th Nov 2016. A meeting was held with Ray Alcock, Head of AIB North Dublin following their relocation to the Main St. They were invited to take a seat on the Economic sub-committee and have accepted this offer.

Stimulating economic activity

i StartUp Ballymun

A detailed report was circulated at the previous meeting. The success of the event that took place back on 26th October 2016 has resulted in a number of relationships being forged with different bodies that are keen to come on board and support the 'StartUp Ballymun' initiative in 2017. These opportunities will be explored further during 1st quarter 2017

ii. Ballymun4Business (B4b)

The EDO is secretary for the network and sits on the executive committee. It has been a very productive year B4b since it was reactivated back in February 2017. There is now a database of over 30 active members. The Social Innovation Hub through its Incubate for Growth programme now has a number of members in the network. We have just selected a supplier to develop our new website. The network meets every 2 weeks with steering meetings in between. Meetings have taken place in different locations around Ballymun including: Musgrave's, Social Innovation Hub, SVP, Ballymun Adult Read & Write, Sillogue Nursery, Family Resource Centre and our home base, the Members Room in the Civic Centre. Our achievements to date include:

- Business referrals for members
- Supported Ballymun Tidy Towns
- Facilitated the visit of Minister Simon Coveney
- Banner display on Towers Pub
- Pay & Display initiative for Christmas lighting ceremony
- 'Fiver Friday' planned for 9th December 2016
- Membership of NDCC
- Developed a number of branded promotion materials
- Participated in the 'StartUp Ballymun' initiatives

B4b is co-funded by DCC and DNWAP. It is planned to have an official launch in 2017 when the website is completed.

iii Enterprise Space

Two new businesses connections were made as a direct result of the role of EDO. A food start-up contacted me through the Start-Up Ballymun event in April looking for space in Ballymun. A connection was made with John Eniola in the old enterprise centre in St. Margaret's Industrial estate and a deal was struck. The business is due to open shortly. I was contacted via the DCC website about available space to run a business that services Airbnb clients. Again a connection was made with John Eniola and the business is now up and running from the premises.

iv. Vacant Neighbourhood retail units – The Economic Development Officer now has access to the vacant DCC units. A brochure has been produced to market each of the units and 'To Let' signs have been produced. The units in Coultrey were advertised on Daft which has lead to a number of viewings. There is expression of interest on Unit D in Coultrey with more viewings in the pipeline.

The current status of vacant DCC units is:

Location	Ownership	Status	Comments
Coultrey Unit B	DCC	T&C's offered for a new café	Planning has been approved for a new café in Coultrey.
Coultrey Unit C & D	DCC	Vacant	Expression of interest received for Unit D
Turnpike Santry Cross Unit 3	DCC	Vacant	Dog's Aid Planning permission approved
Silloogue, Unit 3	DCC	Vacant	This unit is available for viewing by prospective tenants
Unit 9 & 10 Main St.	Private	For sale (POA)	Tenants (Boyle Sports & Dynasty Chinese) unaffected, 3,154 sq. ft.
Unit 1, Gateway	Private	Vacant	KPM Management co.
Unit 2, Gateway	Private	For sale (€75,000) – sale agreed	Tenant (Miami Sun) 1 year into a 5 year lease, 546 sq. ft.
Unit 6, Gateway	Private	Sale agreed	Sold
Santry Cross	Private	For sale ((700k) or rent (70,000)	Core shell with 4 car parking spaces, 7,347 sq. ft.
St. Pappins	Private	For sale	Back up for sale after being sale agreed

Enterprise Unit database

A database of all publicly and privately owned units in Ballymun is now completed. The database includes:

- Location map
- Drawings
- Photos
- Owner details
- Status (Receivership / available etc.)

v. **Free Wi-Fi for Plaza** – The line has been brought from the local exchange to the comms room on the 1st floor. The access point has been installed to the side of the building. The next step is for Magnet to come out and test the line before going live.

Civic Alliance Update

There was a meeting of the Civic Alliance on 1st December 2016. Ruth Dowling, Transformation Unit, Dublin City Council gave a presentation on the Depot Consolidation Project, outlining the reasons to design a new purpose built depot, the benefits to Ballymun and the project timescale. Consultation will be arranged with local residents in January. Updates were given on the three working sub committees. The Physical/ Environmental Sub Committee held a meeting on 23rd November where Pamela Connolly presented an update on the progress of the LAP. There was an update on the Northern Site; City Valuers are negotiating Heads of Terms with one prospective purchaser. There was a progress report on Civic Office new lettings, Ballygall Credit Union have agreed terms to move to the Civic Office ground floor. Terms have been agreed with the Job Centre to relocate to the ground floor Civic Centre. There was a meeting of the Economic Sub Committee on 17th November where Liam Barry gave updates on the free Wi-Fi project, the Northern Site, Vacant Neighbourhood Centre units and the b4b network who are launching a new website, a report was circulated on the successful 'StartUp Ballymun' event held on 26th October. There will be a meeting of the Social Sub Committee early in the New Year; the Social Regeneration Fund is in place for 2017.

The Civic Centre is filling up again, with the Credit Union and the Job Centre due to move here in the New Year. Allied Irish Bank is up and running in their new premises for the last few months. The Compulsory Purchase of Ballymun Shopping Centre was confirmed on 5th December and will become operative in January. The Draft Ballymun Local Area Plan should be presented to the North West Area Committee in January, following which it will go for public consultation. This plan will identify uses for the undeveloped lands in Ballymun. The Rediscovery Centre will open in January in the repurposed boiler house

4. Safety Fora

The Drumcondra forum met on 7th December in the Maples Hotel. Most of the meeting was taken up with discussion of the proposed traffic changes in Drumcondra with some discussion on bike lanes. It was suggested that the DCU sustainability officer be invited to the next forum meeting.

5. Ballymun Local Area Plan

Update 12th December 2016

The following is an update for the North West Area Committee on the preparation of the Ballymun Local Area Plan from the Planning and Property Development Department.

Local Infrastructure Housing Activation Fund (LIHAF)

The City Council submitted the Local Infrastructure Housing Activation Fund (LIHAF) to the Department of Housing, Planning, Community and Local Government on the 14th October for some of the remaining pieces of infrastructure in Ballymun to release housing sites. The three sites are as follows: -

1. New road link from Balbutcher Lane North linking into St. Margaret's Road to release the Balcurris 10/Naul Park lands
2. Sillogue Avenue – Main Street Link Road; Sillogue Avenue Realignment and Gateway Crescent Extension to release sites in and around Sillogue including the old flat block sites
3. Shangan Road – Main Street Link Road and Shangan Road attenuation area to release the site of the former Shangan flat blocks

Additional information was requested by the Department on all of the City Council submissions, (five submissions were put in for the City, including Ballymun). This additional information was submitted by the deadline of the 2nd December. The City Council is waiting to hear back from the Department regarding the above.

Minister's Visit

The Minister of Housing, Planning, Community and Local Government, Simon Coveney, visited Ballymun on the 24th November. The Planning and Property Development Department presented on the deferred pieces of infrastructure (reference was made to the above LIHAF submission), the vacant sites and tenure diversity.

Ballymun Shopping Centre Compulsory Purchase Order (CPO) (ABP Ref No:29N.CH3290)

The Council initiated a Compulsory Order Purchase (CPO) on 14th July 2016 in order to fully acquire the rest of the shopping centre land and ensure the site and Main Street is built out in accordance with the Development Plan objectives. There were three objections to the CPO: -

1. Ballygall Credit Union (Ballymun Credit Union transferred its engagements to Ballygall Credit Union on the 24th May and they are thus making the objection)
2. Southside Taverns (Subsidiary of Molloy Group)
3. Endemon Limited (Edward McManus), Joseph O'Dea pharmacy

An Oral Hearing was scheduled for the 26th October. On the 25th October the Credit Union withdrew their objection. The Oral Hearing commenced as scheduled on the 26th October. At the hearing the remaining parties agreed for an adjournment to allow time for agreements to be potentially put in place. The Oral Hearing was scheduled to reopen on 24th November. Following a withdrawal of the remaining two objections, the Council is now in a position to confirm the order.

Bat Survey

The Bat Survey is completed and will be included as an appendix to the Draft LAP (as part of the Strategic Environmental Assessment). The area with the highest level of activity in the study area was Poppintree Park. Activity appeared to be concentrated on the eastern section of the park in close proximity to the new wetland / pond area. This park also had the greatest species diversity with four species being recorded here, with one new bat species detected in Ballymun for the first time reflecting the biodiversity quality of Poppintree Park. Surprisingly the M50 lands showed low levels of activity.

Tenure Diversity and Housing

It was agreed with the Councillors that the Ballymun Regeneration Tenure Diversity Reports would be updated as part of the preparation of the Draft Local Area Plan. The update now relates to the LAP boundary area and includes Hampton Wood which was previously excluded from the BRL Masterplan boundary and analysis. While the 2016 Census of Population has been carried out, the results are currently only available at City / County level. As such the 2011 Census is used to provide the baseline information for the Ballymun

LAP area. This was then updated by obtaining data from the City Council, the Department of Social Projection and voluntary housing agencies.

A meeting with Councillors took place on the 11th November to discuss the findings of the report and items for inclusion in the Draft LAP. In summary the report indicated a skewed and imbalanced tenure with social renting standing at 55.5% and owner occupier at 28.5%. The Councillors have requested amendments to the tenure and housing section of the Draft LAP and inclusion of the following interventions: -

- 1. New social / voluntary housing as per the Part V requirement**
- 2. Private Housing, both for rent and for owner-occupancy and including affordable housing, student housing, senior citizens**
- 3. Monitoring Group**

The above will subject to public consultation when the Draft LAP is published

Metro North

As part of the preparation of the Draft LAP, the City Council have had discussions with the National Transport Authority (NTA) regarding the 'new' Metro North. The NTA have indicated that they are appointing a design team to undertake detailed route option analysis in Q4 2016. The preferred route, inclusive of exact route alignment and station locations will issued for public consultation at the end of 2017. The City Council is committed to working with Fingal County Council and the NTA in ensure the provision of a high quality transport system is delivered along this corridor and the Draft LAP will include a specific objectives in this regard.

Draft LAP

All of the above work is feeding into the preparation of the Draft LAP, alongside the preparation of site briefs for the remaining vacant lands in Ballymun. A summary presentation of the Draft LAP will be provided to Councillors in January. It is expected that this will be separate to the North West Area Committee meetings to allow detailed input and feedback from the Councillors. Following this input, changes will be made to the document and it will then be published for public consultation and display.

Mary Taylor
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