



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 21<sup>st</sup> September 2021**

**Item No: 7**

### **Ballymun Area Office Report**

- 1. Ballymun Covid-19 Community Response Forum**
- 2. Ballymun LAP Update**
- 3. Community Development Update**
- 4. Economic Development Update**
- 5. Housing Report**
- 6. Other News/Updates**

## 1. Ballymun Covid-19 Community Response Forum

The Covid-19 Community Response Forum is continuing in Ballymun and although the number of requests has fallen, some regular requests are still coming in. Liam Barry, Martina Kelly and Ciaran Mahony are the response team with all three are on a rota responding to requests. Setanta Hurling Club continue to provide assistance with all requests received.

## 2. Ballymun LAP Update

### Vacant DCC units

Terms have been agreed for a new barber shop in unit 4 Coultrey Neighbourhood Centre (full report on agenda). Unit 4 is currently being used as a temporary office while essential maintenance works are carried out on the neighbourhood centres of Coultrey, Shangan, Poppintree and Forestwood Apartments on behalf of DCC. There were 2 unit viewings in August at unit 3 and 4 Shangan Neighbourhood Centre.

### Shopping Centre – Site 1

The demolition of the shopping centre is now complete with the substantial completion certification issued at the end of August. The project has now entered a period of defects where a number of snagging issues will be addressed. The fencing will remain around the site to allow the grass to grow.

A presentation on the findings of the Feasibility Study and the Retail Report on the former shopping centre site is currently being prepared for NWAC Councillors and a workshop to discuss same will be arranged.

### Site 3 (North Quarter)

The vacant units continue to be advertised by Smith Butler Estates on Daft: <https://www.daft.ie/53113341>. Discussions are at an advanced stage for a café and a gym at this location. BNP Paribas have 12660 sq ft of office space available to rent above Lid: <https://bit.ly/2SNj4Xw>

### Site 12 - Sillogue Road

Design Team plans are for approximately 101 units, a mix of two / three storey and 3 and 2 bedroom terrace houses with private back gardens. Most units have in curtilage parking as does the other existing housing in the area. Pre part 8 circulation is anticipated soon, subject to agreeing costs estimates etc. with Housing. In advance of the pre part 8 a briefing session will be arrange for Councillors (date to be agreed).

### Site 14 – Balbutcher Lane South

Design Team plans are for approximately 105 units a mix of two / three storey and 3 and 2 bedroom terrace houses with private back gardens. Most units have in curtilage parking as does the other existing housing in the area. Pre Part 8 circulation is anticipated soon, subject to agreeing costs estimates etc. with Housing. In advance of the pre Part 8 a briefing session will be arranged for Councillors (date to be agreed).

### Site 19 St Joseph's

DCC has requested a proposal from Ó Cualann for a housing development on this site. There are existing services located within the site and this site represents an opportunity for a reasonable development. Any proposal will need to take account of issues relevant to the particular site including the irregular boundary conditions. Ó Cualann's Architect has visited the site and has issued a preliminary capacity drawing to DCC, Housing Team for consideration.

#### Site 21 Balbutcher Lane/Belclare View

An Bord Pleanála has granted Ó Cualann permission for 12 houses. The discrepancy with the undefined northern boundary has been finalised and the agreement between DCC and Ó Cualann should be finalised in the coming weeks.

#### Site 22 & 23 (1-37 Oileáin na Crannóige, Balbutcher Lane)

Ó Cualann are still on site following significant delays due to Covid restrictions. 34 houses have been completed and 34 homeowners have moved in. The last 3 houses (18-20) are very close to finishing and it is anticipated sales will close in early October.

#### Site 25 - Parkview

DCC has invited Ó Cualann to submit a proposal for the site. Ó Cualann has proposed a scheme of apartments in a single 5 storey block for older persons at the front of the site and housing units for affordable purchase at the rear of the site. Several virtual planning meetings have been held. A letter of consent to apply for planning and the terms and conditions for the disposal of the site has been received. The drawings for the apartment block are complete and a planning submission will be made shortly. A meeting with neighbouring residents in Cedarwood took place on 26<sup>th</sup> May to inform them of the scheme. The residents of Cedarwood are querying the boundaries to the rear of their properties. This matter is to be resolved before Ó Cualann can finalise the site layout, to proceed with a planning submission for this part of the site

#### Carton Lands

DCC has requested a proposal from Ó Cualann for a housing development on this site. Ó Cualann's architect has prepared a capacity study and forwarded it to DCC Housing Team for consideration.

#### Balbutcher Lane/Hampton Wood Scheme

At the request of the Area Manager, quotes are currently being sought for the construction of a new footpath along the north side of the western approach to the junction to link Hampton Wood Drive to Poppintree Park Lane West. It is hoped to have this work completed before the end of the year if funding can be identified by the Area Office.

The Area Office continue to explore options for dedicated parking at Poppintree Park along Poppintree Park Lane West. While investigating the option of installing indented parking at this location, DCC discovered the presence of underground high voltage ESB cables. The presence of these cables adds significant risk to the cost of installing this indented parking and the risk is currently being reviewed. The provision of alternative parking arrangements is also being investigated.

A number of different interventions are planned for Hampton Wood Drive to resolve both the visibility issues for cars exiting the side roads and to provide traffic calming measures on Hampton Wood Drive itself. However, Hampton Wood Drive has not yet been taken in charge from the Developer and it will not be possible to implement or enforce these measure until that process is complete. DCC have commenced the procedures required to take in charge the carriageway of Hampton Wood Drive, which would allow the traffic calming and parking measures to be implemented.

#### Silloque Infrastructure scheme

The carriageway on Gateway Crescent has been complete since July but some issues have been identified with the quality of the surface finish. The contractor is working to resolve these. Once these have been resolved notifications will be circulated to advise of the opening date for the new junction.

The footpaths and kerbs have been completed in Section 1 of Sillogue Avenue and works on the tree pits have commenced. Excavation for the carriageway is complete almost all the way past Our Lady's Nursery. We are currently awaiting for Bord Gais and ESB networks to complete their diversionary works in Section 2, which will then allow the carriageway construction to commence. The major outfall connection to the existing drainage network is now complete next to the nursery, which will allow works to proceed.

While the summer period passed without any real incident there has been a marked increase again in anti-social behaviour around the site. Over 100m of fencing was knocked down recently and there has been regular damage to the fencing since then.

The contractor has changed their programme and the Sillogue Gardens works have now been pushed back to January 2022 so that they can concentrate on getting the drainage and utility works complete on Sillogue Avenue. An update for local residents will be circulated.

### North City Operational Depot

The project is currently progressing on all fronts with the completion of the Administration and Welfare Building ground floor slab this week and the progression of the concrete superstructure for the first floor slab. The Multi Storey Carpark steel frame is almost 50% complete with in situ and precast internal structures progressing in tandem. The foundations for the Workshops and Stores Building will be completed this week also. Drainage works are progressing on the east and west of the site, concurrently. The new site entrance from Saint Margaret's Road will be going live in the coming days. The project remains largely on schedule with completion anticipated in late 2022.

## 3. Community and Social Development Update

### General

The Community and Social Development Team Members are continuing to keep in contact with all community group members through phone calls, e-mails and Facebook posts. Community initiatives will be rolled out again as restrictions continue to ease.

### Social Inclusion

Ongoing meetings took place regarding the following social inclusion initiatives; - BADIG, Recovery Month, Dementia Awareness, Young Persons at Risk Network and Mental Health subgroup.

### Ballymun Men's Sheds

The Community Team are continuing to provide support and advice to the Ballymun Men's Shed Committee members. The work on the premises, which was funded by Dublin City Council, is now complete, and work is ongoing around securing a licence for the group. The committee are working hard to get the premises set up both physically and from an administration basis to enable them to safely open up to the public in the coming weeks. This is a very exciting community project for the men of Ballymun and alliances have already been made with the Rediscovery Centre, Ballymun Tidy Towns Group, Poppintree Youth Project, BADIG and other established Men's Shed groups.

### Community Walk in Poppintree Park

The weekly community walk in Poppintree has been extremely successful with up to 40 attendees each week. It has become a very important non agenda community space for chatting and engaging with others while getting fit at the same time. The walk has been enhanced by combining a musician, a picnic and an outdoor play over the last number of weeks. Residents are just so happy to be back outdoors meeting safely with neighbours again. Last week the walk took place in conjunction with a local recovery walk in support of Recovery Month.

### Additional Community Initiatives/Events:

#### Trauma Informed Communities

The Community Team are very involved in the Trauma Informed Community Initiative which aims to make Ballymun a trauma informed community over the coming years and which is being rolled out at present by the Ballymun Drugs and Alcohol Task Force and other local agencies. This will involve collaborative trainings which aims to ensure that all work practices are trauma informed and that staff members have a deeper understanding of how trauma has affected many local residents and how this is embodied in behaviours and interactions. The Community Team will have a representative on the steering committee for this area-wide initiative.

#### Community Art Initiative

The Community and Public Domain Teams are collaborating with local youth projects on a community art project to enhance the bleak wall on St Margaret's Road. Initial meetings have taken place in this regard which have included an ideas meeting. More information on this project will be announced in the near future.

#### North West Halloween 2021

North West Area Halloween plan, "Finglas Fright Night & Otherworld's Ballymun monster mash- up":

Both Northwest Area Community and Social Development Teams are currently working together on a plan for Halloween 2021. Due to the ongoing Covid 19 restrictions there will be no large events, however the teams have partnered with Axis Ballymun to host joint community activities, online performances, and a traveling light show for Halloween night. Currently we are advertising "my area has talent" competition. There will be spooky garden competitions, Halloween book clubs, flash dances for schools and groups, scary stories competitions and much more. The location of the travelling light show will be announced closer to Halloween. Both sections will engage with local youth and community groups on targeted Halloween events.

#### North West Area Outdoor Arts and Culture Events

The Community Team and Axis Ballymun collaborated on a programme of outdoor cultural family friendly events that have taken place over the last number of weeks. These included outdoor plays for older persons, family friendly events such as magicians, tumble circus and child friendly plays and music events for all ages. All information re events is circulated on our social media platforms in advance.

#### Sports and Wellbeing

The Community Team are continuing to play a very strong role in the Ballymun Health and Fitness Initiative and are supporting the development of the group and related events/activities on an ongoing basis. The next major community initiative was essentially a 'Come and Try Day' which took place on Saturday September the 18<sup>th</sup> in Trinity Comprehensive and on the Ballymun Plaza. There was a range of local sports activities in Ballymun for all ages and abilities. It was showcased in Trinity Comprehensive and a pop up Sports Expo took place on the plaza from 12pm to 3pm on that day. There was great engagement in the run up to this event from local sports and fitness enthusiasts. It was a fun and energised experience for all who attended and volunteered on the day. The Community Team are also supporting the annual Ballymun Fun Run, which is due to take place in early October.

#### Recovery Month

The Community Team has been very involved in meetings and initiatives to celebrate Recovery Month 2021, which has been the biggest local recovery campaign to date. This year the campaign aims to stretch the definition of recovery to make it understandable and accessible to all in the community. The Team has been especially involved in the PR campaign

(Projected Image on Civic Centre, decoration of the public realm and the dissemination of relevant information to community groups) and the Recovery Run.

### Environmental

The Community and Social Development and Public Domain Teams continue to engage with existing environmental groups and work hard to develop new groups. At present there are more than 50 environmental groups registered. We are collaborating on a number of projects including the Poppintree Laneways project, the City Neighbourhoods Competition and all the Ballymun Tidy Towns Initiatives.

Four Greening Neighbourhood Workshops (collaboration between DCC Ballymun Community Team and GAP Ballymun) took place over the last number of months all of which were extremely successful and which supported new environmental groups to enhance their local area on an ongoing basis. The programme was delivered for residents in Shangan Gardens on 28th July 2021, with seven residents in attendance on the day. The area where Shangan and Shanliss in Santry meet is often used for dumping. The residents worked together to address the litter issues and did a clean-up. They also planted some small trees and shrubs on the day.

### 3. Economic Development Update

#### **Ballymun 4 business**



There was no B4b network meetings during August however the next meeting will take place on 21<sup>st</sup> September where there will be a presentation on the Housing for All Plan and an update from the Area Office on the Ballymun LAP. Further info can be found on [www.b4b.ie](http://www.b4b.ie) and [info@b4b.ie](mailto:info@b4b.ie)

#### Shop front enhancement scheme



The application deadline was extended to Friday 2<sup>nd</sup> July. The total number of applications received is 16 with 11 applications approved. A total of €24,186 has been approved. Three grants have been drawn down to date.

#### Ballymun and Finglas Business Advice Service –‘Unlock Your Business’



There has been further marketing of the service which has resulted in an increase requests for assistance. The majority of queries can be solved over the phone or by email. There has been 8 mentor assignments approved to date. All enquiries can be directed to [liam.barry@dublincity.ie](mailto:liam.barry@dublincity.ie) and applications can be made via the DCC website: <https://bit.ly/2PO7Y2Z>

#### 4. Housing Report

##### Estate Management statistics

<b>July 2021</b>	
No of Anti- Social complaints per 1997 act Drug related	8
No of Anti-Social complaints per 1997 act (Not Drug Related)	13
No of other Complaints	9
<b>Total Complaints</b>	<b>30</b>
No of Anti-Social Interviews per 1997 act	9
No of Other Interviews	7
<b>Total Interviews</b>	<b>16</b>
No Requests for mediation	0
No of Complaints referred to central unit for Action	0
No of Section 20 Evictions	0
No of excluding Orders applied for by Tenant	0
No of Excluding orders applied for by DCC	0
No of surrender of Tenancies due to Anti-Social Behaviour	0
No of Tenancy Warnings sent to Central Unit	0
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

<b>August 2021</b>	
No of Anti- Social complaints per 1997 act Drug related	10
No of Anti-Social complaints per 1997 act (Not Drug Related)	12
No of other Complaints	10
<b>Total Complaints</b>	<b>32</b>
No of Anti-Social Interviews per 1997 act	12
No of Other Interviews	7
<b>Total Interviews</b>	<b>19</b>
No Requests for mediation	0
No of Complaints referred to central unit for Action	0
No of Section 20 Evictions	0
No of excluding Orders applied for by Tenant	0
No of Excluding orders applied for by DCC	0
No of surrender of Tenancies due to Anti-Social Behaviour	0

No of Tenancy Warnings sent to Central Unit	0
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

Rent Assessments

	<b>July 2021</b>
<b>Assessments</b>	2651 1420 emails/ 581 updates/650 calls
<b>Permissions To Reside</b>	10
<b>Refunds</b>	4
<b>Opening of Accounts</b>	13 (including 2 sole/ 0 successions)
<b>Closing of Accounts</b>	8 (including 0 sole / 0 successions)
<b>Front Counter Calls</b>	See above
<b>Window replacements</b>	3

	<b>August 2021</b>
<b>Assessments</b>	2209 1282 emails/ 386 updates/541 calls
<b>Permissions To Reside</b>	4
<b>Refunds</b>	7
<b>Opening of Accounts</b>	6 (including 1 sole/ 0 successions)
<b>Closing of Accounts</b>	3 (including 0 sole / 0 successions)
<b>Front Counter Calls</b>	See above
<b>Window replacements</b>	0



Ballymun Lettings January - August 2021

<b>Allocation Category</b>	<b>Housing List 2021</b>	<b>Transfer List 2021</b>	<b>Older Persons 2021</b>
Bands 2 & 3	18	3	2
Medical	1	2	3
Welfare	0	0	0
Homeless	1	0	2
Travellers	3	0	0
Transfer HAP	0	1	0
De-tenanting	0	0	0
Estate Management	0	1	0
Maintenance	0	1	0
Surrendering Larger	0	6	0
Unable to afford	0	0	0
Succession/Sole	15	3	0
Financial Contribution	0	0	1
<b>Total</b>	<b>38</b>	<b>17</b>	<b>8</b>

Choice Based Lettings

<b>Allocation Category</b>	
Housing Bands 2 & 3	0
Transfer Bands 2 & 3	3
Transfer HAP	3
Medical	0
Welfare	0
Homeless	0
Travellers	1
<b>Total</b>	<b>7</b>

Ballymun Voids July/August

<b>Address</b>	<b>Type</b>	<b>Date of Vacancy</b>	<b>Status</b>
Balcurrish Park East	1 Bed Apt	29/06/2021	Under Repair
Balcurrish Park West	2 Bed Apt	29/06/2021	Under Repair
Belclare Terrace	4 Bed House	26/05/2021	Under Repair
Carton Court	2 Bed House	14/03/2021	Under Repair (UN)

Carton Terrace	1 Bed Apt	02/06/2021	Under Repair (CBL)
Coutry Close	1 Bed Apt	21/07/2021	Under Repair
Coutry Close	3 Bed House	29/06/2021	Under Repair
Coutry Drive	3 Bed House	08/02/2021	Under Repair (UN)
Coutry Drive	4 Bed House	25/05/2021	Under Repair (CBL)
Coutry Gardens	3 Bed House	11/07/2021	Under Repair
Coutry Terrace	2 Bed Apt	22/04/2021	Under Repair (CBL)
Coutry Terrace	1 Bed Apt	06/05//2021	Under Repair
Coutry Way	4 Bed House	07/02/2021	Under Repair (CBL)
Forrestwood Avenue	3 Bed Apt	10/05/2021	Under Repair
Marewood Grove	2 Bed Bungalow	29/06/2021	Under Repair
Owensilla Terrace	2 Bed Apt	09/06/2021	Under Repair
Poppintree Parade	2 Bed Apt	16/12/2020	Under Repair
Poppintree Parade	1 Bed Apt	08/07/2021	Under Repair
Sandyhill Terrace	2 Bed Apt	13/04/2021	Under Repair (CBL)
Shangan Crescent	3 Bed House	25/11/2020	Under Repair (UN)
Shangan Gardens	2 Bed Apt	25/04/2021	Under Repair
Silloge Close	1 Bed Apt	09/04/2021	Under Repair (UN)
Silloge Close	2 Bed Apt	11/08/2021	Under Repair
The Plaza Apts	2 Bed Apt	01/06/2021	Under Repair (UN)
Whiteacre Crescent	2 Bed Apt	13/02/2021	Under Repair
Whiteacre Crescent	1 Bed Apt	03/08/2021	Under Repair
Whiteacre Place	3 Bed House	05/08/2021	Under Repair
Woodhazel Terrace	3 Bed House	21/07/2021	Under Repair
Woodhazel Terrace	2 Bed Apt	21/07/2021	Under Repair
Woodhazel Terrace	2 Bed Apt	22/06/2021	Under Repair
Woodhazel Terrace	2 Bed Apt	31/01/2021	Under Repair (CBL)

\*\* (UN) Under Nomination

Older Persons Units

Address	Type	Date of Vacancy	Status
Burren Court	1 Bed	04/07/2021	Under Repair
Burren Court	1 Bed	21/07/2021	Under Repair
Sandyhill Gardens	Bedsit	06/05/2021	Under Offer
Sandyhill Gardens	1 Bed	20/09/2020	Under Repair

Sandyhill Gardens	Bedsit	02/06/2021	Under Repair
Ard Na Meala	1 Bed	04/07/2021	Under Repair

### Other News/Updates

#### Global Action Plan - Community Garden Programme

The garden was open in July and August in line with Covid 19 restrictions. The volunteers have managed to get the garden looking well and have caught up on lots of maintenance work that was necessary after the long closure.

It was open to volunteers and community groups every Tuesday and Thursday from 11am - 1pm and 11am – 2pm on Wednesday evening from 5:30pm - 7:30pm. There was great interest and engagement from the community. Volunteers and community groups including those from St. Michael's House, Rosewood and the Central Remedial Clinic, were delighted to be able to access and use the garden once again after the closures.

#### Waste Workshops

Work is ongoing on recruiting groups for these workshops with the aim of covering the following topics:

- The 5 essentials for composting.
- Microorganisms that live and work in the soil and compost.
- Systems of composting i.e. which type of bin or heap suits you.
- Materials you can and cannot compost.
- Ratios of green and brown material that makes for good compost.
- Benefits to you and the environment from home composting.

#### Additional workshops in the garden

##### Young Ballymun - Nature Explorer programme

Plans are under way for the toddler group (Talk and Play) to recommence on 16th September. Building on the success of last year's programme we will collaborate with Young Ballymun in the delivery of fun child-centred sessions which meet the aims of developing social and oral language skills as well as nurturing a love for nature. Activities such as planting, art and nature activities will run alongside time for free play and exploration of the garden. This programme enables the children to play and enjoy themselves in an outdoor environment while learning about the creatures we share the Earth with.

#### Environmental Education Programme - Wise about Waste Whole School Programme

Conversations have begun with various schools about participating in this programme which involves a whole-school approach to tackling waste

**Jackie O'Reilly**  
**Acting Area Manager**