

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

Meeting: 16th November 2021

Item No: 6

Ballymun Area Office Report

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

1. Ballymun Covid-19 Community Response Forum

Given the most recent Government decisions in relation to the reopening of the economy and society, as well as the fall in demand for the services provided under the Community Call initiative, local authorities were informed that the weekly reporting of Community Call data was ending with immediate effect on Friday October 29th. This instruction was issued on the basis and understanding that any calls to helplines are re-routed through normal local authority services and managed accordingly, and Community Response Fora can be quickly re-initiated at local authority level should they be required in the future, based on public health advice.

Ballymun Area Office would like to thank Setanta GAA Club and their team of volunteers for their invaluable assistance with all the requests that were received since the service began in March 2020.

2. Local Area Plan Update

Site 1 - Shopping Centre

A workshop with the Councillors took place on 19th October to discuss future development for the site along with short-term uses / opportunities.

Site 3 - North Quarter

The vacant units continue to be advertised by Smith Butler Estates on Daft: <https://www.daft.ie/53113341>.

Café on Main Street

A new coffee shop is due to open in one of the units and the new tenants received their keys last week. The Economic Development Officer has been supporting them throughout the process and has been in regular contact.

Gym on Main Street

Terms have been agreed for a new gym in the same block of units. Change of use is required and the Economic Development Officer has been supporting the new business through the Ballymun Finglas Business Advice initiative.

Office Space

BNP Paribas have 12660 sq ft of office space available to rent above the Lidl store which they continue to advertise: <https://bit.ly/2SNj4Xw>

Site 6 Coultry Road

Expressions of interest issued for Cost Rental were issued under the AHB framework. Submission received from the O'Cualann/Tuath/Circle consortium. Funding options for development of the site are currently under consideration.

Site 8 Coultry Gardens

Expressions of Interest to be sought through the AHB Communications Protocol to develop site for general needs housing.

Site 10 Shangan Road (PPP Bundle 3)

Presentation at this month's meeting.

Site 11 Sillogue Gardens

Expressions of Interest to be sought through the AHB Communications Protocol to develop site for general needs housing.

Site 12 Balbutcher Lane

Dublin City Council Affordable Housing scheme. Design team currently in place with a view to going to pre Part 8 in Q1 2022. Proposed number of affordable homes on this site is 101.

Site 14 Silloge

Dublin City Council Affordable Housing scheme. Design team currently in place with a view to going to pre Part 8 Q1 2022. Proposed number of affordable homes on this site is 105.

Site 19 St Joseph's

Pre-planning meetings have been held with Ó Cualann and Dublin City Council and Ó Cualann's design team is working on layouts and house typologies for consideration.

Site 21 Balbutcher Lane

An Bord Pleanála has granted permission for 12 affordable purchase houses to O Cualann. The site has being disposed of and construction is expected to commence in Q1 2022.

Sites 22 and 23

1-37 Oileáin na Crannóige scheme on Cranogue Road. O' Cualann Affordable Housing scheme with 34 of 37 no. houses occupied. The remaining three are completed internally and the external works will be completed in 3 weeks' time.

Site 25 (Parkview)

Planning permission for 37 'Older Persons' apartments was submitted by Ó'Cualann the week of 26th Oct 2021, Planning Ref: 3769/21.

Engagement to take place between O'Cualann and local residents to resolve issues concerning the boundary line of the site. Subject to resolution Ó Cualann anticipate submitting planning application for 44 houses and a crèche in early January 2022.

New Coffee Shop at Santry Cross

A planning application has been made for change of use from vacant unused retail to a coffee shop at a ground floor unit, Santry Cross. Advice and support has been extended to the promoter by the Economic Development Officer.

Vacant DCC units

At the moment, the only DCC owned units available are in the Shangan Neighbourhood Centre.

New barbershop, Unit 4 Santry Way, Coultry

The tenant for the new barbershop is in the process of drafting fit-out plans for Dublin City Architects. Once submitted and approved, contracts can be signed and keys handed over.

Balbutcher Lane/ Hampton Wood Scheme

The new 150m long footpath, on the north side of the western approach to the junction, linking Hampton Wood Drive to the IDA Park was completed in October and financed by the area office.

A review of the junction was carried out by the Ballymun Active Disability Interest Group (BADIG) and they were very supportive of the new measures introduced and raised some items for review. DCC are currently going through the issues raised and will respond in the coming weeks.

DCC has reminded the developer of Hampton Wood Drive of the requirement to install line markings and bollards to improve the visibility at the side road junctions

Silloque Infrastructure Scheme

The new junction with Gateway Crescent opened to traffic on 11th October. It has been positively received but there are on-going issues with vehicles parking on the eastern side of the roadway. Letters and a VMS sign have been used to advise people not to park on this clearway but the issue is continuing so parking enforcement will need to commence. A complaint has also been received about speeding on the roadway. A road safety audit and speed surveys will be carried out next month to assess how the road is working and will provide guidance as to whether additional traffic calming features (e.g. ramps) are required. The gas diversion between Sillogue Way and Owensilla 1 was recently completed by Gas Networks Ireland, which has allowed for the kerbing to commence. Blacktop will be laid in the coming days and the two junctions reopened to traffic on morning of Friday 5th November.

ESB duct works are continuing to allow for the existing substation to be relocated. The ESB will notify residents in advance of any planned outages. The kerbs have been laid for the western footpath of section 3 between Owensilla 1 and Owensilla 2 side roads. The road build up has commenced at this location.

A new temporary car park and footpath was created near Our Lady's Nursery, which has allowed the site fence to be moved out. Preparation work has begun for the installation of the public lighting, ESB ducting and kerbs at this location.

Unforeseen water-main works were required at Owensilla 1 where a previously unmapped water main was discovered. The water main had to be lowered and a hydrant moved. These works were completed last Friday.

There are on-going issues with anti-social behaviour where fencing is regularly damaged and safety signage is being removed. The contractor has installed security cameras and increased the security presence.

As noted previously the Sillogue Gardens works have been pushed back to January 2022, so that the contractor can concentrate on the Sillogue Avenue works.

North City Operational Depot

The construction of the North City Operations Depot is progressing well. A very limited number of queries from local residents have come through the project helpline number and local liaison initiatives are working well.

The Administration and Welfare Building ground floor slab and concrete superstructure for the first floor is substantially complete. Construction of the first floor columns and walls is ongoing. Work on the second floor is set to commence in the coming weeks.

Foundation works are complete for the Stores and Workshops building. Works are continuing on the northern and southern in-situ concrete walls. The steel frame for the stores is substantially complete and work on erecting the steel frame for the Vehicle Garage is due to commence this month. In addition, tanking and casting of the ground floor slab to the Workshops is progressing.

The Multi Storey Car Park steel frame is now complete. Installation of metal decking, reinforcement and slab casting is continuing along with the construction of the vehicle ramp walls. Preparation, drainage and fill to the ground floor of the Multi Storey Car Park is due to commence. Excavation work on the foundations of the Salt Barn is set to commence in the coming weeks.

Construction of the boundary wall will commence in the coming weeks with excavation and construction of foundations starting at the north-west of the site.

Works to form a permanent east side access from St. Margaret's Road is ongoing and the contractor is liaising with Dublin City Council's Traffic Division with regard to finalising junction layout. Dublin City Council's Civil Works contractor is due back to continue laying traffic and fibre cables to ducts outside of the site along the stretch of St. Margaret's Road opposite IKEA and Decathlon at the end of November / start of December (start date to be confirmed). The project remains largely on schedule with completion anticipated in late 2022.

3. Community and Social Development Update

General Community Development

The Ballymun Community and Social Development team have been working with all community groups to ensure that the Small Community Grants 2021 will be with the groups as soon as possible.

Social Inclusion Initiatives

The Ballymun Community and Social Development team have been liaising with local community organisations/groups around initiatives/activities for DCC's Inclusion and Integration Week, which will take place on the week beginning 8th November. They are collaborating on the following initiatives:

- A Diversity Mural, an intergenerational walk, an intergenerational walking football match and an 'Enjoy Tennis Module' for young persons with additional needs: with Trinity Comprehensive and Older Persons Groups.
- An Open Week with the Ballymun Men's Sheds whereby interested parties can visit the new premises in Poppintree Community Centre.
- The launch of a new community group for young persons to promote mental wellness through sports with BRYR.
- Two plays, a lunchtime show and a family cinema outing, with Axis Ballymun.
- An Open Day with Sillogue Neighbourhood Centre.
- Support for the new Play Therapy Programme with Young Ballymun and local Primary schools.
- A Health and Wellness Day for Older Persons with Ballymun Child and Family Resource Centre.



BRYR Arts Project

Meetings are continuing on 'a creative arts project with The Locksmiths, BRYR and Ballymun Community and Social Development team. The young people have come up with a proposal that involves consulting with all young people in the local area through schools and youth services. This will expand the project into next year.

Proposed Memorial Garden

Meetings have continued with the Memorial Garden Committee and to date a draft design has been drawn up for a site in Balcurris Park for consideration. This is a much-needed space for the local residents and it is felt that should it progress that it will be very well supported and looked after while also bringing more people to use the recreational facility in Balcurris Park.

Sports and Wellbeing

The Ballymun Community and Social Development team are continuing to meet with the Ballymun Health and Fitness Group as they grow even more momentum for the future. At present, meetings are taking place around a calendar of events for the coming year. This initiative has been more successful than we could have ever imagined during the Covid 19 period and to date five community initiatives have taken place under this collaborative banner.

The Community and Social Development team were very involved in the Ballymun Fun Run, which took place on Friday the 8th October and incorporated walks and runs for all ages and abilities. This year the festival boasted over 1,000 attendees, was a hugely successful collaborative project between BRYR, Trinity Comprehensive, DCC and many other local agencies, and operated under the banner of Mental Health Awareness Month.

Environmental

The Community and Social Development and Public Domain teams have been continuing to engage with environmental groups and developing new groups and are continuing to collaborate around many community initiatives including the Poppintree laneways project, the Ikea Wall Art Project, Tidy Town Initiatives and the delivery of bulbs to local groups.

4. Economic Development Update

Stimulating Economic Activity

Ballymun 4 business



B4b's network meeting took place on 9th November on Zoom. We welcomed Frank Fitzpatrick who among other businesses has had a successful career in the Rag Trade and was a valued member of the Local Enterprise Office Evaluation Panel. More info and booking: <https://bit.ly/3GK5zMz>
Further info about B4b can be found on www.b4b.ie and info@b4b.ie

Shop Front Enhancement Scheme



Applications for this year are closed and we are concentrating on drawing down the grant. Three of the 11 grants were approved and have been drawn-down. It is planned to roll out the scheme again in 2022 and already a number of businesses have expressed an interest. The Economic Development Officer will be calling into local businesses between now and the end of the year with information. More information: <https://bit.ly/3DgAQEr>

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



A series of blogs, articles and testimonial are being prepared for roll-out on DCC Ballymun Finglas social media platforms as well as partners such as B4b, DNWAP, LEO and StartUp Ballymun. There have been over 75 enquiries dealt with by the Economic Development Officer providing advice and guidance on a range of business matters. From these enquiries there has been 9

mentor assignments approved to date.

All enquiries can be directed to liam.barry@dublincity.ie and applications can be made via the Dublin City Council website: <https://bit.ly/2PO7Y2Z>

Ballymun Job Centre - In-vest IT Apprenticeship Programme

The Economic Development Officer has joined the advisory group for the JP Morgan supported IT apprenticeship programme for young adults. The programme gives participants the opportunity to upskill in software development, web design, network engineering, communications and project development. Participants who complete the programme also benefit from getting 4 weeks work experience and career planning. In-vest 2 is now underway: <https://bmunjob.ie/in-vest-2/>

Work Experience Enterprise (WEE)

The BJC are running a new and innovative IT work experience enterprise to provide individuals from disadvantaged communities in Dublin the opportunity for hands on experience of an IT work environment. The EDO is supporting the pilot with funding towards a co-working space and advising on marketing, branding and employer engagement.

5. Housing Report

Estate Management statistics for October

October	
No of Anti- Social complaints per 1997 act Drug related	6
No of Anti-Social complaints per 1997 act (Not Drug Related)	12
No of other Complaints	4
Total Complaints	22
No of Anti-Social Interviews per 1997 act	15
No of Other Interviews	8
Total Interviews	23

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 Assessment

	October
Assessments	2903 1582 emails/ 585 updates/736 calls
Permissions To Reside	3
Refunds	11
Opening of Accounts	8 (including 2 sole/ 0 successions)
Closing of Accounts	7 (including 0 sole / 0 successions)
Front Counter Calls	See Above
Window Replacements	4

Ballymun Lettings January – October

Allocation Category	Housing List	Transfer List	Older Persons
Bands 2 & 3	18	3	2
Medical	2	4	4
Welfare	0	0	0
Homeless	2	0	3
Travellers	3	0	0
Transfer HAP	0	1	0
De-tenanting	0	1	0
Estate Management	0	1	0
Maintenance	0	1	0

Surrendering Larger	0	7	0
Unable to afford	0	0	0
Succession/Sole	16	4	0
Financial Contribution	0	0	1
Total	41	22	10

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	5
Transfer Bands 2 & 3	3
Transfer HAP	3
Medical	00
Welfare	1
Homeless	
Travellers	1
Total	13

Ballymun Voids

20/6/2021	Type	Date of Vacancy	Status
Balcurris Park East	1 Bed Apt	29/06/2021	Under Repair
Balcurris Park West	2 Bed Apt	29/06/2021	Under Repair
Belclare Terrace	4 Bed House	26/05/2021	Under Repair
Carton Terrace	1 Bed Apt	02/06/2021	Under Repair (CBL)
Coultry Close	1 Bed Apt	21/07/2021	Under Repair
Coultry Close	3 Bed House	29/06/2021	Under Repair
Coultry Drive	3 Bed House	08/02/2021	Under Repair (CBL)
Coultry Gardens	3 Bed House	11/07/2021	Under Repair
Coultry Terrace	2 Bed Apt	20/6/2021	Under Repair
Coultry Terrace	1 Bed Apt	06/05//2021	Under Repair
Cranogue Road	3 Bed House	15/09/2021	Under Repair
Cranogue Road	3 Bed House	06/09/2021	Under Repair
Gateway Mews	3 Bed house	12/06/2021	Under Repair
Longdale Way	2 Bed Apt	28/09/2021	Under Repair
Marewood Drive	2 bed Apt	14/09/2021	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
Sallowood View	1 Bed Apt	14/9/2021	Under Repair
Shangan Crescent	3 Bed House	25/11/2020	Under Repair
Shangan Gardens	2 Bed Apt	25/04/2021	Under Repair
Silloghe Close	2 Bed Apt	11/08/2021	Under Repair
The Plaza	1 Bed Apt	30/9/2021	Under Repair
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

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	02/06/2021	Under Offer
Ard Na Meala	1 Bed	04/07/2021	Under Repair
Ard Na Meala	1 Bed	21/09/2021	Under Repair

6. Other News/Updates

Ballymun Leisure Centre

Current Opening Hours for Ballymun Leisure Centre are:

Monday to Thursday: 8am – 9pm

Friday: 8am – 8pm

Saturday: 10.15 – 5pm

Sunday: 10 – 4 pm

Ballymun Library

Ballymun Library is now open to the public with a 'Browse & Borrow' Service. We are delighted to welcome back our patrons. We continue to provide access to library events via Zoom (lectures, book clubs, class visits) and online services are also provided to the general public. Study spaces can now be used for up to 1.5 hours and Public Pc's are once again available for public use. Daily newspapers are once again available for reference use in the library.

Current Opening Hours for Ballymun Library are:

Monday & Thursday: 1pm – 8pm

Tuesday/Wednesday/Thursday/Friday/Saturday: 10am – 5pm

Ballymun Library staff continue to post blogs, arts and crafts events, videos, and historic photos of the Ballymun area on our Facebook page. If anyone wants to promote any Dublin City Council related initiative then please email details to ballymunlibrary@dublincity.ie and we will share these on our Facebook page: www.facebook.com/BallymunLibrary

Ballymun Library offers an online literacy course, Touch Type Read and Spell (TTRS) for both adults and children. TTRS is designed to benefit students of all ages who experience spelling, reading or writing difficulties. Students with dyslexia or literacy issues have found it helpful. Patrons can contact the library by email and Ballymun Library staff will introduce them to the course and offer support.

Global Action Plan Community Environmental Programme

Community Garden Programme

The Garden has been open to volunteers and community groups every Tuesday 11-1pm and Thursday 11-2pm and on Wednesday evenings from 5:30 - 7:30pm.

There are lots of individual volunteers as well as groups from St. Michael's House, Rosewood and the Central Remedial Clinic.

After a lovely mild start to autumn, work is now underway to prepare the garden for winter. Volunteers are working together to collect leaves, collect materials to be composted, and cover beds.

Fun Halloween events in conjunction with Dublin City Council were held in the garden on Sunday 31st October from 12-3pm. The garden was decorated to create an eerie atmosphere. Funding for the event meant that we were able to give away pumpkins for people to carve and enter our pumpkin carving competition. There was also spooky storytelling by Seán Kiernan and fun and games for all the family. Everyone thoroughly enjoyed the day.



Environmental Education Programme

Wise about Waste Whole School Programme

We are currently planning a whole-school food waste project with the students in Trinity Comprehensive School. Students from the Green Schools Committee, TY and the Sports Scholarship Groups will be learning about food waste, and then take a lead role in designing a whole-school project to monitor waste, spread awareness and tackle food waste in the school. The first information and planning sessions will take place this week.

Young Ballymun, Nature Explorer programme

Our Nature Explorer sessions in partnership with Young Ballymun Talk and Play Toddler Group are going really well. Young Ballymun leaders continue to express their surprise at the high levels of attendance at this group. Parents and children clearly value their time in the garden and the children continue to thrive and develop their curiosity as they develop a strong

relationship with nature. We are confident that this love of being in nature will lay a foundation for future advocacy for the environment. This month we have been enjoying autumn with all its colours, textures and sounds by playing in leaves, carving pumpkins and making playdoh. The children continue to enjoy digging and playing in the muck, finding worms, and splashing in puddles.

This month we started a second Nature Explorer group with families with older children. This is an after-school group, which has just started up with a fun Halloween session held on 28th October. Nine families will attend this session, which will run until the 2nd of December. Many of the children and parents would not have much access to nature and the outdoors or adequate space to play freely.



Jackie O'Reilly
Acting Area Manager- Ballymun