

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

Meeting: 14th December 2021

Item No: 8

Ballymun Area Office Report

- 1. LAP Update**
- 2. Community Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Other News/Updates**

1. Local Area Plan Update

Shopping Centre – Site 1

A short, medium and long-term development strategy is in the process of being drafted following a meeting with Councillors. Footpaths surrounding the site that originally allowed vehicular access will be upgraded in 2022.

(North Quarter) - Site 3

The vacant units continue to be advertised by Smith Butler Estates on Daft:

<https://www.daft.ie/53113341>

New Café - Unit 1 Aspen Building

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 is in regular contact.

Proposed new Gym on Main Street - Unit 2 Aspen Building

Terms have been agreed for a new gym in the Aspen units. A change of use planning application has been submitted to Dublin City Council. The promoter has been receiving support through the Ballymun Finglas Business Advice initiative.

Available 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 10 Shangan Road – PPP Bundle3

A presentation will be made at the meeting in relation to the proposed design. It is anticipated that we will proceed to Part 8 in Q1, 2022.

Site 14 Balbutcher Lane

105 DCC affordable homes are proposed for this site 79 (3beds) 26 (2beds). A detailed presentation in relation to proposed design was presented to Councillors on 2nd December. Clarity is required around the funding available to build same. It is proposed we will be in a position to proceed to Part 8, in Q1 2022.

Site 12 Sillogue Road

101 DCC affordable homes are proposed for this site 66 (3beds) 35 (2beds). A detailed presentation in relation to proposed design was presented to Councillors on 2nd December. Clarity is required around the funding available to build same. It is proposed we will be in a position to proceed to Part 8, in Q1 2022.

Site 19 St Joseph's

Dublin City Council is to issue red line maps to the Approved Housing Body to progress early stage proposals. A pre-planning meeting was held on 22 September 2021. The design team are now working on revised layouts and house typologies.

Site 21 Balbutcher Lane/Belclare View

Planning permission was granted to O Cualann for 12 houses at this location. It is anticipated that the contractor will go to site early 2022.

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

34 of the 37 units are completed. The last 3 houses, numbers 18-20, are completed internally with only the external works to finish. It is anticipated that all works will be completed early December.

Site 25 Parkview

O Cualann submitted planning permission for the 37 Older Persons apartments on 28th October 2021. The site is divided into 2 parts. Having received the Red-Line maps from DCC O Cualann will now renew contact with the residents of Oakwood Road to resolve the boundary dispute. A meeting was arranged with a representative of the residents for Thursday 2nd December 2021. It is anticipated to have this matter resolved in a timely manner and for O Cualann to be in a position to submit a further planning application for houses and crèche in early 2022.

North City Operational Depot

The construction of the North City Operations Depot continues to progress well. Concrete pouring of 2nd floor of administration and welfare building is complete. Rising 3rd floor columns and walls continuing along with floor shuttering. Pre-cast external wall panels to eastern elevation of the ground floor complete and polished concrete columns now in place.

Foundation works for the stores and workshops building are complete. Reinforcement for pad foundations completed and rebar/rising concrete walls progressing. Steel frame for central stores building is nearing completion.

In the multi storey car park steel permanent formwork for in-situ floors is progressing on northern section with concrete floors now poured to all levels south side. Pre-cast concrete support for ramp at ground to first floor complete and formwork being installed for in-situ ramp from ground floor.

Boundary wall foundation excavations have commenced on northern boundary. Works to form a permanent east side access from St. Margaret's Road is now largely complete. Kerbing and base course completed and hoarding being erected in advance of this access becoming the main construction entrance.

Irish Water diversion pipe now in place and final connections completed. Diversion pipe is now live. Excavation work on the foundations of the salt barn is set to commence in the coming weeks. The project remains largely on schedule with completion anticipated in late 2022.

Silloogue Infrastructure Scheme

The road reconstruction works were completed at Silloogue Way and Owensilla 1 and these were re-opened to traffic. The new footpaths on Silloogue Avenue, between Silloogue Way junction and the Nursery, have been constructed. The installation of new kerbs is ongoing between Silloogue Way junction and the Nursery, along with drainage connections from Silloogue Gardens to the main line on Silloogue Avenue.

The ESB will be on site in the coming weeks to erect and commission the new substation beside cul-de-sac 2. Bord Gáis will also be on site to finalise the last of their diversions at Owensilla Terrace. Works will continue between now and Christmas on the footpaths and parking bay/tree pit kerb along Silloogue Avenue. The Contractor will be erecting the new public lighting columns and continuing with the remaining drainage connections from Silloogue Gardens.

It is expected that the Contractor will request a road closure for Silloogue Avenue, near the Silloogue road junction after Christmas. This is required to safely complete the numerous road crossings required for new utilities and to complete the full road reconstruction required where the existing road meets the new. Vehicles will be diverted through Silloogue Way and

Silloogue Park. The road closure will be well advertised in advance and local residents will receive letters advising them of the diversion route.

Parking enforcement has commenced on Gateway Crescent which appears to have improved the issue of illegal parking blocking the traffic lane. A road safety audit will be carried out on this road in the coming weeks, to assess how the road is functioning and will address some local concerns that have been received. A speed survey will also be carried out on this road.

New coffee shop, Santry Cross

Change of use was approved by Dublin City Council on 25th November 2021 for a new coffee shop at Santry Cross. Advice and support has been extended to the promoter by the Economic Development Officer.

New barbershop, Unit 4 Santry Way

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

At the moment, the only other DCC owned units available are in the Shangan Neighbourhood Centre. There were no viewings for these units in November.

2. Community and Social Development Update

General Community Development

The Ballymun Community and Social Development team have attended community development related meetings such as: Trauma Informed Ballymun Steering Group, Food Poverty Working Group, BADIG, Ballymun Tidy Towns, Rediscovery Centre, Axis Ballymun, BRYR Youth Participation Group, Ballymun Child and Family Centre, Ballymun Health and Fitness, Locksmiths Community Arts Project, Community Arts Wall Mural Project.

Social Inclusion Initiatives

The Community Social and Development team collaborated with local community organisations/groups to organise initiatives/activities for DCC's Inclusion and Integration week, which took place (under public safety guidelines) on the week beginning 8th November.

- A Diversity Mural, an intergenerational walk, an intergenerational walking football match and an 'Enjoy Tennis Module' for young persons with additional needs: including Trinity Comprehensive and Older Persons Groups. There was a fantastic turnout for the historical intergenerational walk with 34 students and 15 older persons attending. The intergenerational walking football match and the 'Enjoy Tennis Module' was extremely successful and enjoyed by all attendees.
- An Open Week with the Ballymun Men's Sheds whereby interested parties visited the new premises in Poppintree Community Centre. Local community members visited the new men's shed premises. A bigger event was not feasible due to public safety guidelines.
- The launch of a new community group for young persons to promote mental wellness through sports with BRYR. This group is now well under way and they currently meet on Friday evenings at the all-weather pitch at the back of BRYR. The Community team will continue to support this important mental wellbeing initiative.
- A play, a lunchtime show and a family cinema outing with Axis Ballymun. All of these shows carried themes of social inclusion and were very successful. The one woman theatre production carried the theme of loss of a loved one and human resilience.

The lunchtime show treated the small audience of mainly older persons and members of the travelling community to the amazing singing and storytelling talents of Sharyn Ward (Traditional Singer from the Travelling Community).

- An Open Day, with Sillogue Neighbourhood Centre. This successfully attracted a number of residents seeking to join new groups within the centre.
- Support for the new Play Therapy Programme, with Young Ballymun and local primary schools. This is a very successful and much needed ongoing programme, which is providing support for the most vulnerable young persons from the Ballymun Community.
- A Health and Wellness Day for Older Persons, with Ballymun Child and Family Resource Centre. This event provided small groups of older persons with taster sessions of Yoga, Keep fit and Tai Chi and was a very enjoyable recreational morning for all attendees.



Christmas Initiatives

The Ballymun Community Social Development team are collaborating on the following Christmas initiatives, which are all taking place under current public safety guidelines.

Christmas tree Lighting Ceremony.

A small tree light ceremony took place on 30th November on the Ballymun Plaza. At this seasonal event members of the Northside Sensations Choir joined forces with BRYR Young Ladies Singing Group to sing Christmas Carols and bring and herald in the festive and resilient spirit of the Ballymun Community. At this event, the five nominees of the Lord Mayor's Winter Lights Community Volunteer Initiative were also honoured for their amazing community work over the past year. Nominees were as follows: Dean Scurry (Ballymun Health and Fitness Group), Darren Renehan (DCC Community Call and Setanta), John O'Donoghue (Ballymun Tidy Towns and numerous environmental and community initiatives), Bernie Moore (Environmental and Community Initiatives) and Lana Kurasidze (Ballymun

Active Disability Interest Group). Councillor Noeleen Reilly deputised for the Lord Mayor at this event, which marked the lighting of the fabulous Ballymun Christmas Tree and the new present stack installation.

The Community team also supported the Rediscovery Christmas Fair, the BCFRC Backpack Appeal, the Ballymun Food Poverty Campaign and the Axis Christmas Events along with other local community initiatives.



Additional Community Initiatives/Events

Sports and Wellbeing

The Community team are continuing to support the Ballymun Health and Fitness Group as they grow. This group has been hugely successful in 2020/2021 and will need continued mentoring support in terms of becoming a sustainable initiative. This will involve the development of their committee structure and support with accessing a range of available community funding sources. A number of new community groups have grown in recent months under this extremely successful local community banner, including Ballymun Scouts Group, Ballymun Community Games and Ballymun Table Tennis Group. The Community team are currently supporting the group with their calendar of events/initiatives for 2022.

Environmental

The Community Development and Public Domain teams are continuing to engage with environmental groups, developing new groups and are collaborating around many community initiatives such as:

- Tidy Town Initiatives
- Better Ballymun
- Bulb delivery programme
- Poppintree Laneways Project

3. Economic Development Update



B4b's hosted a business network meeting on 9th November on Zoom. Entrepreneur Frank Fitzpatrick discussed his career in the rag trade and shared his insights in growing a small business. Due to Government recommendations around Covid-19, the Christmas event due to be held in Musgrave Market Place in December has been postponed. It has

been a very active year for B4b running 'Business of the Week' features, campaigns supporting female entrepreneurs and running 10 networking events during the year. Members have been informed of the Dublin City Development Plan Public Consultation. Further information 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. 3 of the 11 approved have 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'



There has been over 80 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>

Money, Grants, Loans for Small Business in Ballymun & Finglas



See blog on funding for local businesses:
<https://bit.ly/3Egh6BS>

Ballymun CoderDojo

CoderDojo will be going back online until the latest Covid-19 restrictions are eased. Saturday 27th November was the final onsite event in 2021. Anthony from BRYR has been helping the Ninjas build a 3D printer over the last few weeks and this will resume once the Dojo resumes in person in 2022.



Trinity Comprehensive Business Breakfast



We attended the Trinity Comprehensive Business Breakfast this week where we got to share information about our business support initiatives such as [Start Up Ballymun](#) and [Ballymun 4 business](#) with the LCVF students. Students were also given a chance to network with local businesses and pick their brains about careers and running a business. It was a great morning.

4. Housing Report

Estate Management statistics for November

November	
No of Anti- Social complaints per 1997 act Drug related	7
No of Anti-Social complaints per 1997 act (Not Drug Related)	4
No of other Complaints	22
Total Complaints	33
No of Anti-Social Interviews per 1997 act	14
No of Other Interviews	9
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	3
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

Rent Assessment

Assessments	3200 1846 emails/ 616 updates/ 738 calls
Permissions To Reside	6
Refunds	9
Opening of Accounts	5 (including 0 sole/ 1 successions)
Closing of Accounts	2 (including 0 sole / 0 successions)
Front Counter Calls	See Above
Window Replacements	2

Ballymun Lettings January – November

Allocation Category	Housing List 2021	Transfer List 2021	Older Persons 2021
Bands 2 & 3	18	3	3
Medical	2	4	4
Welfare			
Homeless	2		3
Travellers	3		
Transfer HAP		2	
De-tenanting		1	
Estate Management		3	
Maintenance		1	
Surrendering Larger		7	
Unable to afford			
Succession/Sole	17	4	
Financial Contribution			1
Total	42	25	11

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	6
Transfer Bands 2 & 3	3
Transfer HAP	3
Medical	
Welfare	1
Homeless	
Travellers	1
Total	14

Ballymun Voids

Address	Type	Date of Vacancy	Status
Balcurris Park East	1 Bed Apt	29/06/2021	Under Nomination
Balcurris Park East	1 Bed Apt	01/11/2021	Under Nomination
Balcurris Park West	2 Bed Apt	29/06/2021	Under Nomination
Carton Way	1 Bed Apt	07/11/201	Under Repair
Coultry Close	3 Bed House	29/06/2021	Under Nomination
Coultry Drive	3 Bed House	08/02/2021	Under Repair (CBL)
Coultry Gardens	3 Bed House	11/07/2021	Under Nomination
Coultry Terrace	1 Bed Apt	06/05//2021	Under Repair
Coultry Way	1 Bed Apt	10/10/2021	Under Repair
Cranogue Road	3 Bed House	15/09/2021	Under Repair
Cranogue Road	3 Bed House	06/09/2021	Under Repair
Forestwood Avenue	2 Bed Apt	24/11/2021	Under Repair
Gateway Mews	3 Bed house	12/06/2021	Under Repair (CBL)
Marewood Drive	2 bed Apt	14/09/2021	Under Repair
Marewood Grove	2 Bed Bungalow	29/06/2021	Under Nomination
Owensilla Terrace	2 Bed Apt	09/06/2021	Under Repair (CBL)
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 (CBL)
Shangan Crescent	3 Bed House	25/11/2020	Under Repair

Shangan Gardens	2 Bed Apt	25/04/2021	Under Repair
Silloge Close	2 Bed Apt	11/08/2021	Under Repair
Silloge Close	1 Bed Apt	16/09/2021	Under Nomination
The Plaza	1 Bed Apt	30/9/2021	Under Nomination
Whiteacre Crescent	2 Bed Apt	13/02/2021	Under Nomination
Whiteacre Crescent	1 Bed Apt	03/08/2021	Under Repair
Whiteacre Crescent	2 Bed Apt	03/10/2021	Under Repair
Whiteacre Place	3 Bed House	05/08/2021	Under Repair
Woodhazel Terrace	3 Bed House	21/07/2021	Under Nomination
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 Nomination
Burren Court	1 Bed	21/07/2021	Under Nomination
Burren Court	1 Bed	10/10/2021	Under Repair
Ard Na Meala	1 Bed	04/07/2021	Under Repair
Ard Na Meala	1 Bed	21/09/2021	Under Repair

5. Other News/Updates

Ballymun Social Regeneration Fund Update

Further to recent confirmation of funding for the Ballymun Social Regeneration Fund for 2022, the application process for new applications for the coming year opened on Monday 29th November. The information and application form are live on the DCC website and the page can be accessed by using the following link:

<https://www.dublincity.ie/residential/improving-my-community/ballymun-social-regeneration-fund-2022>

Applications can only be made online and the application process will remain open until Friday December 17th at 5pm. No applications will be accepted after this date.

Any queries can be sent by email to bmunsocregenfund@dublincity.ie or alternatively the fund Administrator can be contacted on 01-2225714.

Dublin City Development Plan 2022 – 2028

Further to the review of the Dublin City Development Plan and the preparation of the new City Development Plan 2022 to 2028, the public display of a copy of the Draft Plan is now on display in the Ballymun Area Office.

The public consultation commenced on Thursday November 25th. The Draft Plan consists of 7 Volumes: Volume 1 (Written Statement), Volume 2 (Appendices), Volume 3 (Maps) and

Volume 4 (Record of Protected Structures) are what members of the public will be making their submissions on. The remaining Volumes (5 Strategic Environmental Assessment, 6 Appropriate Assessment and 7 Strategic Flood Risk Assessment) are supporting documentation. Volumes 1 and 2 will also be provided in Irish.

The Draft Plan will be on display until the 14th of February 2022. Viewing is by appointment only and members of the public can contact the Ballymun Area Office on 01-2225610 to make an appointment to view the Plan. Submissions or observations can be made up to 4.30pm on this date either online via www.dublincitydevelopmentplan.ie or by post to Development Plan Team, Planning and Property Development Department, Dublin City Council, Wood Quay, Dublin 8.

Ballymun Library

Ballymun Library is open to the public. They 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.

Current Opening Hours:

Mondays/Thursdays: 1pm – 8pm

Tuesdays/Wednesdays/Fridays/Saturdays: 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.

Jackie O'Reilly

Acting Area Manager - Ballymun