



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 18<sup>th</sup> January 2022**

**Item No: 5**

### **Ballymun Area Office Report**

- 1. LAP Update**
- 2. Ballymun Social Regeneration Fund**
- 3. Community Development Update**
- 4. Economic Development Update**
- 5. Housing Report**

## **1. Local Area Plan Update**

### Shopping Centre – Site 1

DCC are considering short-term and interim uses for the shopping centre site while long-term plans are being developed. A short, medium and long-term development strategy is in the process of being drafted. The Planning & Development Department will revert to Councillors in the coming weeks.

### (North Quarter) - Site 3

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

### Café, Aspen Building, Main St.

Fit-out for the new coffee shop in unit 1, Aspen Building is currently under-way. The economic development officer has been supporting them throughout the process and is in regular contact with new business owners.

### Gym, Aspen Building, Main St.

Terms have been agreed for a new gym in the same block of units. A change of use planning application was submitted to DCC in December 2021. The promoter has been receiving support 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 10 Shangan Road – PPP Bundle3

A presentation was made to the December 2021 NWAC in relation to the proposed design. It is anticipated that we will proceed to Part 8 in Q1, 2022.

### Site 14 Balbutcher Lane

In December 2021 a detailed presentation in relation to proposed design was presented to NWA Councillors. 105 DCC affordable homes are proposed for this site 79 (3 beds) 26 (2 beds). 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

In December 2021 a detailed presentation in relation to proposed design was presented to Councillors. 101 DCC affordable homes are proposed for this site 66 (3 beds) 35 (2 beds). 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 in September 2021. The design team are now working on revised layouts and house typologies. Clarification is required in relation to a road realignment referred to in the LAP.

#### Site 21 Balbutcher Lane/Belclare View

Planning permission was granted to O Cualann for 12 houses at this location. Amended contract and land transfer closing documents have been prepared and have been sent to O'Cualann. This will allow O'Cualann to progress the development. O'Cualann have resumed discussions with utility companies. A consultation process will be required between O'Cualann and local residents. It is anticipated that the contractor will go to site early 2022.

#### Site 25 Parkview

A planning application for 36 senior citizens' units was submitted by O'Cualann on 26<sup>th</sup> October 2021 but was declared invalid. O'Cualann have committed to submitting a new application and display the appropriate site notices in January 2022. Following pre-planning consultation with local residents and stakeholders, a planning application for 44 houses and a crèche is proposed for the 2nd plot at this location in 2022. A pre planning meeting is scheduled in January 2022.

#### Site 30 North City Operations Depot

The construction of the North City Operations Depot continues to progress well. The construction site closed on the afternoon of 23<sup>rd</sup> December 2021 for the Christmas holiday period and reopened on 4<sup>th</sup> January 2022.

Works to form a permanent east side access from St. Margaret's Road is complete - kerbing and base course completed and hoarding is erected in advance of this access becoming the main construction entrance.

Concrete pouring of third floor of Administration Building largely completed as is just under 50% of the roof slab. Rising columns and walls continuing along with floor shuttering for the remaining roof level slab. Pre-cast external wall panels to eastern elevation of the ground floor complete and polished concrete columns are in place. 1<sup>ST</sup> Fix Mechanical and electrical installations has commenced on the ground and first floors and blockwork walls are commencing in the coming days.

All concrete to the upper levels of the Multi Storey car park, including ramps, are complete with works to facilitate the ground floor slab, progressing.

Foundation works completed for the Stores and Workshops building. Reinforced concrete walls to workshops are progressing along with internal blockwork on workshop walls. Steel frames for Vehicle Workshop and Central Stores building largely completed. Construction of the central workshop 1<sup>st</sup> floor has commenced.

Attenuation tank south of Administration Building completed. Attenuation tank south of MS Carpark installed and stone backfilling completed. Attenuation tank west of ESB substation installed and stone backfilling completed.

Boundary wall foundations on northern section, west of Central Stores building, are progressing

Excavation work on the foundations of the Salt Barn has commenced. The Civic Amenity Site Office not yet commenced. The project remains largely on schedule with completion anticipated in late 2022.

#### New Coffee shop, Santry Cross

Change of use was approved by DCC on 25<sup>th</sup> November 2021 for a new coffee shop at Santry Cross. Fit-out works have commenced. Advice and support has been given to the business by the economic development officer.

#### Vacant DCC units

### New barbershop, Unit 4 Santry Way, Coultrey

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 December

### Silloge Infrastructure Scheme

The old ESB substation has been decommissioned and removed at Silloge Way to make way for the new road alignment, with a new substation installed and commissioned on the opposite side of the road. The new public Lighting poles have been erected along Silloge Avenue and the surface water works alongside the crèche have commenced. The gas diversion required at Owensilla Terrace was also completed before the Christmas break. Excavations have started for the off-road section of the new road alignment adjacent to Silloge Road.

In January the ESB Networks will return to site to complete the cabling works for the new substation, followed by adjustments to the Eir and gas networks. Drainage works will continue for the new gully connections and cabling of the new Public lighting poles will commence. The old and temporary public lighting poles at the Gateway Crescent junction will be replaced with new poles. The new tree pits along Silloge Avenue will be constructed. The Contractor has applied for a road closure for part of Silloge Avenue to allow the main road construction in this area to be safely completed. The road will be closed from its junction with Silloge Road to past the Silloge Green junction, for approx. 6 weeks. Access to Silloge Avenue will be provided via the Silloge Green/Silloge Road junction and vehicular access will be maintained to all of Silloge Gardens. It is expected that the road closure will commence on 19<sup>th</sup> January, separate notifications will be circulated on this once the final details have been agreed.

Work had been expected to commence in Silloge Gardens in January but unfortunately the programme has encountered delays. The Contractor has committed to increasing resources but it is looking like it will be the end of March before the main works will commence within Silloge Gardens.

A consultant has been appointed to carry out a Road Safety Audit on Gateway Crescent, this will be carried out in January. Traffic speed checks will also be carried out this month.

## **2. Ballymun Social Regeneration Fund Update**

Applications for the 2022 Ballymun Social Regeneration Funding closed on December 17<sup>th</sup> at 5pm. 17 applications in total were received this year. The total amount of funding applied for was €1,968,900, which is €268,900 over the allocated budget of €1.7m.

The Assessment Panel will meet three times in January to review all applications received, and all applicants will be notified accordingly. A further verbal update will be provided at the meeting.

## **3. Community and Social Development Update**

### General Community Development

The Community and Social Development Team are currently planning with regard to activities and programmes for 2022. The team members continue to remain committed to keeping in contact with local community group members and to offer any assistance as

required. The 2021 Community and Social Development Grants will be paid to groups in the near future.

## **Social Inclusion**

### Ballymun Men's Sheds

The Community Team are continuing to provide support and advice to the Ballymun Men's Shed Committee members. The committee are currently meeting at their new premises in Poppintree Community Centre every Thursday morning and are attending various trainings to allow them open up safely to the general public in the near future. The recent installation of a stair lift during December will greatly aid the members of the group and increase accessibility. 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 the Finglas Men's Shed.

### Community Walk in Poppintree Park

The weekly community walk in Poppintree has been very successful since we started it in May 2021 with up to 40 attendees each week. We had an enjoyable Christmas themed walk in December with everyone wearing their Santy Hats. A number of the attendees have also joined a flower arranging course at Silloge Neighbourhood Centre. There is great potential to grow the group and to link further with additional health, wellbeing, recreational and educational initiatives. The community walk recommenced on the 13<sup>th</sup> January.



### Christmas Initiatives

The Ballymun Community Team collaborated on a number of Christmas initiatives at the end of 2021:

As part of the Lord Mayor's Winter Lights Campaign, the Community and Public Domain teams nominated five well deserving local community volunteers to be photographed and the corresponding image projected onto the sails at Smithfield for the Christmas season in recognition of their dedication commitment and invaluable contribution to our Community.

A small tree lighting ceremony was held on the 30<sup>th</sup> November on the Ballymun Plaza where we were joined by members of the Northside Sensations Choir and BRYR Young Ladies Singing Group to sing Christmas Carols. At this event, the five nominees of the Lord Mayor's Winter Lights Community Volunteer initiative were also honoured for the amazing community work over the past year. Councillor Noeleen Reilly deputised for the Lord Mayor at this event.

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

#### Community Art Initiative

The Community Team and Public Domain team collaborated on a community art project, to enhance the wall on St. Margaret's Road (opposite IKEA). This project commenced on the 10<sup>th</sup> December and was a great success. We have received a lot of positive feedback in respect of same.

#### **Additional Community Initiatives/Events**

#### Sports and Wellbeing

The Ballymun CSD Team are continuing to support the Ballymun Health and Fitness Group as they grow. At present meetings are taking place around a calendar of events for the coming year. This group has been hugely successful in 2020/2021 and a number of new community groups are growing in recent months under this extremely successful local community banner, including Ballymun Scouts Group, Ballymun Community Games and Ballymun Table Tennis Group. The team will continue to support the group with their calendar of events/initiatives for 2022.

#### Environmental

The Community Development and Public Domain (CDPD) teams are continuing to collaborate around many community initiatives including: Tidy Town Initiatives, Better Ballymun, bulb delivery programme, Poppintree Laneways Project.

The CDPD teams will continue to engage and work with environmental groups, and to develop and encourage new groups in 2022. At present, there are more than 50 environmental groups registered on our database and we will endeavour to give them any assistance required during 2022.

#### **4. Economic Development Update**



On December 9<sup>th</sup> Musgrave Market Place hosted the B4b's annual Christmas event.

Unfortunately due to Covid-19 restriction this was not a normal networking event and



members were invited to shop and avail of special discounts.

Goodie bags were gifted to everyone who attended, compliments of Nan's Super Valu. Membership of B4b now stands at over 80 members. Further info about B4b can be found on [www.b4b.ie](http://www.b4b.ie) and [info@b4b.ie](mailto:info@b4b.ie)



### Shop front enhancement scheme



The shop-front improvement grant will be made available again in 2022 and we have received 2 applications already which will be processed once the scheme is announced. The scheme will allow street facing businesses in Ballymun and Finglas apply for up to €3,000 to upgrade the front of their shop. For more detailed information: <https://bit.ly/3DgAQEr>

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



There has been over 90 enquiries dealt with by the economic development officer providing advice and guidance on a range of business matters. From these enquiries there has been 11 mentor assignments approved to date. It is planned to offer business support to the successful Social Regeneration Fund applicants and we have begun to develop this with a ‘pilot

mentor assignment’ with the Ballymun Child & Family Resource Centre.

All enquiries can on the Ballymun Finglas BAS can be directed to [liam.barry@dublincity.ie](mailto:liam.barry@dublincity.ie) and applications can be made via the Dublin City Council website: <https://bit.ly/2PO7Y2Z>

### Ballymun CoderDojo

The CoderDojo went back online in December 2021 and will continue to do so for the foreseeable future. Attendances averaged over 20 children each week and remain hugely popular with the parents and children. During 2021 a former ninja, Katie now a TY student was one of only 25 students accepted onto the Trinity College Coding Plus Programme.



## 5. Housing Report

### Estate Management statistics

| <b>December 2021</b>   |           |
|--|-----------|
| No of Anti- Social complaints per 1997 act Drug related      | 5         |
| No of Anti-Social complaints per 1997 act (Not Drug Related) | 8         |
| No of other Complaints                                       | 7         |
| <b>Total Complaints</b>                                      | <b>20</b> |
| No of Anti-Social Interviews per 1997 act                    | 10        |
| No of Other Interviews                                       | 9         |
| <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                  | 3         |
| No of Court Orders Granted                                   | 0         |
| No of Appeals / Judicial Reviews Challenges                  | 0         |
| No of Warrants executed (Evictions)                          | 0         |

### Rent Assessment – December

|                              | <b>December 2021</b>                       |
|------------------------------|--|
| <b>Assessments</b>           | 1835<br>984 emails/ 376 updates/ 475 calls |
| <b>Permissions To Reside</b> | 2  |
|                              |  |



|                            |   |
|----------------------------|---|
| <b>Refunds</b>             | 7                                       |
| <b>Opening of Accounts</b> | 7<br>(including 0 sole/ 0 successions)  |
| <b>Closing of Accounts</b> | 6<br>(including 0 sole / 0 successions) |
| <b>Front Counter Calls</b> | See Above                               |
| <b>Window Replacements</b> | 3                                       |

**Ballymun Lettings January – December 2021**

| <b>Allocation Category</b> | <b>Housing List<br/>2021</b> | <b>Transfer List<br/>2021</b> | <b>Older Persons<br/>2021</b> |
|----------------------------|------------------------------|-------------------------------|-------------------------------|
| Bands 2 & 3                | 22                           | 3                             | 3                             |
| Medical                    | 2                            | 4                             | 5                             |
| Welfare                    | 0                            | 0                             | 0                             |
| Homeless                   | 3                            | 0                             | 3                             |
| Travellers                 | 3                            | 0                             | 0                             |
| Transfer HAP               | 0                            | 2                             | 0                             |
| De-tenanting               | 0                            | 1                             | 0                             |
| Estate Management          | 0                            | 5                             | 0                             |
| Maintenance                | 0                            | 1                             | 0                             |
| Surrendering Larger        | 0                            | 7                             | 0                             |
| Unable to afford           | 0                            | 0                             | 0                             |
| Succession/Sole            | 17                           | 5                             | 0                             |
| Financial Contribution     | 0                            | 0                             | 1                             |
| Inter Transfer             | 0                            | 1                             | 0                             |
|                            | 0                            | 0                             | 0                             |
| <b>Total</b>               | <b>47</b>                    | <b>29</b>                     | <b>12</b>                     |

Choice Based Lettings - December

| <b>Allocation Category</b> |           |
|----------------------------|-----------|
| Housing Bands 2 & 3        | 7         |
| Transfer Bands 2 & 3       | 6         |
| Transfer HAP               | 4         |
| Medical                    | 0         |
| Welfare                    | 2         |
| Homeless                   | 0         |
| Travellers                 | 1         |
|                            | 0         |
| <b>Total</b>               | <b>20</b> |

Ballymun Voids - December

| <b>Address</b>      | <b>Type</b> | <b>Date of Vacancy</b> | <b>Status</b>    |
|---------------------|-------------|------------------------|------------------|
| Balcarris Park East | 1 Bed Apt   | 01/11/2021             | Under Nomination |
| Carton Way          | 1 Bed Apt   | 07/11/201              | Under Repair     |
| 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     |
| Hollytree Terrace   | 2 Bed Apt   | 24/10/2021             | Under Repair     |
| Longdale Way        | 2 Bed Apt   | 02/12/2021             | Under Repair     |
| Marewood Drive      | 2 bed Apt   | 14/09/2021             | Under Repair     |
| Poppintree Parade   | 2 Bed Apt   | 16/12/2020             | Under Repair     |

|                    |           |            |                  |
|--------------------|-----------|------------|------------------|
| Poppintree Parade  | 1 Bed Apt | 08/07/2021 | 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 |
| Silloge Park       | 1 Bed Apt | 02/12/2021 | Under Repair     |
| Silloge Park       | 3 Bed Apt | 30/11/2021 | Under Repair     |
| Whiteacre Crescent | 1 Bed Apt | 03/08/2021 | Under Repair     |
| Whiteacre Crescent | 2 Bed Apt | 03/10/2021 | Under Repair     |
| Woodhazel Terrace  | 2 Bed Apt | 23/05/2021 | Under Nomination |

Older Persons Units – December

| <b>Address</b>    | <b>Type</b> | <b>Date of Vacancy</b> | <b>Status</b>    |
|-------------------|-------------|------------------------|------------------|
| Burren Court      | 1 Bed       | 27/01/2021             | 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     |
| Sandyhill Gardens | 1 Bed       | 08/12/2021             | Under Repair     |

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