

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

Meeting: 15th March 2022

Item No: 8

Ballymun Area Office Report

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

1. Local Area Plan Update

Shopping Centre – Site 1

The LAP implementation team met with the local councillors in October 2021 and February 2022 to agree a strategy for the shopping centre site. The site could be divided into 2 - 1A and 1B. DCC will seek expressions of interest for delivery of short-term / temporary uses for site 1A. In terms of site 1B, it was agreed to seek permanent delivery of this site for housing and commercial development. It was agreed to conduct a 'market soundings' exercise on site 1B to test the market prior to seeking expressions of interest.

(North Quarter) - Site 3

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

Ren's Deli, Aspen Building, Main Street

Ren's Deli opened for business in February. The deli has been very well received and is doing very well. The owner Darren was supported by the Economic Development Officer throughout the process and was approved a shop-front improvement grant last year.



Gym, Aspen Building, Main Street

Terms have been agreed for a new gym in the same block of units. It was previously reported that a Change of Use Planning Application was submitted to DCC in December 2021. However, the application has not been submitted yet as the promoter was waiting to receive a letter of approval from the landlord. This has now been received and the planning application is imminent.

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>

Units 2 and 3 Santry Way, Coultry

Planning & Development have arrangements in the pipeline for these units, a further update will be provided in due course. Disposal of these units was approved at previous committee meetings.

Shangan Neighbourhood Centre

The only other DCC owned units available are in the Shangan Neighbourhood Centre. There are three units available to rent ranging in size from 89 sqm to 156 sqm. The units have been advertised on Daft. To date there is one expression of interest in the large unit

and three viewings lined up for early March. The ad has been view over 1000 times with seven enquiries to date. The ad can be viewed here: <https://bit.ly/3vxN2jt>

PPP Bundle 3 and proposed Bundle 4

Site 10 Shangan Road – PPP Bundle3

There are 93 proposed units for Social Housing (20units – 10 General needs / 10 medical) and Senior Citizens (73 units). A Part 8 is being prepared. A presentation/ initial consultation was made to residents, community groups and stakeholders following a leaflet drop on 23rd February. The project team will follow up on items raised.

Site 5, 15, 16, 17 and 18

The housing team presented a brief proposal to the Department in January in relation to site's 5 and 18 being considered under the PPP Bundle 4. Site 15, 16 and 17 were subsequently explored as part of this bundle. The team have received agreement in principle that the sites are suitable for Bundle 4 PPP, preparations are being made to progress same. Planning & Development have outlined the requirements for these sites in accordance with the LAP.

Affordable Housing Sites

Site 12 Sillogue Road

Part 8 is being prepared for 101 Affordable Housing units.

Site 14 Balbutcher Lane

Part 8 is being prepared for 105 Affordable Housing units.

Site 19 – St. Joseph's

Pre planning meeting held in February 2022 regarding Senior Citizens Units and Affordable Housing with an approved housing body.

Site 21 – Balbutcher Lane / Belclare View

Update requested from O'Cualann for start date for this development consisting of 11/12 Affordable Housing units.

Site 25 – Parkview

Planning application received for 36 Senior Citizens units. Plans for affordable housing units are being developed as part of phase 2 of this site.

Sites identified by Housing for Expressions of Interest

Site 6 – Coultry Road/ Main Street

This site is proposed for Cost Rental units. Information on Cost Rental Equity Loan funding has not been supplied by Central Government to the AHB sector. The Area Committee will be updated when this is information available.

Site 8 – Main Street

Currently being considered for Expression of Interest.

Site 9 - Coultry Road

Empower the Family (ETF) presented an initial proposal for part of this site for supported student accommodation to an Area Committee. The concept was accepted, however, Councillors raised some concerns and requested additional supporting data. The DCC Housing team recently held a meeting with ETF, they are assessing needs and investigating

funding requirements. The Area Committee will be updated once there is clarity in relation to this.

Site 11 – Sillogue Avenue

The infrastructure works and upgrading of utilities are on-going at this location. DCC Housing is preparing Expression of Interest for the site.

Site 13 – Sillogue Road

DCC Housing is preparing Expression of Interest for the site.

Site 30 – North City Operations Depot

The construction of the North City Operations Depot continues to progress well.

The permanent east side access is in use by the Contractor as the main construction access. Works to the northern access (opposite IKEA / Decathlon) is due to commence in the coming weeks following receipt of the Road Opening Licence from Fingal County Council.

Works are continuing on the Administration and Welfare Building at roof level. External insulation to walls is progressing well at all levels and Techcrete polished concrete panel installation is continuing on all facades. Curtain walling has commenced to the roof lights and the South elevation of the building. Internal blockwork partition walls continuing on all floors along with 1st fix Mechanical and Electrical installations fixed to the underside of floor slabs for ceiling void services.

Steel permanent formwork for in-situ floors in the Multi Storey Car Park is complete with concrete floors poured to all levels. The ground floor ramp is now poured, ground floor drainage installed and rising walls to sub-station and plant room continuing and prep work for the ground floor slab is underway. The external precast concrete panels are now being installed.

Central Stores steel frame is complete and external precast walls are being installed. Internal block partitions are being constructed for staircases, offices and welfare areas.

The Workshops ground floor in-situ concrete walls are complete and the concrete mezzanine floor is c.80% complete. Works on the steel frame of the workshops mezzanine floor has now commenced. Internal blockwork partition walls to Workshops is continuing.

Boundary wall foundation works continue to progress well and installation of permanent boundary wall panels will commence at the northwest end of the site this week and will continue from there around to the southern boundary.

Drainage works are now continuing on the west side, central zone and east side of the site. Underground services have now commenced on all zones. Salt barn foundations have been poured and rebar installed for reinforced concrete perimeter walls with the first concrete wall pour commencing this week.

Foundations and substructure works have commenced on the Civic Amenity Site Office. The project remains largely on schedule with completion anticipated in late 2022.

Administration Building



Central Stores



Salt Barn



Silloque Infrastructure Scheme

Silloque Road/Silloque Avenue Junction

New ducting has been installed across this junction to facilitate the proposed signalised pedestrian crossing. A new footpath was constructed at the south side of the road, complete with additional 'pencil' bollards to prevent cars parking on the footpath adjacent to Holy Spirit School. New ducting has also been installed for the new public lighting poles required at this location.

Silloque Avenue

A road closure has been in place for the past month and the Contractor has now completed all the necessary utility diversions underneath the new road alignment. The new drainage connections from Silloque Gardens have also been completed. The kerbing has been installed along most of this section of carriageway and footpath construction is on-going.

Silloque Gardens

Pest control works were carried out at the end of January, in advance of any works on the drainage network. A separate work crew have commenced on the roadway adjacent to Our Lady's Nursery, installing new surface water drainage manholes and pipework.

There was one anti-social incident this month where 5 fencing panels were destroyed beyond repair.

Gateway Crescent

Works are complete at this location but illegal parking is continuing along the eastern side of the road, near the Silloque Road junction, forcing traffic into the middle of the road. The Parking Enforcement Unit have been advised and will monitor this area.

Upcoming Works

The Contractor has been granted an extension to the road closure to allow the remaining footpaths to be constructed in one phase, this will now run until 11th March.

The remaining traffic infrastructure will be installed at the Silloque Road junction and the adjacent area will be graded off and reseeded. Works will continue constructing the footpaths along Silloque Avenue and the first half of the new road will be constructed before the reopening. The adjacent grassed areas will be re-graded and re-seeded.

The drainage network upgrade works will continue in Silloque Gardens, followed by roadway and footpaths reconstruction. New signage is currently being designed for each of the entrances to Silloque Gardens, which will include the house numbers. An ornamental sign is also planned for the Silloque Gardens area.

2. Community and Social Development Update

General

Local community groups are currently receiving the Community grants for 2021. Information on the latest round of LCDC Community Enhancement Funding will be distributed to local community organisations.

Social Inclusion

Youth Participation Group

A number of meetings have taken place with the Youth Participation Group in Ballymun Regional Youth Resource. The Community and Social Development Section (CSDS) are

mentoring this group of young people and supporting them to consult with all groups of a younger age within the service in relation to local community and environmental related issues in order to provide a feedback loop to relevant DCC Forum structures.

Reflective Garden

The CSDS are currently working with the newly established local memorial garden committee and Parks Department to come up with an agreed design for a reflective garden to be located in Balcurris Park. At present, the group are being supported to visit other planted community gardens within North Dublin in order to assist the design. Funding has been identified under the 2022 Slaintecare Fund to progress same.

Additional Community Initiatives/Events

Otherworld Festival 2022



The team organised a meeting in order to establish a new working group for the Otherworld Festival in order to re-establish the festival as one of North Dublin's premier Halloween Festivals. This was an extremely successful event, with over twenty people in attendance, made up of local residents, members of local community projects, and organisations. In particular, we were very happy to have a number of very motivated young people in attendance who are willing to come on board and bring the ideas and views of this very important cohort to the table. Visual Notes were taken at this meeting which overall was an exciting creative experience and beginning to Otherworld 2022.

Sports and Wellbeing Initiative

The CSDS are continuing to support the Ballymun Health and Fitness Festival Group both to expand the range of their activities, to access funding resources and to better develop their committee structures. They are attending ongoing meetings and collaborating on a number of exciting upcoming community initiatives with the Ballymun Health and Fitness Group which include:

- The inaugural Ballymun Triathlon (July 2nd)
- Community Games (every Saturday in Trinity Comprehensive)
- Skills Fest (May B/H Weekend Ballymun United)
- Mun Fun Run (4th-5th May)



Fairtrade Fortnight – 22nd February - 6th March

The Community and Social Development team are supporting the continued success of the Ballymun Fairtrade working group and collaborated on a number of local Fairtrade Information Initiatives over Fairtrade Fortnight 22nd February - 6th March which included: two Coffee mornings and information sessions in local centres and five Fairtrade related talks for young people in Axis Ballymun on Better Ballymun Day 4th March.

Better Ballymun Acton Day – 4th March

As part of Better Ballymun Action, the Community and Social Development team will be linking in with local environmental groups and carrying out a survey in the Shangan Park Area to ascertain whether local people are willing to come on board to enhance the Park.

International Women's Day – 8th March



The CSDS are collaborating on an important and interesting community initiative with BRYR young women's group, which will develop a documentary centred on the experiences of Ballymun Women of all ages, to include the themes of resilience and survival during and post the recent Covid 19 pandemic. The documentary will be launched in BRYR on International Women's Day 8th March. As part of the project, the Community and Social Development team worked with a local photographer to visually document the community conversations between women. We intend to develop an exhibition from these photographs that will be displayed in different venues during the year.

3. Economic Development Update

Stimulating Economic Activity



B4b has had three steering committee meetings this year, a calendar of events has been agreed for the year. Their AGM will take place on 28th March followed by a networking event in the Council Chamber, Civic Centre. B4b is 5 years old this year and it is planned to have a celebratory expo and BBQ. Further details to follow. We have welcomed four new members this year.

Further info about B4b can be found on www.b4b.ie and info@b4b.ie

Shop-front enhancement scheme



Ballymun Area Office are now taking applications for 2022 for the shop-front improvement grant. The deadline for applications is **Friday 27th May**. The scheme will allow independently owned 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/3lDBJtQ>

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



The Business Advice Service will be available for Ballymun and Finglas based businesses throughout 2022. There was one mentor assignment in January for the Poppintree Youth Project. All enquiries on the Ballymun Finglas BAS can be directed to liam.barry@dublincity.ie and applications can be made via the Dublin City Council website: <https://bit.ly/2PO7Y2Z>

Ballymun CoderDojo

CoderDojo has recommenced holding their Dojo's in the Ballymun Child and Family Resource Centre. On average 20 kids are attending the Dojo on a weekly basis. The Ballymun Coder Dojo received support through the Social Regeneration Funding.

Trinity Comprehensive business networking breakfast

We recently attended a business networking breakfast in Trinity Comprehensive. A number of local business were invited to network and enjoy a hot breakfast in recognition for their support of the Transition Year work placement programme. The event was a collaboration between Trinity Comprehensive and Dublin City Council. We hope to run more of these events. The Local Enterprise Office was also in attendance to provide information on business supports and Enterprise Week which takes place from 7th to 12th March.



4. Housing Report

Rent Assessment – February

Assessments	Total 3420 1639 emails/ 1022 updates/ 759 calls
Permissions To Reside	10
Refunds	9
Opening of Accounts	7 (including 1 sole/ 0 successions)
Closing of Accounts	4 (including 0 sole / 0 successions)
Front Counter Calls	See Above
Window Replacements	5

Estate Management – February

No of Anti- Social complaints per 1997 act Drug related	5
No of Anti-Social complaints per 1997 act (Not Drug Related)	10
No of other Complaints	8
Total Complaints	23
No of Anti-Social Interviews per 1997 act	10
No of Other Interviews	8
Total Interviews	18
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	1
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

Ballymun Lettings January -February

Allocation Category	Housing List 2022	Transfer List 2022	Older Persons 2022
Bands 2 & 3	0	0	0
Medical	0	0	2
Welfare	0	0	0
Homeless	0	0	0
Travellers	0	0	0
Transfer HAP	0	0	0
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession/Sole	4	0	0
Transfer	0	0	1
Inter-transfer	0	1	0
Total	4	1	3

Choice Based Lettings – February

Allocation Category	
Housing Bands 2 & 3	4
Transfer Bands 2 & 3	0
Transfer HAP	0
Medical	0
Welfare	0
Homeless	0
Travellers	0
Total	4

Ballymun Voids

Address	Type	Date of Vacancy	Status
Balcurris Park East	1 Bed Apt	01/11/2021	Under Nomination
Barnwall Gardens	2 Bed Apt	19/12/2021	Under Repair
Belclare Drive	2 Bed Bungalow	21/01/2022	Under Repair
Carton Way	1 Bed Apt	07/11/2022	Under Repair
Coultry Close	3 Bed House	01/02/2022	Under Repair
Coultry Gardens	3 Bed House	11/07/2021	Under Nomination
Coultry Terrace	1 Bed Apt	06/05/2021	Under Repair
Coultry Terrace	3 Bed Apt	12/12/2021	Under Repair
Coultry Way	1 Bed Apt	10/10/2021	Under Repair
Cranogue Road	4 Bed House	15/09/2021	Under Repair
Cranogue Road	3 Bed House	06/09/2021	Under Nomination
Forestwood Avenue	2 Bed Apt	14/01/2022	Under Repair
Forestwood Avenue	2 Bed Apt	22/01/2022	Under Nomination
Forestwood Avenue	3 Bed Apt	11/02/2022	Under Repair
Hollytree Terrace	2 Bed Apt	06/02/2022	Under Nomination
Longdale Way	2 Bed Apt	02/12/2021	Under Repair
Marewood Crescent	1 Bed Apt	19/12/2021	Under Repair
Marewood Drive	2 bed Apt	14/09/2021	Under Nomination
Marewood Drive	2 Bed Apt	10/02/2022	Under Repair
Sandyhill Terrace	1 Bed Apt	02/04/2022	Under Repair
Silloge Close	2 Bed Apt	11/08/2021	Under Repair
Silloge Close	1 Bed Apt	04/02/2022	Under Repair
Silloge Park	3 Bed Apt	05/12/2021	Under Repair
Silloge Park	2 Bed Apt	19/01/2022	Under Nomination
Silloge Park	2 Bed Apt	19/01/2022	Under Nomination
St Margaret's Road	2 Bed Apt	25/01/2022	Under Nomination
Whiteacre Crescent	1 Bed Apt	03/08/2021	Under Repair
Whiteacre Crescent	2 Bed Apt	03/10/2021	Under Nomination
Woodhazel Terrace	2 Bed Apt	26/01/2022	Under Repair

Older Persons Units

Address	Type	Date of Vacancy	Status
Burren Court	1 Bed	10/10/2021	Under Repair
Burren Court	1 Bed	16/01/2022	Under Repair
Sandyhill Gardens	1 Bed	08/12/2021	Under Repair

5. AOB

Ballymun Library

Ballymun Library is open to the public. The wearing of masks is no longer mandatory in Dublin City Libraries (effective from 28th February). The branch is prepared for an expected return to pre-Lockdown opening hours and the resumption of meetings and events in the library in March.

Current Opening Hours for Ballymun Library are:

- Mondays/Thursdays: 1pm – 8pm
- Tuesdays/Wednesdays/Thursdays/Fridays/Saturdays: 10am – 5pm

Ballymun Library Events March 2022

Non Regular or Regular Events	Event Category	Event Title	Suitable Audience	Date and Time
Regular	Book Club	The Irish Revolution Book Club with James Curry (DCC NW Area Historian-in-Residence). This new book club will meet fortnightly.	Adults	Tuesday 1st March, 15th March, 29th March 1pm.
Regular	Book Club	Crime Book Club: The Holiday by David T.M. Logan	Adults	Wednesday 30th March, 12pm
Non Regular	Children's Event	St. Patrick's Day Crafts with Ciara (online via Ballymun Library Facebook)	Children aged 3-12	From 15th March
Non Regular	Children's Event	Children's Colouring Competition: Design Your Own Easter Egg	Children aged 3-12	Closing entries due by 9th April
Regular	Book Club	Monday Evening Book Club	Adult	Monday, 28th March 6.30pm

Jackie O'Reilly

Area Manager - Ballymun