

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

Meeting: 19th April 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

A draft development strategy for site 1 was presented to the April City Council meeting. As previously outlined and discussed in detail it is proposed to split the site in two and seek expressions of interest for temporary uses such as markets and fairs on site 1A (facing Main St.) and permanent delivery of mixed use developments on site 1B.

(North Quarter) - Site 3

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

<https://www.daft.ie/53113341>. Talks are ongoing with a tenant for one of the units in the Aspen building. No further info is available.

Ren's Deli, Aspen Building, Main Street

Ren's Deli opened for business in February and is still doing very well. They are now providing a delivery service. They will continue to receive the support of the Economic Development Officer as needed.

Gym, Aspen Building, Main Street

The Change of Use planning application for the new gym has been submitted and planning notice displayed.

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>. BNP are in talks with a public body for this office space, no further information is available at the moment.

New Coffee shop, Santry Cross

Fit-out for the new coffee shop at Santry Cross is currently under-way. No opening date is available yet.

Vacant DCC units

New barbershop, Unit 4 Santry Way, Coultry

Drawings have been submitted to City Architects which have been approved. The Fire Certificate application is now pending.

Units 2 and 3 Santry Way, Coultry

Planning & Development have provisional agreements in the pipeline for these units, a further update will be provided in due course. Disposal of these units to John Darling was approved at previous committee meetings. We await to hear what is planned for the units.

Shangan Neighbourhood Centre

To date there are 2 expressions of interest in the large unit and 1 expression of interest in all three. There are further viewings lined up for April. The ad has been viewed over 1900 times with 11 enquiries to date. The ad can be viewed here: <https://bit.ly/3vxN2jt>

PPP Sites

Site 10 – Shangan Road

This site is proposed for 93 Units for Social Housing and Senior Citizens. Part 8 being prepared for submission in late April. A presentation was made to residential and community groups on 23rd February.

Affordable Housing Sites

Site 12 - Sillogue Road

Part 8 is being prepared for 101 Affordable Units.

Site 19 – St. Joseph's

Pre-planning meetings were held in February and March 2022 regarding this site. DCC have to provide a red line boundary map then Ó Cualann can prepare plans in relation to the site.

Site 21 – Balbutcher Lane / Belclare View

An update has been requested from O'Cualann re start date for this development.

Site 22 & 23 – Oileáin na Crannóige (1 – 37)

All 37 houses are now occupied. Ó Cualann are completing the final external works.

Site 25 – Parkview

Further Information has been requested by Planning for the Senior Citizens' application submitted on 14th January 2022. Proposals are being developed by O Cualann for the Affordable element as part of phase 2.

Cost Rental

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 available.

Site 9 - Coultry Road

Empower the Family are preparing an application to investigate their eligibility for CALF funding. DCC Housing are liaising with them in relation to this.

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) have commenced. New traffic lights installations to be agreed between Dublin City Council and Fingal County Council. The Contractor is currently working around the existing traffic lights which will remain operational. The Contractor is liaising with Fingal County Council to relocate an existing public light.

Works are continuing on the Administration and Welfare Building at roof level to form plant areas, upstands, screening and roof light-wells. External insulation to walls is continuing and Techcrete polished concrete panel installation is due to be completed before Easter. Curtain walling continues to the South and East elevations of the building.

Works to install the external precast concrete panels are continuing in the Multi Storey Car Park and pouring of the ground floor slab is currently in progress.

Central Stores mezzanine steel frame is complete. Above ground external precast walls are being installed. The sheeting rails for the external metal cladding to the roof and walls has commenced with roofing and cladding works due to commence shortly.

Internal blockwork partition walls to the Workshops is continuing. The sheeting rails for the external metal cladding to the roof and walls has commenced. Above ground external precast walls are being installed.

Installation of the Northern section of boundary wall panels is continuing and the foundations for the curved section and part of the southern section have now commenced.

Salt barn foundations, concrete retaining walls and floor slab are complete and the glulam timber frame is in production.

Foundations have been excavated and poured for the Civic Amenity Site Office. The external block walls will be constructed in the coming week.

The project remains largely on schedule with completion anticipated in late 2022.

Silloogue Infrastructure Scheme

Silloogue Road/Silloogue Avenue Junction

The resurfacing works on Silloogue Road are now complete. Traffic cabinets have been erected at the Silloogue Road/Silloogue Avenue junction to accommodate the new signalised pedestrian crossing. Almost 200m of new roadway has been constructed along Silloogue Avenue and has now been re-opened to traffic. All service diversions and footpaths in this area are also complete. Work continued on constructing new footpaths and tree pits south of this area and on the construction of the new road along this section. New footpaths are being constructed at the junctions with Owensilla Terrace and the other side roads to the west of the road. The large stockpiles of soil at the southern end of the road are being removed. Work is continuing on the installation of the new surface water and foul drainage network in Silloogue Gardens. Works are currently focused on the roadway by the side of Our Lady's Nursery. This work is complicated and slow because the existing networks have to be kept live while the new system is being constructed.

Upcoming work

Work will continue with the construction of the remaining length of Silloogue Avenue and on the new drainage network for Silloogue Gardens. The Contractor will need to get a road closure for some of the junctions with Owensilla to allow these junctions to be completed. Diversion routes will be advertised in advance. DCC are finalising proposals for new street signs for the area, including adding signs to show the house numbers within each roadway of Silloogue Gardens. **Note:** There is an industry wide shortage of construction labour at the moment so the Contractor is operating with reduced resources and the programme is behind schedule. The Contractor is trying to engage additional sub-contractors to improve progress. While the project will take longer than anticipated, Dublin City Council's main objective is to ensure the works are completed in their entirety.

Incidents

There have been two incidents of damage to fencing over the past month with some pedestrian barriers being burnt out. A road traffic accident occurred on 29th March where a car mounted the footpath on Silloogue Avenue, near the junction with Silloogue Road. The car hit one of the newly installed bollards and overturned on the roadway. Thankfully, no one was seriously injured in the incident.

2. Community and Social Development Update

General

The Community and Social Development Section (CSDS) have been supporting groups to apply for LCDC Community Enhancement Funding for 2022.

Social Inclusion

Further meetings have taken place regarding the following social inclusion initiatives:

- Ballymun Access Disability Interest Group
- Poppintree Health for All
- Network for Young Persons at Risk
- Ballymun Play Therapy Initiative
- Memorial Arts Project (with BRYR and young persons)
- Ballymun Men's Sheds
- Ballymun Book Exchange

Burren Court Residents

The CSDS are working with the residents of Burren Court to support the wider use of the Community Room. A meeting to establish a new committee took place on Wednesday the 30th March.

Trauma Informed Ballymun

Community and Social Development Officer, Ciaran Mahony is a member of the Steering group for Trauma Informed Ballymun. As part of this, he is supporting the development of Trauma Informed Training for community organisations and community groups within Ballymun. A meeting took place in this regard on Tuesday the 29th March. The Training Working Group is made up of members from STAR Easy Street Team, HSE CAMH's, BEST School Completion, Trinity Comprehensive, Aisling Project and Lisdeel Family Centre.

North West Age Friendly Structures

The CSDS have put a call out to local community groups and residents regarding setting up a new Older Persons Council for the Ballymun/Finglas Area and have had a number of interested community members register their interest. An information meeting will take place in the coming weeks.

Environmental

Meetings have taken place regarding the following environmental initiatives:

- Greening Neighbourhoods Project 2022
- Ballymun Tidy Towns
- Plant Donations 2022

Additional Community Initiatives/Events

Meetings have taken place regarding the following initiatives:

- Otherworld 2022 (Projects Planning and PR)
- Summer Projects 2022 (Initial group contact and funding queries)
- Axis 21st Anniversary Celebration Initiatives

Sports and Wellbeing Initiatives

Further meetings have taken place regarding the Ballymun Sports and Fitness Festival initiatives 2022, in particular the Ballymun Triathlon (July 2nd) and Ride and Rave (TBC). The Community and Social Development team are working closely with the Public Domain team on these initiatives. A lot of work is going into establishing a realistic and safe road route for both events. An Garda Síochána are also attending the meetings and support same.

The CSDS are also supporting the Mun Fun Run (May Bank Holiday) and have attended meetings about same.

St Joseph's Hill Project

The CSDS are working on a community wide collaboration with the goal of making St. Joseph's Hill a more community friendly space for local residents. A working group made up of Dublin City Council Housing Staff, Public Domain Staff, Community and Social Development Staff, Gardai, Star Project Easy Street team and the Ballyrunners have had a number of meetings in this regard. This group have engaged St Joseph's National School in initial talks about a community arts project for the area in question whereby local school children will take part in workshops, design and participate in a mural project. The Ballymun Health and Fitness Festival Group have also been engaged in relation to potential summer activities at St Joseph's Hill. This is an exciting community project that can work in a very step by step manner if all parties pull together and support local residents to take back ownership of this space.

Poppintree Park

Poppintree Park was refurbished and reopened to the public on 1st June 2021. The upgrade and renewal of the playground included the inclusion of the following units:

- Zip Line Area
- Double Tower with bridge and Slide area
- Climbing tower and fireman pole unit
- Sand Area with desk and digger
- Double Senior Swing with inclusive basket
- Double Junior swing set
- Spinner bowl
- Upgrade of inclusive rotator carousel
- Safety surfacing throughout the playground.

Cost of the project was 105k including VAT. Unfortunately, anti-social behaviour and vandalism has re-commenced in the park. On Tuesday 5th April, the playground was vandalised and some equipment set on fire.

Balcurris Park

Better Ballymun Day was held on the 4th March. Communities came out to clean up the area. Ballymun United conducted a clean-up. Dublin City Council appreciates the communities work. Recently the park has been subject to vandalism and some trees have been hacked down and bushes burnt.

3. Economic Development Update

Stimulating Economic Activity



B4b held its first in-person networking event in two years in the Council Chamber on Monday 28th March. The theme for the event was all about 'Reboot Your Networking Skills' and was very well attended with a great appreciation to be networking in person again. The meeting was followed by the AGM where Robert Murphy was re-elected as Chairperson. Further info about B4b can be found on www.b4b.ie and info@b4b.ie

Shop-front enhancement scheme



During the month, the Economic Development Officer spent time calling into a number of businesses in Finglas Village to make them aware of the scheme. This has led to a number of enquiries with a number of applications expected as a result. Two applications have been received to date, one from Finglas and one from Ballymun. We will now concentrate on other areas of Finglas. For more detailed information: <https://bit.ly/3IDBJtQ>
The deadline for applications is **Friday 27th May**.

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



The Business Advice Service is available for Ballymun and Finglas based businesses throughout 2022. There are three live mentor assignments now. The scheme will be promoted further over the next month. 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>

In-vest – accredited IT apprenticeship programme

The Economic Development Officer is on the advisory committee for the Ballymun Job Centres In-Vest initiative. In-vest is a FREE J.P. Morgan-supported accredited pre-apprenticeship programme for people interested in exploring new apprenticeships in the IT and services sectors while developing IT skills and soft skills that are transferrable to any career. They are currently recruiting for their 2nd programme due to commence in April. For more info: <https://bmunjob.ie/in-vest-training-programme/>



Ballymun CoderDojo

CoderDojo has recommenced holding their Dojo's in the Ballymun Child and Family Resource Centre. Demand for places is huge and they are planning on adding a second Dojo on Saturday mornings, commencing 14th May. They need to recruit new mentors and the Economic Development Officer will be supporting them on this.

4. Housing Report

Rent Assessment – March

Assessments	Total 3701 2212 emails/ 622 updates/ 867 calls
Permissions To Reside	6
Refunds	11
Opening of Accounts	11 (including 5 sole/ 3 successions)
Closing of Accounts	2 (including 0 sole / 0 successions)
Front Counter Calls	See Above
Window Replacements	7

Estate Management – March

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	5
Total Complaints	26
No of Anti-Social Interviews per 1997 act	9
No of Other Interviews	6
Total Interviews	15
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

Ballymun Lettings - January to March

Allocation Category	Housing List 2022	Transfer List 2022	Older Persons 2022
Bands 2 & 3	1	0	0
Medical	0	0	2
Welfare	1	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	1	0
Unable to afford	0	0	0
Succession/Sole	12	0	0
Transfer	0	0	1
Inter-transfer	0	1	0
Total	14	2	3

Choice Based Lettings – March

Allocation Category	
Housing Bands 2 & 3	4
Transfer Bands 2 & 3	1
Transfer HAP	0
Medical	0
Welfare	0

Homeless	0
Travellers	0
Total	5

Ballymun Voids – March

Address	Type	Date of Vacancy	Status
Baile Na Laochra	3 Bed House	01/03/2022	Under Repair
Balcurris Gardens	3 Bed house	13/02/2022	Under Repair
Barnwall Gardens	3 bed house	19/12/2021	Under Offer
Belclare Drive	2 Bed Bungalow	21/01/2022	Under offer
Carton Way	1 Bed Apt	07/11/2022	Under offer
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
Coutry Terrace	3 Bed Apt	12/12/2021	Under Repair
Coultry Way	2 Bed Apt	10/10/2021	Under Offer
Cranogue Road	4 Bed House	15/09/2021	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
Gateway Court	3 Bed House	13/03/2022	Under Repair
Hollytree Terrace	2 Bed Apt	06/02/2022	Under Nomination
Longdale Way	2 Bed Apt	02/12/2021	Under Nomination
Marewood Crescent	1 Bed Apt	19/12/2021	Under Repair
Marewood Drive	2 Bed Apt	14/09/2021	Under Nomination
Sallowood View	3 Bed House	01/03/2022	Under Repair
Sandyhill Gardens	3 Bed House	07/03/2022	Under Offer
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	1 Bed Apt	05/12/2021	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
Woodhazel Terrace	2 Bed Apt	26/01/2022	Under Nomination

Older Persons Units – March

Address	Type	Date of Vacancy	Status
Burren Court	1 Bed	10/10/2021	Under Repair
Burren Court	1 Bed	16/01/2022	Under Repair
Burren Court	1 Bed	10/03/2022	Under Repair
Sandyhill Gardens	1 Bed	08/12/2021	Under Repair

5. Ballymun Library

Ballymun Library is open to the public. With the recent easing of public health restrictions, more services are now available to our patrons. Time restrictions on study spaces have been lifted and our full complement of public PC's are available to the public. Daily newspapers are available for reference use in the library. Printing services are also available. The branch returned to pre-Lockdown opening hours on the 21st March and a full resumption of meetings and events (incl. class visits and story time) from the 1st April.

Current Opening Hours:

Mondays/Thursdays: 10am – 8pm and Fridays/Saturdays: 10am – 5pm

Ballymun Library Events April

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 12th and 26th April 1pm.
Regular	Cultural Event	Ballymun Painting Group	Adults	Mondays, 10.30am – 11.30am
Regular	Book Club	Evening Reading Group	Adults	Monday 25th April, 6.30pm
Regular	Book Club	Kids Comic Club	Children	Thursday 28th April, 4.30pm
Regular	Adult	Scrabble Group	Adults	Tuesdays 11am – 1pm
Regular	Language Exchange	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays 3pm – 4pm (commencing 21st April)
Regular	Adult	Club Leabhar (Irish Language Book Club)	Adults	Thursday 21st April, 3pm – 4pm
Regular	Book Club/Story time	Toddler Book Club/Story time	Children (ages 2 to preschool)	Thursdays 10am – 10.45am

Non Regular or Regular Events	Event Category	Event Title	Suitable Audience	Date and Time
Regular	Book Club/Story time	Baby Book Club/Story time	Children (new born to children aged 2 years)	Tuesdays 10am – 10.45am
Regular	Cultural Event	Ballymun Writers Group	Adults	Wednesdays, 4pm – 6pm

Jackie O'Reilly
Area Manager - Ballymun