



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 19th July 2022

Item No: 4

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

Circus Gerbola brought their show to the former shopping centre site from 21st to 26th June. They had 9 shows in total with over 3,500 people attending. The show on opening night was exclusive to the community and many groups/agencies were invited to attend. Gerbola stated that Ballymun was one of the best atmospheres they have ever encountered and it was a great experience for them. Feedback from the public has been very positive.

Both the circus and funfair were trial events and while they have being deemed a success it must be acknowledged that the site requires works to enable better use for future events /visiting groups. Planning Department, Parks Services and the Area Office are currently working together on preparing plans and costings for these works.

Box Gym, Aspen Building, Main Steet

The Planning Department had sought additional information including an accoustics report which was duly submitted. They have come back requesting further information which has also been submitted but it is estimated it will be a further 8 weeks before a final descision is made.

Vacant DCC units

New barbershop, Unit 4 Santry Way, Coultry

The fit-out license has been approved and signed so the tenant will get the keys soon.

Units 2 and 3 Santry Way, Coultry

Contracts for the disposal of units 2 and 3 in Coultry are with the Law Department and ready for signing.

Proposed - Approved Housing Body Developments

Site 9 - Coultry Road

Empower the Family are investigating their eligibility for CALF funding. DCC Housing Department are liaising with them in relation to this. This has yet to be determined.

PPP Sites (bundle 3 & bundle 4)

Site 10 – Shangan Road

The deadline for observations was 21st June. A report will be presented to this month's Area Committee Meeting.

Site's 5/15/16/17 and Site 18 Balcurris

Approval in principle was received to include the above sites in PPP (Bundle 4). The Housing Team updated the NWAC Councillors in respect of same on Friday 15th July.

Affordable Housing Bodies

Site 6 – Coultry Road/Main Street (including Community Gardens)

DCC Housing team met with O'Cualann and Tuath in relation to development of the site in early July. The funding mechanism for this site is Cost Rental Equity Loan (CREL). Tuath are currently progressing the funding application and are liaising with DCC Housing in relation to this.

Site 19 – St. Joseph’s

Pre planning meetings were held with O Cualann in February and March 2022 in relation to a proposal for Senior Citizens’ Units. A draft “Through Road” design in line with the LAP has now been prepared and will be reviewed by DCC. Design proposals are also being progressed for affordable housing provision on the site.

Site 21- opposite the Poppintree Neighbourhood Centre

DCC Housing has submitted an Affordable Housing Fund application for the proposed development.

Site 25 – Parkview

DCC Planning Department will issue a decision on the Senior Citizens’ application in the coming weeks. Proposals have been developed for the Affordable provision and a planning application is due to be submitted before the end of August.

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. As previously reported, works to the northern access (opposite IKEA/Decathlon) are continuing. The Contractor is carrying out ongoing works around the existing traffic lights which will remain operational. New traffic light installations are agreed between Dublin City Council and Fingal County Council.

Work is continuing on the North City Operational Depot complex as follows:

Administration and Welfare Building -Curtain walling works are continuing along with fitting of glass. Roof works and internal blockwork are ongoing.

Multi Storey Car Park - Internal block work is continuing. Installation of pre cast wall panels on all levels is ongoing.

Central Stores and Workshops- Wall cladding is ongoing. Works to internal blockwork partition walls are continuing. Above ground external precast walls are continuing to be installed on the southern elevation. Roof cladding is almost complete along with the installation of roof lights.

Civic Amenity Site Office - Construction of the external block walls to the Civic Amenity Site Office has commenced.

Salt Barn - The holding down bolts for the glulam timber frame will be cast into the Salt Barn plinths in the coming weeks. The timber frame is in production and installation will commence in July 2022.

Boundary Walls - Works are continuing on the boundary wall foundations and installation of wall panels to the south of the site. Installation of the northern section of boundary wall panels is also continuing. The walls to the western end of the site will be installed in the next few weeks.

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

Silloque Infrastructure Scheme

Works are ongoing on the installation of the last section of new surface water line from Our Lady’s Nursery towards the Ballymun Road. Footpaths and kerbs were installed from Owensilla Terrace junction towards Ballymun Road but have been vandalised and must be broken out and replaced.

Topsoil landscaping has been levelled and seeded from the compound at the Sillogue Road junction as far as the western side of Owensilla Terrace. The asphalt on the carriageway has been completed on the mainline from Sillogue Road as far as the Owensilla Terrace junction. Public lighting has been completed. No works will take place on the mainline from 18th July to 2nd August.

A “Road Closure” application has been submitted for Owensilla Terrace to Gateway Gardens from 15th August to 5th September. This is to safely facilitate constructing this last section of roadway. Residents will be notified in advance and diversionary routes will be put in place.

Sillogue Gardens

Drainage works are continuing to install a new foul and surface water network. The installation of a new Public Lighting Network is also continuing but has been slowed down as some existing infrastructure is located in private gardens and also some residents have built out into public space. There are on-going discussions with the ESB about arranging access. This delay is affecting the progress of the drainage works.

Work will continue in Sillogue Gardens throughout the builder’s holidays. Plans have been prepared for new signage in Sillogue Gardens, which will show the house numbers at each laneway. Once the drainage and public works have been completed work will commence on constructing new footpaths throughout.

2. Community and Social Development

Community and Social Development Funding

The DCC Community and Social Development Grants for 2022 were launched at the end of June. There is an online format this year for applications. The Community and Social Development team are working with local community groups to get the applications completed and uploaded in the most efficient manner possible. A number of groups have met with staff members to help them submit their applications. The closing date for applications is the 22nd July.

Social Inclusion/Health and Wellbeing

A second successful information day/BBQ event was held in the Muck and Magic Community Garden on July 1st for people from migrant groups currently residing in local hotels and Baleskin Reception Centre. It was a pleasure to welcome our newly elected Lord Mayor, Caroline Conroy to the event. The event was a collaboration by the Community and Social Development team and Dublin North West Area Partnership to assist the groups and help better enable them to access local services. This intercultural event was a great success with refreshments, face painting, craft stand from Rediscovery Centre, magician, etc.





St Joseph's Hill Community Project

The Ballyrunners have finished their clean up and planting project on St Joseph's Hill. A brainstorming Art Workshop took place in St Joseph's School with 5th and 6th class students whereby 75 images were gathered relating to different forestry elements that were used for the artwork. The artwork is being finalised and dates will be agreed to start the artwork on the wall. There is great enthusiasm for this local community enhancement project which is being continually supported by a collaboration of DCC Ballymun, Community & Social Development team, Housing and Public Domain teams. Also included are the Community Gardaí, Sharon Harvey/Gap Ballymun, the Ballymun Jobs Centre, The Ballyrunners, The Easy Street team, St Joseph's staff / students and local residents.

Burren Court Community Group

The Golden Age Community Group is continuing to grow. An official launch of the group will take place in late August, with our support.

Environmental Initiatives

The Community and Social Development team (CSDT) are collaborating with Public Domain Section on a number of ongoing environmental initiatives including: Greening Neighbourhoods Programme (four areas will be enhanced in the coming weeks), 2 of the greening neighbourhoods will take place in July in Belclare Lawns and on Dane Road outside St. Joseph's Church. Additional locations are being considered. We have collaborated with Ballymun Tidy Towns on a number of community-related initiatives including judging the Ballymun Tidy Towns Competition.



Additional Community Events/Initiatives

Axis 21st Anniversary Live and Local Event

Our Community team collaborated with Axis on the organisation of an outdoor event as part of the Axis 21st Birthday Celebrations. This event took place on the Ballymun Plaza on 18th June and was a fun family-centred day with local musicians, play area for children and other fun birthday treats. It gave the local community a chance to meet with some of the people from Ukraine that are staying nearby. A great day was had by all.



Ballymun Health and Fitness- Triathlon Event

Following an emergency meeting on 1st July between Dublin City Council, An Garda Síochana, the Ballymun Triathlon Event Organisers and their Traffic Advisors the proposed Ballymun Triathlon event was postponed by the organisers as the draft traffic management plan was not adequate for the challenging and complex route proposed for the event. The impact of the proposed traffic management arrangement was likely to cause disruption to the wider community and in particular those living on the proposed route, many would not have been aware of the proposed event.

Dublin City Council and An Garda Síochana engaged with the group following the announcement and sale of tickets of the event earlier this year. A number of recommendations were made in relation to the proposal at a series of meetings, which were to be followed up, and actioned by the event organisers. However, the City Council and the Gardaí only received a draft Traffic Management Plan for the event on 29th June. In relation to any events with under 5000 attendees, a comprehensive Traffic Management Plan should have been submitted 6 weeks prior to the proposed event date for review by City Council and other stakeholders.

Dublin City Council wishes to acknowledge the work and commitment of the Ballymun Triathlon Club and Ballymun Health and Fitness Committee and look forward to continuing to work with them in the future.

Community Games

The Ballymun area entered the Dublin Community Games competitions in Athletics, Camogie and Table Tennis. Weekly coaching and training sessions have taken place throughout the year in other events including Handball, Olympic Handball, Basketball and Futsal.

It is proposed to enter more events next year and to increase the membership of the local committee.

A special mention to the volunteer coaches from the various local clubs and from the members of the Ballymun Health & Fitness Committee who gave their time and energy. The Girls u14 Camogie team were runners up in their event so achieved a silver medal representing their local area with distinction. Also a special mention to our Track & Field Athletes, who faced stiff competition at the Dublin Athletics finals at the Morton National Athletics stadium in Santry.



Walking Football

Walking Football has become a very popular activity. It is a great way to exercise and to relive past glories! In conjunction with the Ballymun Health & Fitness group, An Gaisce (Presidents award) and DCC, an intergenerational Walking Football programme is starting with An Gaisce students and older adults at the Trinity Comprehensive from Thursday July 7th at 3pm.

Recovery Month

The (CSDS) will support Ballymun Recovery Month. The Local Drugs Task Force in conjunction with statutory and voluntary stakeholders are in the process of planning programmes and activities to highlight strategies to promote recovery from drug/alcohol addiction and mental health issues. Recovery month takes place in September.

DCC have previously supported a couch to 5k running/jogging programme, a morning of meditation/tai chi in conjunction with the weekly walk in Poppintree Park and have allocated funding to the cycling programme.

Survey of Shangan Park Residents

The (CSDS) recently undertook a survey of Shangan Park residents to find out the issues and recommendations regarding the proposed upgrading of the designated play area. Some of the recommendations and issues are cited below:

Local residents are keen to see the area upgraded, suggestions included the marking of the tarmacked area for mini basketball/football. The installation of mini goalposts, basketball hoops and a soft play area. Both parents of young and older residents suggested the installation of picnic tables or a bench. Residents also cited the planting of flowers/shrubs and painting of the walls surrounding the area.

Issues hi-lighted by residents included anti-social behaviour, gangs congregating, drug taking/street drinking and littering. The (CSDS) are keen to work with a local resident working group to develop and upgrade the area for recreation, play and social purposes.

3. Economic Development Update

Stimulating Economic Activity



Ballymun 4 business held its summer 'Grill & Chill' gathering in the Aspen Student Life building on Main Street. There was a very good turn-out and the weather was good. The event also marked the 5th anniversary of B4b and there were spot prizes, live music and plenty of networking.

Full article on the event is available here: <https://bit.ly/3alZN8D> for more info about B4b and future events contact www.b4b.ie or contact info@b4b.ie



Shop-front enhancement scheme



Nine applications have been received to date with 5 from Finglas being approved, 2 from Ballymun, 1 ineligible and 1 incomplete application. Total funding approved to date is €18,379.

For more detailed information: <https://bit.ly/3IDBJtQ>,

The deadline will be extended to the end of August as there is still budget available to approve further applications.

Poppintree Pharmacy were the latest business to complete the upgrade of their shop-front which included new signage and a repaint of the shop façade.

Before



After



Ballymun CoderDojo

CoderDojo wrapped for the summer on 25th June and will return in September 2022.

4. Housing Report

Rent Assessment June

Assessments	560
Permissions To Reside	15
Refunds	11
Opening of Accounts	7 (including 3 sole/ 3 successions)
Closing of Accounts	9 (including 0 sole / 0 successions)
Front Counter Calls	117
Window Replacements	5

Ballymun Lettings January - June

Allocation Category	Housing List 2022	Transfer List 2022	Older Persons 2022
Bands 2 & 3	3	3	0
Medical	0	1	2
Welfare	1	1	0
Homeless	0	0	1
Travellers	0	0	0
Transfer HAP	0	0	0

De-tenanting	0	0	0
Estate Management	0	5	0
Maintenance	0	0	0
Surrendering Larger	0	2	0
Unable to afford	0	0	0
Succession/Sole	26	0	0
Transfer	0	0	1
Inter-transfer	0	1	0
Total	30	13	4

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	5
Transfer Bands 2 & 3	3
Transfer HAP	1
Medical	0
Welfare	0
Homeless	0
Travellers	1
Surrender larger	1
Total	11

Ballymun Voids

Address	Type	Date of Vacancy	Status
Balcurris Gardens	3 Bed house	13/02/2022	Under Repair
Balcurris Park West	1 bed Apt	18/05/2022	Under Repair
Barnewall Drive	2 Bed Apt	28/6/2022	Under Nomination
Belclare Drive	2 Bed Bungalow	21/01/2022	Under Nomination
Belclare Park	1 Bed Apt	31/03/2022	Under Repair
Carton Road	3 Bed House	07/04/2022	Under Repair
Coultry Close	1 Bed Apt	29/6/2022	Under Repair
Coultry Terrace	3 Bed Apt	12/12/2021	Under Nomination
Coultry Terrace	2 Bed Apt	04/02/2022	Under Offer
Coultry Way	2 Bed Apt	10/10/2021	Under Offer

Forestwood Ave	2 Bed Apt	24/04/2022	Under Repair
Forestwood Avenue	2 Bed Apt	22/01/2022	Under Repair
Forestwood Avenue	2 Bed Apt	12/05/2022	Under Repair
Gateway Court	3 Bed House	13/03/2022	Under Repair
Hamptonwood Drive	1 Bed Apartment	13/06/2022	Under Repair
Hamptonwood Drive	2 Bed Apartment	17/6/2022	Under Repair
Hollytree Terrace	4 Bed House	28/6/2022	Under Repair
Longdale Way	2 Bed Apt	02/12/2021	Under Nomination
Owensilla Terrace	1 Bed Apt	13/6/2022	Under Repair
Poppintree Road	2 Bed Apt	16/12/2020	Under Repair
Poppintree Parade	1 Bed Apt	8/7/2021	Under Repair
Sallowood View	3 Bed House	01/03/2022	Under Repair
Sandyhill Gardens	3 Bed House	07/03/2022	Under Repair
Shangan Avenue	2 Bed Apt	06/03/2022	Under Repair
Sillog Close	1 Bed Apt	10/4/2022	Choice based lettings
Sillog Green	2 Bed Apt	31/05/22	Under Repair
Sillog Park	3 Bed Apt	05/12/2021	Choice Based lettings
Sillog Park	1 Bed Apt	1/6/2022	Choice Based Lettings
Sillog Park	3 Bed Apt	10/6/2022	Choice Based lettings
Sillog Park	2 Bed Apt	19/12/2021	Under Repair
The Plaza	2 Bed Apt	23/6/2022	Under Repair
Woodhazel Terrace	2 Bed Apt	13/05/2022	Choice Based Lettings

Older Persons Units

Address	Type	Date of Vacancy	Status
Ard Na Meala	Maisonette	01/06/2022	Under Repair
Burren Court	1 Bed	10/3/2022	Under Repair
Burren Court	1 Bed	16/01/2022	Under Offer
Burren Court	1 Bed	23/05/2022	Under Repair
Sandyhill Gardens	1 Bed	2/6/2022	Under Repair
Sandyhill Gardens	Bedsit	12/12/2021	Under Offer

Estate Management statistics for June

No of Anti- Social complaints per 1997 act Drug related	1
No of Anti-Social complaints per 1997 act (Not Drug Related)	26
No of other Complaints	8
Total Complaints	35
No of Anti-Social Interviews per 1997 act	8
No of Other Interviews	6
Total Interviews	14
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	2
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

5. Ballymun Library

Current Opening Hours for Ballymun Library are:

Mondays/Thursdays: 10am – 8pm

Fridays/Saturdays: 10am – 5pm

Many of our regular groups are taking a summer break from activities in the library. We are in contact with local summer camps with invitations for library tours and story times for their participants.

Non Regular or Regular Events	Event Category	Event Title	Suitable Audience	Date and Time
Non-Regular	Children's	Puppet Show: The Very Hungry Caterpillar by No Strings Puppet Company	3-7 year olds	21st July, 2.30pm-3.30pm
Regular	Cultural	Digital Photography Group	Adults	28th July, 10.30am-12.30pm
Regular	Children's	Kids' Comic Club	8-12 year olds	26th July, 4.30pm
Regular	Book Club	Ballygall Book Club	Adults	Monday 18th July, 6.30pm

Non Regular or Regular Events	Event Category	Event Title	Suitable Audience	Date and Time
Regular	Adult	Scrabble Group	Adults	Tuesdays 11am – 1pm
Regular	Language Exchange	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays 3pm – 4pm

Jackie O'Reilly
Area Manager
Ballymun