

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

Meeting: 20th September 2022

Item No: 6

Ballymun Area Office Report

- 1. LAP Update**
- 2. Community Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Poppintree Sports and Community Centre**

1. Local Area Plan Update

Shopping Centre – Site 1

The site is again experiencing significant ponding issues after recent heavy rainfall and this needs to be addressed before any further events can take place on the site. The City Council is seeking quotes for works to investigate and address the drainage concerns whilst simultaneously seeking quotes to providing a hard standing area to accommodate future events while considering all elements that prove useful or essential when running outdoor events based on experience over the last couple of years.

Once a timeframe has been established for these works, it is intended to seek expressions of interest for future temporary uses of the site.

Box Gym, Aspen Building, Main St.

Planning has been approved for the new gym and the tenant is hoping to sign contracts shortly.

Vacant DCC units

New barbershop, Unit 4 Santry Way, Coultry

Niall Grange, Active Barbers has opened in unit 4 Coultry. Niall Grange is the business owner and business is going very well so far.



Units 2 and 3 Santry Way, Coultry

Unit 2 has now been sold to John Darling, owner of the Centra in unit 1. He plans to open an off-license. Disposal of unit 3 to Mr. Darling is still progressing, it is understood Mr. Darling plans to open a café in this unit.

PPP Sites (bundle 3 & bundle 4)

Site 10 – Shangan Road

The site proposed for development forms part of Site 10 (Ballymun LAP). The proposed scheme was presented to North West Area Committee members at their December meeting and very positive feedback was received.

The design team was appointed in Q4 2020. The proposed scheme will deliver 93 units in total, comprising 73 senior citizen apartment units of which 67 are 1 bed units and 6 are 2 bed apartment units. The remaining 20 units are comprised of 10 general need units (5 x 2 bed; 4 x 3 bed and 1 x 4 bed) and 10 medical need units (5 x 2 bed; 4 x 3 bed and 1 x 4

bed). It is also proposed to develop the link road and a landscaped public open space to cater for all ages/abilities as part of the development, to comply with LAP requirements. An information session on the proposed scheme was held for local residents and key stakeholders on 23rd February 2022. The primary areas of concern were surrounding privacy/overshadowing of existing properties: drainage; boundary treatment; boundary/building heights and the social mix of proposed tenants. Dublin City Council liaised with the design team on feedback received.

The Part 8 planning application for the proposed scheme was formally lodged on the 10th May with the closing date for submissions the 21st June.

A report was presented to the North West Area Committee on 19th July. The Part 8, Chief Executive's report was brought forward to the September City Council meeting for decision, the contents of which, report (231/2022), were noted and approved.

The tender competition will formally launch once planning approval is secured for all six sites included in Bundle 3. This is currently anticipated for Q4 2022 with construction due to commence on site by Q3 2023.

Local Authority Housing

Sites 12 (Balbutcher Lane) and 14 (Silloogue Road)

Housing & Community Services are developing proposals to deliver up to 206 affordable purchase houses across these two sites. Consideration is currently being given to optimisation of the site, design and LAP requirements. Part 8 notification is expected to go to the local Area Committee in Q4 2022.

Affordable Housing Bodies

Site 19 – St. Joseph's

Extensive work has been completed on preparing a planning application for 17 single storey older persons' sheltered dwellings and approximately 35 affordable purchase homes at the Saint Joseph's LAP site.

This has involved pre-planning meetings and the communication of Area Committee and LAP Implementation team issues to the developer over several months.

The Housing & Community Services Department held an information session with the Lord Mayor and North West Area Councillors on Tuesday 30th August. The project's architect presented the current draft proposals and Elected Representatives asked a number of questions. A record of this information session has been sent to the Lord Mayor and Councillors.

A Public Consultation was held in relation to the draft proposals on Wednesday 7th September. A leaflet drop was arranged to invite residents living near the proposed development and key stakeholders including schools, Garda and community groups were invited by email. A housing email account is also taking local queries in relation to the draft proposals.

It is anticipated that a planning application will be lodged by O'Cualann in September.

Site 21- opposite the Poppintree Neighbourhood Centre

Planning Permission was granted for 12 affordable purchase houses at this location. O'Cualann tendered the project and a contract awarded. Regrettably, the prices for the finished homes increased and affected the viability of the project.

The scheme now comes under the Affordable Housing Act 2021 and Housing & Community Services has made an Affordable Housing Fund application to the Housing Agency. This is currently being assessed and, if successful, will financially support the development. O'Cualann also proposes to tender the Poppintree development with the Parkview proposals should planning be granted.

Site 22 & 23 - Balbutcher Lane/Belclare View

DCC continue to liaise with O'Cualann and the contractor in relation to the urgent completion of outstanding works at Oileann na Cranogue. In the last few weeks, the following works have been completed:

- Concrete footpath outside No.37 Cranogue Road
- The removal of the temporary footpath at Doon court that was installed at the early stages of the development to allow for No.31 – No.37 Cranogue Road to be constructed. Once the crew has completed same, they will be landscaping the area. It is anticipated all works will be completed this week.

2No. 3m * 2.5 Concrete Footpaths completed at Front of No.37 Cranogue.



1No. Concrete Path to Rear of No.35 – No.37 near Doon Court



Landscaping Works to rear of No.31 – No.37 Cranogue



Site 25 – Parkview

Dublin City Council granted planning permission on 17th August for 36 older persons' apartments in a single block on the Parkview site.

Pre planning has been held for 44 affordable purchase homes, which are also proposed for this development. Housing & Community Services have engaged with the developer to communicate issues raised by local Councillors and the Ballymun LAP Implementation team in relation to this proposed development.

These include the need to provide additional designated parking spaces on the site to address the parking on Poppintree Park Lane West, which regularly blocks the cycleway. A suitable location has been identified for the proposed parking.

The carriageway on Parkview Green Road as it extends towards Poppintree Park Lane is currently closed off by a gate. Remediation works are required by the Receiver before the central carriageway can be Taken-in-Charge and this issue is being addressed.

Site 30 – North City Operations Depot

The construction of the North City Operations Depot continues to progress well. The main structural work to the Administration & Welfare Building is complete. Roof level work is ongoing to install plant and roof light-well works are continuing. Curtain walling is continuing on all façades with substantial glazing, glass fin holders and opaque timber effect units now being installed. Internal blockwork has been completed to all floors and plastering has commenced at ground and 1st floors. Metal stud partitions and plaster boarding are continuing on 2nd and 3rd floors. 1st and 2nd fix Mechanical and Electrical installations are continuing on all floors. Under floor services, containment is now being placed on 2nd and 3rd floors. Floor screed installations and 1st fix joinery have commenced.

External precast edge panels are almost complete on the Multi Storey Car Park (MSCP). Rising walls are completed at the electrical sub-station/switch room and between the covered parking and MSCP ground floor. 1st and 2nd fix Mechanical and Electrical installations are continuing including infrastructure for Electric Fleet Vehicle charging. Works on the kerbing at the vehicle ramps and perimeter walls are continuing.

Internal blockwork walls are mostly completed in the Central Stores and Workshops. Roof panel installation is largely completed over the workshops mezzanine area and Stores. The external wall cladding is continuing to all elevations and window openings through the cladding is now complete. 1st and 2nd fix Mechanical and Electrical installations are continuing. The external canopy framing to the front of the workshops is being installed. The frame for the external stores is now erected.

The Salt Barn's reinforced concrete walls are poured. Concrete pouring for the Glulam bases including installation of holding down bolts has completed. The concrete floor slab is poured. The Salt Barn frame is now erected and the 1st layer roof covering is installed. The foundations for the Civic Amenity Site Office have been excavated and poured. Blockwork on the above ground rising walls has completed to roof level. Roof formwork has now commenced.

The curved and patterned boundary wall around the Civic Amenity Site is now in place with sections at the entrance and part of the northern sections to be completed. The works to the southern boundary walls are ongoing. The foundations are complete for the boundary wall to the west of the IKEA / Decathlon junction.

The permanent east side access is in use by the Contractor as the main construction access. 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 at both junctions are agreed between Dublin City Council and Fingal County Council. Topographical surveys, utility surveys and design work are underway.

There have been some delays to the project programme and assuming no further delays, the scheduled completion of construction is currently early 2023. There will be a fit-out period after that for furniture and IS configuration. It is still anticipated that the depot will start to become operational in Q1 of 2023.

Sillogue Infrastructure Scheme

Sillogue Road/Sillogue Avenue Junction

The new pedestrian traffic lights have been erected and certified. These will be turned on in the coming weeks.

Sillogue Avenue / Owensilla

Utility and footpath works ongoing at the north eastern end of the road. Works are also progressing on constructing the new signalised pedestrian crossing adjacent to Our Lady's Nursery. Utility, footpath and new carriageway works at the Owensilla Terrace junction have been completed during the recent road closure. Road re-opened to traffic on 6th September.

Sillogue Gardens

New surface water, foul drainage and public lighting works continuing in all areas of the estate. The Contractor has added extra resources, which should speed up the remainder of these works.

Construction has commenced on the new paved parking area in front of Our Lady's Nursery, and the new footpaths have been constructed in this area. Works have also commenced on the new carriageway.

Agreement has been reached to install permeable paving on all parking bays within the estate, this will allow for extra storage within the network, and will improve the quality of water entering the public surface water system. **This will be run as a pilot project as part of DCC's commitment to incorporate Sustainable Urban Drainage Systems in new schemes.**

Third party contractor GMC are carrying out leak detection works within the area on behalf of Irish Water, these works, or the recent water shut-off on Sillogue Close, are not related to the main Sillogue Infrastructure project

Anti-social behaviour

There has been an escalation of anti-social issues in recent weeks with damage being caused to newly poured footpaths, bollards and spray painting of footpaths, carriageways and public lighting poles. There has also been multiple incidents of quads and scramblers in use on the newly seeded topsoil in the grassed areas, which has damaged these landscaped areas and has resulted in dirt being spread over the new footpaths and carriageways. See photo below. These incidents are slowing down progress on site.



2. Community and Social Development

Community and Social Development Funding

The Community & Social Development team have just completed processing and making recommendations on all community grant applications and final lists have been returned to the Community and Social Development Section. This year, 72 applications were received under the general community grant category and 15 applications were received under the Adult Education category. The team members are very satisfied the wide range of applications received from community groups reflects the vast range of creativity and diversity that can be identified with the Ballymun Area.

Summer Community Highlights (July and August) – Events and Initiatives





The Community & Social Development Section (CSDS) led out on a number of successful socially inclusive events that took place over July and August including: a **Homecoming Event** on Ballymun Plaza on 4th August to celebrate and congratulate Ballymun Sports Legend Ger Prendergast on all his amazing sporting achievements to date. A **Family Day** on Friday the 26th August at **St Joseph's Hill to launch the Community Mural**, which was designed by young people from St Joseph's Senior National School and completed by artists from All City during August.

Lord Mayor Caroline Conroy officially opened both of these unique local events. The mural and Family Day was an extremely successful and fun event that marked the culmination of stage one a process which set out to support the local community to re-envision and re-own the grassed area at St Joseph's Hill, which has long been a renowned area for criminal anti-social activity. The engagement of young people and residents from the surrounding area, the added colour and related planting projects in this area has already created a shift in perception in relation to how this area can be viewed going forward.

Our weekly walking group in Poppintree Park is also going from strength to strength.



The CSDS also collaborated on a number of socially inclusive initiatives/events including the forming of a weekly walking football group in Trinity Comprehensive and the third event alongside the North West Area Partnership this year to welcome members of new communities to the Ballymun Area. This was an extremely successful community gathering/information session with many community organisations also in attendance at the Ballymun Child and Family Resource Centre.

Family Day – Shangan Park

A clean up and Family Day took place in Shangan Park on Saturday the 10th September to cater for the residents and young people from the surrounding area. Following a recent survey around the redevelopment of Shangan Park for recreational purposes, the Community and Social Development team worked with local residents to come up with a Family Fun Day Event, which involved fun and games with the Easy Street team, music, bingo and refreshments. The day was deemed a success.

Recovery Month

The CSDS are proud members of the organising committee for Recovery Month 2022, which takes place during September and under this banner are organising the following activities:

- Projection of Recovery Logo onto Ballymun Civic Centre
- Poppintree Community Walk does Recovery – Thursday 15th September from 10:30am
- Taster Sessions for Adults in Recovery (throughout September)
- Wellness Wednesdays (lunch time Fitness Classes every Wednesday) on Ballymun Plaza

Positive Aging Week/Age Friendly Initiatives

During Positive Aging Week (26th September until 3rd October), the Community and Social Development team will organise the following initiatives/events:

- The official launch of the new North West Area Older Persons Council
- An Older Persons Community Groups Expo – Civic Offices – Tuesday the 27th September 11am to 2pm.
- A Photography Exhibition (pictures of older women's groups in the area)
- A Gala Concert Evening – Ballymun Civic Centre (mid - October date TBC)

Otherworld Revamped (26th Oct – 4th Nov)

Dublin City Council Community and Development team and Axis Ballymun have been working extremely hard this year alongside the Festival Working Group on re-VAMP-ing Dublin's premier Halloween Festival, Otherworld, which will showcase a new logo designed by a young person from Ballymun Youthreach. Otherworld re-Vamped is well under way and a brochure full of spooky activities and events will be delivered to all local residents during the first week of October.

This year there will be more local community organisations and residents than ever involved. The main event will re-Vamp many former favourites from the past decade including; Circus Gerbola, Main Stage, Crafts Tent, Witches Brew Café and Fireworks Display will feature some new zones including: The Pulse Music and Spoken Word Zone, Lil' Monster Zone (Children's Entertainment) and Amazing Carnival Amusements Zone.

Environmental Initiatives

The Community and Development team collaborated with the Ballymun Tidy Towns and the Public Domain Section on a number of ongoing environmental initiatives including:

- Greening Neighbourhoods Programme (completion of programme)
- Planning Meetings for the City Neighbourhoods Competition
- Ballymun Tidy Towns Competition (Judging)
- Planning for Spooky gardens competition for Halloween.

3. Economic Development Update



B4b had no meetings during the summer and will resume with a networking event in September. Details of local events and initiatives were promoted and shared throughout the summer with the members.

For more information about Ballymun 4 business and future events contact www.b4b.ie or contact info@b4b.ie

Shop-front enhancement scheme



Eight applications have been approved for funding, five from Finglas and three from Ballymun. The total amount approved to date is €18,763 of which €4,355 has been drawn down (two grants).

Ballymun Community Law Centre were the latest organisation to upgrade the front of their premises replacing old broken signage.

Before



After



Ballymun /Finglas Business Advice Service

Two businesses from Ballymun were assigned mentoring support during July and August. The business advice service is open to business from the Ballymun and Finglas area who can avail of support to address key business challenges.

For more information, please visit our website: <https://bit.ly/3TMWLw9>

Ballymun CoderDojo

Ballymun CoderDojo will resume in the Ballymun Child & family Resource Centre on Saturday 17th September. For more information about the Dojo you can visit their website www.bcfrc.org and follow on Facebook: [CoderDojo Ballymun](#)

Work Experience Enterprise – Pilot

The Work Experience Enterprise is an initiative set up by the Ballymun Job Centre that aims to provide valuable work experience for people in Ballymun in the IT sector while also developing soft skills such as project management, communication, conflict resolution and customer service. The initiative was supported by JP Morgan and Dublin City Council Ballymun Area Office. The first project was completed during the summer. Participants worked in groups on a website project and designed, developed and project managed a new website for the Ballyrunners: <https://ballyrunners.ie/>

4. Housing Report

Rent Assessment July and August

Assessments	850
Permissions To Reside	8
Refunds	26
Opening of Accounts	16 (including 0 sole/ 4 successions)
Closing of Accounts	10 (including 0 sole / 0 successions)
Front Counter Calls	244
Window Replacements	4

Ballymun Lettings January - August

Allocation Category	Housing List 2022	Transfer List 2022	Older Persons 2022
Bands 2 & 3	4	3	0
Medical	0	2	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	4	0
Unable to afford	0	0	0
Succession/Sole	28	0	0
Transfer	0	0	1
Inter-transfer	0	1	
Total	33	16	4

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	11
Transfer Bands 2 & 3	3
Transfer HAP	1
Medical	0
Welfare	0
Homeless	0
Travellers	1
Surrender larger	1
Total	17

Ballymun Voids

Address	Type	Date of Vacancy	Status
Balcurris Gardens	3 Bed house	13/02/2022	Under offer
Balcurris Park West	1 Bed Apt	28/6/2022	Under offer
Balcurris Park West	1 bed Apt	18/05/2022	Under Repair
Barnwell Drive	2 Bed Apt	28/6/2022	Under Repair
Belcare Drive	3 Bed House	4/8/2022	Under Repair
Carton Drive	1 bed apt	25/8/2022	Under Repair
Carton Road	4 Bed House	07/04/2022	Under Repair
Coultry Close	1 Bed Apt	29/6/2022	Under offer
Coultry Drive	3 bed house	5/6/2022	Under Repair
Coultry Terrace	3 Bed Apt	12/12/2021	Under Nomination
Coultry Terrace	2 Bed Apt	04/02/2022	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 Offer
Hamptonwood Drive	1 Bed Apartment	13/06/2022	Under Repair/CBL
Hamptonwood Drive	2 Bed Apartment	17/6/2022	Under Repair/CBL
Hollytree Terrace	4 Bed House	28/6/2022	Under Offer
Longdale Way	2 Bed Apt	02/12/2021	Under Nomination
Marewood Crescent	3 Bed House	29/7/2022	Under Repair
Owensilla Terrace	1 Bed Apt	13/6/2022	Under Repair
Parkview Green	1 Bed apt	30/5/2022	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/CBL
Sandyhill Gardens	3 Bed House	12/06/2022	Under Repair
Shangan Avenue	2 Bed Apt	06/03/2022	Under Nomination
Shangan Gardens	3 Bed House	25/8/2022	Under Repair
Shangan Green	3 Bed House	24/08/2022	Under Repair
Silloge Green	2 Bed Apt	31/05/22	Under Repair
Silloge Park	1 Bed Apt	29/6/2022	Under Repair
Silloge Park	1 Bed Apt	20/7/2022	Under Repair
The Plaza	2 Bed Apt	23/6/2022	Under Repair
Whiteacre Close	2 Bed Apt	24/7/2022	Under Repair
Woodhazel Terrace	2 Bed Apt	23/08/2022	Under Repair

Older Persons Units

Address	Type	Date of Vacancy	Status
Ard Na Meala	Maisonette	01/06/2022	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

No of Anti- Social complaints per 1997 act Drug related	6
No of Anti-Social complaints per 1997 act (Not Drug Related)	26
No of other Complaints	13
Total Complaints	45
No of Anti-Social Interviews per 1997 act	7
No of Other Interviews	1
Total Interviews	8
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	4
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. Poppintree Sports and Community Centre

Anti-social behaviour has once again re-commenced at the Poppintree Sports and Community Centre. Recently youths from the area gathered tyres and set them on fire. Dublin Fire Brigade and the Guards were called and responded to the incident within 10 minutes resulting in minor damage to the facility on this occasion.

The staff in the centre have engaged with some of the youths that were present when the incident took place. Dublin City Council are engaging with the Youth Project to do some educational work with the group about antisocial behaviour and damage to the facility. The operation of the facility was not affected.

Jackie O'Reilly
Area Manager - Ballymun