



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

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

**Item No: 7**

### **Ballymun Area Office Report**

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

## 1. Local Area Plan Update

### Box Gym, Aspen Building, Main Street

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

### **Vacant DCC units**

#### Shangan Neighbourhood Centre

Expressions of interest received for the 3 vacant units in the Shangan neighbourhood Centre. The units have been evaluated and on instruction from the Disposals Section negotiations can commence.

#### Coultry Neighbourhood Centre

Darling's Off-licence has now opened in unit 2, Coultry Neighbourhood Centre. A deal has been agreed for unit 3 and the disposal process is ongoing.



### **PPP Sites (bundle 3 & bundle 4)**

#### PPP Bundle 3 – Shangan Road, Ballymun

The scheme will deliver 93 units in total, comprising of 73 senior citizen apartment units 67 of which 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). The PPP Project will deliver a new link road and a landscaped public open space, as part of the overall development.

Part 8 approval was granted at the September City Council meeting. The tender competition will formally launch once planning approval is secured for all six sites included in Social Housing PPP Bundle 3, this is currently anticipated to be Q4 2022 with construction due to commence on site by Q1 2024.

#### PPP Bundle 4 – Ballymun LAP Sites 5, 15, 16, 17 & 18 and Santry Cross South Main Street West & Balcurris

The sites have been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4.

An update was presented to NWAC members by the P.P.P. Project team. It is important to note that the number of units is indicative and subject to detailed design.

- Site 5 mixed use development
- Sites 15 and 16 will be two/three storey homes.

- Sites 17 and 18 will be apartment homes

## **Affordable Housing Bodies**

### Site 19 – St. Joseph’s

Planning Application registered on 14<sup>th</sup> September (4853/22) for 17 single storey senior citizens’ units and 34 affordable purchase houses. Application also includes extension of Carrig Road, change in ground levels and permeability measures required by the LAP and discussed with the Area Office at the LAP Implementation team meetings. The latest date for the submission of observations is 18<sup>th</sup> October.

Subject to planning, a Section 183 process will be required for this proposed development and the Area Committee will be updated in relation to this.

### Site 21 (opposite Poppintree Neighbourhood Centre)

An Affordable Housing Application (under the 2021 Affordable Housing Act) has been made to the Department of Housing, Local Government and Heritage. Further updates to follow.

### Site 22/23 (Oileann na Cranogue)

Most site works are completed by the contractor. A street light pole is due to be installed week beginning 10<sup>th</sup> October and, once completed, the area will be seeded for grass. The topsoil has been installed. All safety barriers apart from those around the new street lightening poll have been removed and the new path is open.

### Site 25 – Parkview

Planning permission was granted for 36 senior citizens’ units earlier this year. Tuath (who will manage the units following development by O’Cualann) are to apply through DCC for CAS (capital assistance scheme) funding.

A 2<sup>nd</sup> planning application is being finalised for 44 affordable purchase houses on part of the Parkview site. Discussions were held between O’Cualann Cohousing CLG and Dublin City Council on addressing the parking provision required, the cycle and pedestrian connection between the new road and permeability with Cedarwood Green. Both of these are LAP requirements.

### 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. Work is continuing at roof level to install plant and roof light well works. Curtain walling installations are continuing on all façades of the building with glazing substantially completed. Brackets for coloured fins are being installed along with timber effect infill panels. Internal blockwork is completed and plastering is ongoing on all floors. 1st & 2nd fix Mechanical & Electrical installations are continuing on all floors along with raised access floor installation. Under floor services containment is continuing on 2nd & 3rd floors. Floor screed, floor and wall tiling, 1st fix joinery and initial painting have commenced.

External precast edge panels are continuing and 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 & 2nd fix Mechanical & 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 complete 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. 1st & 2nd fix Mechanical & Electrical

installations are continuing. The external canopy framing to the front of the workshops is being installed and the metal cladding is continuing.

The Salt Barn's Glulam frame is complete. The concrete floor slab is poured and concrete retaining walls are poured. The 1st layer roof covering is installed and work on the final covering has commenced with erection of scaffold around this building.

The Civic Amenity Site (CAS) Office roof slab is complete with roof covering about to commence. Work on the CAS area kerbing and concrete slab is substantially complete.

The curved and patterned Boundary Wall around the Civic Amenity Site is now in place as are sections at the CAS entrance gate and north of CAS Office.

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 and utility surveys are complete and the junction design work will commence shortly. Footpath works external to the boundary wall are substantially complete along Carton Way and works to the Civic Amenity Site entrance are ongoing.

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

## **Silloque Infrastructure Scheme**

### Silloque Road/Silloque Avenue Junction

The new pedestrian traffic lights were switched on 28/09/2022. There has been a few complaints from school wardens and the principal of Holy Spirit Boys NS in relation to cars not obeying the lights, and driving through the crossing while the lights are red. The project team has arranged for additional advance warning lights to be erected and will install a VMS sign for one week. The school has also issued an email to parents advising them that the new lights are in operation.

### Silloque Avenue

The new signalised pedestrian crossing adjacent to Our Lady's Nursery were switched on 28/09/2022. Works on Silloque Avenue are 95% complete. The main carriageway works are complete and open to the traffic. Final landscaping works and tree planting won't be carried out until 2023.

### Silloque 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. As each section of drainage works is completed works will commence on the new footpaths and carriageways.

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 in the area.

### Anti-social behaviour

There has been a continuation 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. These incidents are slowing down progress on site and involve re-work. The project team presented at the recent Safer Ballymun Forum and will continue to work with the Area Office, the local school, community and Gardaí to seek assistance and support to eliminate this behaviour.

## **2. Community and Social Development**

### Community and Social Development Funding

The Community and Social Development Grants have been finalised and recommendations have been completed. It is hoped that the community groups will receive their funding in the near future.

### Community Highlights (September) – Events and Initiatives

A number of successful community-related events/activities were organised by the Community and Social Development team during September. These included:  
A family fun day event in Shangan Park on Saturday the 10<sup>th</sup> September which was carried out with the support of the Easy Street team and the Coultrey Way Tidy Towns Committee. The young people conducted a clean-up which was followed by street games, music and a community bingo. The residents supported, engaged and welcomed the fun day.

A very successful day trip to Carlingford for regular attendees of the weekly Poppintree Park Community Walking Group took place recently.

### Recovery Walk

The local community recovery team and additional residents joined the weekly walk in Poppintree to promote and support Recovery Month, and added an even more colourful edge to the usual walk, which was followed by music, refreshments and dancing.

### Positive Aging Expo

An Older Persons Expo took place in the atrium of Ballymun Civic Centre on September 26<sup>th</sup> to celebrate Positive Ageing Week. Fifteen Community Organisations/Groups exhibited at this expo and provided valuable information on the wide range of local services, initiatives and activities for older persons. This was a very informative and much needed initiative welcomed by all those who attended. Additional networks were made by some of the services and it was agreed that many will collaborate on joint initiatives in the future.



Upcoming Initiatives

### BALLYMUN HALLOWEEN TOWN EVENTS AND ACTIVITIES

**Wed Oct 26th - Fri Nov 4th**

**Witches' Walk**  
Poppintree Park Oct 27th 10:30am, FREE, no booking needed

Put your witch's hat on and pop down to Poppo Park for a Witches' Walk. Fancy dress is highly encouraged, expect music, laughter and plenty of fun. Followed by music & food in the Silloge centre. Subject to weather.

**Spooks Catwalk: Schools Fancy Dress Competition**  
Ballymun Primary and Secondary Schools, Oct 28th, All Day FREE

Calling all local schools! We want you and your students to dress up in the classroom for the Spooks Catwalk. Send your photos into otherworld@gmail.com. Prizes for creativity!

**Púca Pooch**  
Poppintree Park Pond Oct 29th, 2pm - 3pm FREE

Pop to Poppintree Park with your dog for games, music and costume competitions. Dressing up the dogs is encouraged! Subject to weather.

**Jackula**  
axis Ballymun, Oct 29th, 7pm  
Family ticket €25, or €9 each

Being a vampire sucks, but being Dracula's younger brother is driving Jackula batty. Family show full of magic and laughs.

**Halloween Spooktacular**  
The Reco, 26th Oct - 4th November, various ages & events, call 018667600 for booking info. BRVR will have all the thrills and tricks this Halloween with trips, workshops and plenty of scares happening for the whole Halloween Week.

### BALLYMUN HALLOWEEN TOWN EVENTS AND ACTIVITIES

**Wed Oct 26th - Fri Nov 4th**

**Haunted Boiler House Tours**  
The Rediscovery Centre, 27th, 28th & 29th of Oct  
FREE but booking essential @ [www.rediscoverycentre.ie](http://www.rediscoverycentre.ie)

ARE YOU BRAVE ENOUGH? We've all heard the ghost stories of Ballymun. But none were as scary as those heard about the old boiler house. On Halloween week the spirits will be strong, but will you be brave enough to visit the Rediscovery Centre? Join us if you dare...

**Terror in Trinity**  
Trinity Comprehensive, 26th & 27th of Oct  
Booking via school, ages 12 +

Walk through the haunted school where you will meet many unusual people and creatures who haunt the school by night. It takes 20minutes to walk through. Suitable for 12yrs and up.

**Glas Ghostly Garden and Haunted Pumpkin Patch**  
Glas GAP Community Garden, 27th & 31st of Oct  
Booking via Global Action Plan [globalactionplan.ie](http://globalactionplan.ie)

The Glas garden has turned spooky... packed with story tellers and entertainment With a contest for best costume and a pumpkin decorating/carving competition.

**Stilt walking with Poppintree Youth Project**  
PYP, 1st 2nd, 3rd & 4th Nov @ 2-5pm, Booking essential  
FREE Call or text 085 8504259 to secure place

Have you ever wanted to learn a circus skill, well now is your chance – come join us in PYP to learn how to stilt walk. The workshop will be delivered indoors in a safe space. Numbers will be capped at 8 per session

### BALLYMUN HALLOWEEN TOWN EVENTS AND ACTIVITIES

**Wed Oct 26th - Fri Nov 4th**

**Secret Cinema**  
axis Ballymun, Oct 30th 2pm for ages 4+, 7.30pm for ages 15+ €3 see [axisballymun.ie](http://axisballymun.ie) for tickets

axis are hosting two Secret Spooky Cinema screenings, the 4pm film will be a family friendly favourite for children aged 4+. But come 7.30pm you can expect real scares as we surprise you with a classic horror for those aged 15+

**Ballymun Tidy Towns Spooky Competition**  
Your house or garden, Launch - 17th Oct. Judging - weekend of the 24th Oct. Winners announced - 31st Oct.

Prizes for Best Spooky Garden , Best Road , Best Shop Front with a special prizes for Best Use of Recycled Decorations. See Ballymun Tidy Town Facebook for entry details.

**Halloween Spooky Street Games**  
Popping up on a street near you, 2nd & 4th Nov, all ages FREE

The Easy street Team are hitting the streets this Halloween mid term break with traditional style Halloween games and art with a spooky twist.

**DCC NOTICE ON HALLOWEEN BONFIRE PREVENTION**  
As Halloween is fast approaching we wish to remind you of the following:

- It is an offence to build, transfer, or dispose of waste for the purpose of a bonfire
- It is an offence to provide any materials for bonfires
- It is an offence to store waste/bonfire materials in your garden
- Burnt green areas will take approximately 18 months to recover before grass will grow back - damaging play areas
- Dublin City Council will collect 5 items of bulky waste for a fee of €40. To organise a collection contact 01 - 222 2222.

Litter Wardens & Waste Enforcement Officers will be patrolling the Ballymun area and fines of €150 can be issued to anyone in breach of the above

Report stacking to the North West Area Office  
Tel: 01-222 6412 / 222 6764 / 222 5407 / 222 5400  
Email: [nwae.publicdomain@dublincity.ie](mailto:nwae.publicdomain@dublincity.ie)  
Or report online at <https://dcservices.dublincity.ie>  
**STAY SAFE THIS HALLOWEEN**

Comhairle Cathrach  
Ibairle Atha Cliath  
Dublin City Council

OTHER WORLD

axis

## Otherworld 2022

The work continues for Otherworld 2022. Dublin City Council Community and Social Development team, Axis Ballymun and the Festival Working Group are expecting this to be the best and most successful festival to date. The brochure was completed and all residents have received a copy. The schedule of events outlines spooky activities and bespoke Halloween events that will take place from October 26<sup>th</sup> until November the 4<sup>th</sup>. In particular there are some new spooky elements into the Otherworld mix including: the Witches Walk in Poppintree Park Thursday 27<sup>th</sup> October; Puca Pets a spooky fancy dress event to take place in Poppintree Park on Saturday the 29<sup>th</sup> October and the Lil Monsters entertainment zone for young people on the Plaza at the main event on October 31<sup>st</sup>.

## Social Inclusion Week

A range of activities will take place on the week of 7<sup>th</sup> November to celebrate social inclusion week which will include an intergenerational walk and a number of sports and wellbeing activities.

## Environmental

The final greening neighbourhood project for 2022 took place in Sandyhill Gardens in September in collaboration with GAP and the Public Domain Section where two locations were chosen to install planters to alleviate the dumping at these locations.



**Before**



**After**

The Community team have also been working alongside Public Domain Section and Ballymun Tidy Towns Group on the following initiatives:

- City Neighbourhoods Competition
- Ballymun Tidy Towns Competition
- Otherworld Spooky Garden/Schools Competition

### **3. Economic Development Update**



B4b' next networking event took place in the Rediscovery Centre on Tuesday 11<sup>th</sup> October @ 5.30 pm. The theme of the event is around sustainability and how businesses can support climate action while improving their bottom line. Guest speaker was Hans Zommer CEO of GAP. For more information about B4b visit [www.b4b.ie](http://www.b4b.ie) or contact: [info@b4b.ie](mailto:info@b4b.ie)

#### Shop-front enhancement scheme

GAS Junction, Finglas were the latest business to avail of the shop-front improvement scheme. They repaired and replaced decaying wooden frames and repainted their signage.





## Ballymun CoderDojo

Ballymun CoderDojo resumed in the Ballymun Child & Family Resource Centre on Saturday 16<sup>th</sup> September. They are now running CoderDojos from 10.00am to 11.15am and 11.30am to 12.45pm.



For more information about the Dojo you can visit their website [www.bcfrc.org](http://www.bcfrc.org) and follow on Facebook: [CoderDojo Ballymun](#)

## 'Return to Work' – Jobs Fair

Intreo hosted a jobs fair in the atrium of the Civic Centre on Thursday 13<sup>th</sup> October. The event was for anybody seeking a return to work and up to 30 employers were on-hand with vacancies to fill. In addition the Dublin Northwest partnership and Ballymun Job Centre ran workshops throughout the morning on CV preparation, Interview skills and professionalism in the workplace: <https://bit.ly/3fJse2x>



13 October 2022

*Looking for a fresh start?  
Searching for a new opportunity?*

Ballymun Job Centre, Work Experience Enterprise – Pilot  
Liam Barry, Economic Development Officer is working with the current group on building a new website for the Startup Ballymun Initiative. The wire-frame has been signed off on and the group will be working on the design over the next few months.

## 4. Housing Report

### Rent Assessment September

<b>Assessments</b>	449
<b>Permissions To Reside</b>	9
<b>Refunds</b>	9
<b>Opening of Accounts</b>	12 (including 0 sole/ 4 successions)
<b>Closing of Accounts</b>	4 (including 0 sole / 0 successions)
<b>Front Counter Calls</b>	191
<b>Window Replacements</b>	3

### Ballymun Lettings January to September

<b>Allocation Category</b>	<b>Housing List 2022</b>	<b>Transfer List 2022</b>	<b>Older Persons 2022</b>
Bands 2 & 3	4	3	0
Medical	1	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	6	0
Maintenance	0	0	0
Surrendering Larger	0	4	1
Unable to afford	0	0	0
Succession/Sole	33	0	0
Transfer	0	0	1
Inter-transfer	0	2	0
<b>Total</b>	<b>39</b>	<b>18</b>	<b>5</b>

### Choice Based Lettings

<b>Allocation Category</b>	
Housing Bands 2 & 3	14
Transfer Bands 2 & 3	3
Transfer HAP	1
Medical	1
Welfare	0
Homeless	1
Travellers	1
Surrender larger	1
<b>Total</b>	<b>22</b>

### Ballymun Voids

<b>Address</b>	<b>Type</b>	<b>Date of Vacancy</b>	<b>Status</b>
Balcurriss Park West	1 Bed Apt	28/6/2022	Under Offer
Balcurriss Park West	1 bed Apt	18/05/2022	Under Repair
Barnewall Drive	2 Bed Apt	28/6/2022	Under Repair
Belclare Drive	3 Bed House	4/8/2022	Under Repair
Carton Drive	1 bed apt	25/8/2022	CBL
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	2 Bed Apt	04/02/2022	Under Offer
Forestwood Avenue	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
Hollytree Terrace	4 Bed House	28/6/2022	Under Offer
Marewood Crescent	4 Bed House	29/7/2022	Under Repair
Owensilla Terrace	1 Bed Apt	13/6/2022	CBL
Poppintree Road	2 Bed Apt	16/12/2020	CBL
Poppintree Parade	1 Bed Apt	8/7/2021	CBL
Sandyhill Gardens	3 Bed House	12/06/2022	Under Repair
Shangan Gardens	3 Bed House	31/07/2022	Under Repair

Shangan Green	3 Bed House	24/08/2022	Under Repair
Silloque Green	2 Bed Apt	31/05/22	CBL
Silloque Park	1 Bed Apt	29/6/2022	CBL
Silloque Park	1 Bed Apt	20/7/2022	Under Offer
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	23/05/2022	Under Repair
Sandyhill Gardens	1 Bed	2/6/2022	Under Repair
Sandyhill Gardens	Bedsit	26/09/2022	Under Offer
Sandyhill Gardens	Bedsit	12/12/2021	Under Offer

### Estate Management statistics for September

No of Anti- Social complaints per 1997 act Drug related	1
No of Anti-Social complaints per 1997 act (Not Drug Related)	16
No of other Complaints	9
<b>Total Complaints</b>	<b>26</b>
No of Anti-Social Interviews per 1997 act	9
No of Other Interviews	0
<b>Total Interviews</b>	<b>9</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	0
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

## 5. Ballymun Library

### Events in Ballymun Library during October

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-Regular	Workshop	Climate Action Sustainable Living Programme: 'A Climate Friendly Kitchen', with Diane and Nathalie from the Sustainable Life School	Adults	Tuesday 18 <sup>th</sup> October, 6.30pm
Non-Regular	Workshop	Climate Action Sustainable Living Programme: 'How to Compost at Home to Save Money', with Craig Benton (known as Doctor Compost)	Adults	Tuesday 25 <sup>th</sup> October, 6.30pm
Non-Regular	Book Club	Irish Revolution Book Club, with Historian-in-Residence Dr. James Curry (1 <sup>st</sup> of 4 sessions)	Adults	Wednesday 26 <sup>th</sup> October, 6.30pm
Non-Regular	Cultural	Children's Book Festival: 'Nature Ninja' workshop with children's author Sadhbh Devlin (as Gaeilge)	Children (senior infants to 3 <sup>rd</sup> class)	Wednesday 19 <sup>th</sup> October, 10.30am and 12.00pm (fully booked - 2 classes)
Regular	Community	Ballymun Ladies Group	Adults	Tuesday 18 <sup>th</sup> October, 2.30pm-5pm
Regular	Cultural	Ballymun Library Writers' Group	Adults	Wednesdays, 4pm-6pm
Regular	Cultural	Ballymun Painting Group	Adults	Mondays, 10.30am-12pm (except bank holidays)
Regular	Book Club	Ballymun Library Murder Book Club <i>Bad Luck and Trouble</i> by Lee Child	Adults	Wednesday 26 <sup>th</sup> October at 12pm

<b>Non Regular or Regular Events</b>	<b>Event Category</b>	<b>Event Title</b>	<b>Audience</b>	<b>Date and Time</b>
Regular	Cultural	Evening Book Club	Adults	Monday 24 <sup>th</sup> October, 6.30pm
Regular	Cultural	Scrabble Group	Adults	Tuesdays, 11am-1pm
Regular	Cultural	Digital Photography Group	Adults	Thursdays, 10.30am-12.30pm
Regular	Cultural	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays, 3pm-4pm
Regular	Book Club	Kids Comic Club	Children	Tuesday 25 <sup>th</sup> October, 4.30pm-5.30pm
Regular	Children's	Baby Book Club & Story time	Children (new-borns to children aged 2 yrs)	Mondays, 10am-11am (except Bank holidays)

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