



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 21st February 2023

Item No: 5

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

Site 1 - Shopping Centre

Douglas Newman Good have been appointed as the agent to seek expressions of interest in the shopping centre site. The issues with ponding on the site are under investigation.

Vacant DCC units

Shangan Neighbourhood Centre

The Development Department have agreed Heads of Terms with the STAR Project for their Easy Street team for Unit 3, Shangan. Negotiations are ongoing with 2 other parties for Units 2 and 4.

Turnpike, Santry Cross

The Dublin Northwest Partnership have surrendered their license to this premises and handed the units back to Dublin City Council.

Ballymun Plaza / Ballymun Town Centre Park Project

The Ballymun Town Centre park project has Part 8 planning. Consultants were appointed in 2022 to develop the plans for Tender / Construction, these plans are at an advanced stage and will be complete in Q2 of this year.

The package will be tendered for construction and subject to the necessary agreements and tender price, a contractor could be appointed to begin construction in Q4 2023 or early in 2024. Once tender drawings are received the footway works outside the shops could be advanced prior to the full park being installed.

Social Housing PPP Bundle 3

Site 10 - Shangan Road

The scheme will deliver 93 units in total comprising of 73 senior citizen apartment units the remaining 20 units are comprised of 10 general need units and 10 medical need units. The PPP Project will also deliver a new link road and a landscaped public and private open space as part of the overall development.

Part 8 approval was granted at the September City Council meeting. Planning approval has been secured for all six sites in PPP Bundle 3 across Dublin, Sligo, Kildare and Wicklow. The OJEU/Tender notice has been updated to reflect planning approval and the programme is in the pre-qualification stage of procurement.

Social Housing PPP Bundle 4

Site 5, 15, 16, 17 and 18 - Balcurris/Santry Cross areas

The above sites have been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Programme, Bundle 4. An update was presented to NWAC members by the PPP Project team in June 2022. The Project Design Team technical advisors are currently being appointed. The next steps for the Project Team will be to commence scheme design in Q2 2023 with the technical advisors and DHLGH.

Site 6 - Coultrey Road / Main Street

The Housing Department are discussing the development of the site under the CREL Cost Rental model with O'Cualann.

Sites requiring Expression of Interest

Sites 11 and 13 - Sillogue Avenue and Sillogue Road/Holy Spirit

Expression of Interest documentation was issued by the Housing Department on 20th January for development proposals for both sites. The closing date for submissions is 28th March.

Sites 8 and 9 - NW of Coultrey Park and Coultrey Road

These sites are currently being prepared for Expression of Interest for the development of the site. The Housing Department are meeting with the Area Office and internal Departments to discuss LAP requirements in mid-February.

DCC Affordable Schemes

Sites 12 and 14 (Silloque Road and Balbutcher Lane)

Density requirements for both sites are being finalised in advance of Part 8 Application. A further briefing will be arranged for elected members in due course.

Approved Housing Bodies

Site 19 - Saint Joseph's

A Further Information Request was issued for Planning Application 4855/22 on 8th November. The applicant has now met with both the Drainage and Roads Planning Departments to address the Further Information issues and a formal response will be issued to the Planning Department in the coming weeks. This proposed development consists of 34 affordable purchase homes and 17 sheltered housing units.

Site 21 – opposite Poppintree Neighbourhood Centre

Dublin City Council Housing and Community Services secured the maximum grant of €100,000 per unit under the Affordable Housing Fund in December. O'Cualann are to submit development proposals for the 12 properties on this site to the Housing Department.

Site 25 Parkview

Planning Application 5252/22 was lodged on 18th November 2022. This application is for 34 dwellings and a crèche. A Further Information request was issued by the Planning Department on 20th January. A formal response will issue to the Planning Department in the coming weeks. Planning permission was previously granted for 36 older person's units in 2022.

Silloque Infrastructure Scheme

Paving and utility works are continuing within Silloque Gardens. An additional contractor has started on site to speed up the progress. Traffic management arrangements are changing regularly to minimise disruption and to keep the pedestrian routes as short as possible. The contractor issues update notices to affected residents prior to all changes.

Separately the ESB are relocating and upgrading the old cast iron mini-pillars located within private boundaries in Silloque Gardens moving them into the public areas. There will be a number of power shut-offs to facilitate this work, which will take place on the weeks of 7th February, March 14th/15th and April 5th (provisional). These ESB works are not part of the Silloque Infrastructure scheme.

North City Operational Depot

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

Works are continuing at roof level of the Administration & Welfare Building to complete roof top plant and final weathering of the roof light-wells. Water tightness tests to be carried out in advance of the installation of roof paving and sedum blanket. Externally works have

progressed well with the installation of the timber and coloured fins ongoing. Bris Soleil are being installed. The glass balustrade to the south balcony on the first floor is installed. Vertical planting work has commenced to the Multi Storey Car Park (MSCP). Timber fins bracketing works have not yet commenced (brackets are due on site this month). Floor coatings application is ongoing on the top floor and will continue down through the building (weather dependant).

2nd fix Mechanical & Electrical installations are ongoing in the Workshops. External canopy steel frame is now installed and metal cladding roof completed. Completions to the Workshop door reveals are due to commence. Installation of racking in the Central Stores has commenced.

Work on the Salt Barn's timber wall cladding is continuing. Cladding on the north elevation is complete with louvres to be installed.

The Civic Amenity Site (CAS) external kerbing and the skip area concrete apron are completed. Base tarmac has been laid. The gate has been installed at the CAS public entrance. CAS Office roof works are continuing.

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. Junction design work is ongoing. The permanent east side access is in use by the Contractor as the main construction access. The Contractor moved some of their site compound to the CAS area and they are continuing to use the CAS access for staff vehicles. Footpath works external to the CAS boundary wall are substantially complete with landscaping works still to complete.

There have been some delays to the project programme and, assuming no further delays, the scheduled completion of construction is late March/April 2023. There will be a fit-out period after that for furniture and IS configuration. It is anticipated that the depot will be operations-ready in April/May 2023.

2. Community and Social Development

General Community Development

The Community and Social Development Team (CSDT) have developed a calendar and plans for work in 2023.

The Community and Social Development general and adult education grants for 2022 are currently being received by Community groups and there is ongoing collaboration with the central administration section and the Community Groups regarding any delays due to additional documentation required.

Social Inclusion initiatives

Older Persons Council

The third meeting of the new North West Area Older Persons Council took place in Ballymun on Monday the 30th January. The group discussed work ideas/actions for the year ahead which included: enhanced communication with isolated older persons through newsletters and other means; additional recreational activities and age friendly business campaign. It was agreed that an important first step would be for group members to do an audit of what is already happening in both areas under the banner of positive aging by visiting local

centres, community rooms etc. and collating all the information. Committee skills training will be rolled out for all committee members, this process will begin in the near future.

There is still room for additional members from both Ballymun and Finglas to ensure there is a very strong representative and inclusive group going forward.

Balcurris Park Enhancement

The CSDT have had further meetings with the Reflection Garden working group as work continues to progress to agree the detail of the proposed garden installation. A survey has been designed to complement an information leaflet looking at further ideas for enhancement in the park, which will be distributed to residents in the Balcurris area in the near future.

Youth Related Initiatives

Summer Projects

CSDT members have begun the process of rolling out the voluntary summer project initiative for 2023 with the goal of re-establishing previous local projects and establishing one new summer project. A call out has been done to drive the interest in local parents who may have some time to give to a very worthwhile initiative for young people in Ballymun.

BRYR (Ballymun Regional Youth Resource)

Team members have met with BRYR in relation to further plans for the Locksmith Group and engagement with the Youth Participation Group. It is envisaged that the young people will collaborate with Dublin City Council on a number of key community initiatives during the year.

Better Ballymun

The CSDT, Public Domain Team and Parks Services have attended further meetings in relation to this successful youth-led environmental initiative which is now in its third year and is due to take place on Friday the 3rd March.

There are more community groups/organisations than ever involved this year. The project plans are really coming together for the action day and includes some innovative new environmental initiatives including tree counting projects, surveys and planting projects in local schools and youth projects in the public realm. The Better Ballymun programme is led by Trinity Comprehensive.

Additional Youth Related

The team will be providing additional support to the Ballymun Scouts and the Ballymun Community Games as they try to grow their committees and enhance the range of activities for youth related wellbeing.

Other Initiatives

The CSDT as part of the Ballymun Fairtrade Working group held a meeting in relation to Fairtrade Fortnight 2023 (February 27th to 12th March). A number of small community initiatives are being organised to promote the Fairtrade Campaign and the link with climate change, including a talk in Rediscovery Centre and a number of information coffee mornings, including one in Trinity Comprehensive. An audit is also being done in relation to the availability of Fairtrade products in local shops and coffee shops.

3. Economic Development Update

Ballymun 4 business

Ballymun 4 business is in the process of seeking a new Business Network Administrator following the departure of Catherine Whelan at the end of 2022: <https://bit.ly/3I5erPF> and the network is also seeking to procure a website designer to revamp the website: <https://bit.ly/3iHNc4k>. The next network meeting will take place in March which will be preceded by the AGM which will seek to reconstitute the steering committee and roles of Chairperson, Vice chairperson, secretary and treasurer. For more information about B4b visit the website: www.b4b.ie

Shop-front enhancement scheme 2023

It is planned to launch the shop-front improvement scheme again in 2023. The latest business to benefit from the grant is Homeside Assisted Living who used the grant to upgrade the entire façade of their 3 units in Finglas Village.



Ballymun CoderDojo

The Ballymun Coder Dojo started back on Saturday 21st January with 2 Dojos running each morning. A number of new Ninjas joined, receiving their branded baseball jackets sponsored by B4b. For further info about the Dojo: <http://ballymunfrc.org/coder-doj/>



StartUp Ballymun

StartUp Ballymun will take place on Wednesday 19th April in the Council Chamber. The event is in the early stages of planning with a theme of how digital can support climate action. Further details to follow.

Climate Action

A pilot programme is being developed where local businesses can avail of support to implement measures that support climate action and save their business money. Further details on this will be available at a later date.

4. Housing Report - January

Rent Assessments

Assessments	832
Permissions To Reside	6
Refunds	2
Opening of Accounts	5 (including 0 sole/ 2 successions)
Closing of Accounts	1 (including 0 sole / 0 successions)
Front Counter Calls	144
Window Replacements	4

Lettings

Allocation Category	Housing List	Transfer List	Older Persons
Bands 2 & 3	0	0	0
Medical	0	0	0
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	3	0	0
Transfer	0	0	1
Inter-transfer	0	0	0
Total	3	0	1

Choice Based Lettings

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

Voids

Address	Type	Date of Vacancy	Status
Balcurris Park West	1 bed Apt	18/05/2022	Under Repair
Barnwell Drive	2 Bed Apt	28/06/2022	Under Repair
Barnwell Gardens	2 Bed Apt	13/12/2022	Under Repair
Belclare Drive	3 Bed House	04/08/2022	Under Repair
Carton Court	1 Bed Apt	21/12/2022	Under Repair
Carton Road	4 Bed House	07/04/2022	Under Offer
Coultry Avenue	3 bed house	25/10/2022	Under Repair
Coultry Terrace	2 Bed Apt	15/12/2022	Choice Based Letting
Cranogue Close	4 Bed House	14/10/2022	Under Repair
Dane Road	3 bed house	07/11/2022	Under Repair
Dolmen Court	3 Bed House	19/10/2022	Under Repair
Dolmen Way	2 Bed Apt	07/12/2022	Under Repair
Gateway Court	3 Bed House	13/03/2022	Under Offer
Hollytree Terrace	4 Bed House	28/06/2022	Under Nomination
Marewood Crescent	4 Bed House	15/09/2022	Under Repair
Marewood Crescent	3 Bed House	29/07/2022	Under Repair
Parkview Green	1 Bed Apt	30/05/2022	Choice Based Letting
Sandyhill Gardens	3 Bed House	12/06/2022	Under Repair
Shangan Gardens	1 Bed Apt	27/10/2022	Under Repair
Shangan Gardens	3 Bed House	11/01/2023	Under Repair
Shangan Gardens	3 Bed House	31/07/2022	Under Nomination
Shangan Green	3 Bed House	24/08/2022	Under Repair
Silloque Park	2 Bed Apt	29/11/2022	Under Repair
Termon Court	3 Bed House	02/11/2022	Under Repair
The Plaza	2 Bed Apt	23/06/2022	Choice Based Letting
The Plaza	2 Bed Apt	16/12/2022	Under Repair
Whiteacre Close	2 Bed Apt	24/07/2022	Under Nomination
Woodhazel Terrace	2 Bed Apt	23/08/2022	Under Repair

Estate Management

No of Anti- Social complaints per 1997 act Drug related	4
No of Anti-Social complaints per 1997 act (Not Drug Related)	14
No of other Complaints	18
Total Complaints	36
No of Anti-Social Interviews per 1997 act	2
No of Other Interviews	4
Total Interviews	6
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

5. Ballymun Library

Ballymun Library is delighted to host *The Centenary 1922: Through the Artists' Eyes* art exhibition from Thursday 2nd February to Thursday 2nd March. Ten talented artists from Dublin Art Classes, directed by Catherine Lawlor, have come together to paint beautiful commemorative artworks from stories of years past that have helped shape a nation. Each painting tells a unique story and gives an insight into locations visited by influential people of the era, timeless landmarks we are all fond of, cobblestones we have walked across and much more. The exhibition is free to visit and is available to view in the library during opening hours. All are welcome.

Dr. James Curry, Dublin City Council Historian-in-Residence, is returning to host a new Irish Revolution Book Club in the library from Wednesday 8th February to Wednesday 3rd May covering themes from the Irish revolution period. The group will meet monthly and the

sessions will last an hour with a mix of a short talk on the central figure and chat about the books featured. Copies of all four books are available to borrow from the library. To book a place, please ring 01 2228355 or email ballymunlibrary@dublincity.ie

Dublin City Childcare Committee will host a pop-up information stand for parents in the library on Tuesday 21st February from 1pm to 3pm. They would be delighted to support parents in the local area by providing information on accessing early years and school-aged services, information on the eligibility and application process for childcare funding schemes that can subsidise childcare costs and also information on accessing relevant supports through the Access Inclusion Model (AIM) for children with additional needs. No Booking required. Just drop in on the day!

Ballymun Library Events

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-Regular	Art Exhibition	The Centenary 1922: Through the Artists' Eyes featuring commemorative artworks by students from Dublin Art Classes	Adults	Thursday 2 nd February to Thursday 2 nd March during opening hours
Regular	Cultural	Japanese Culture Club (3 rd Wednesday of the Month)	Adults and Children	Wednesday 22 nd February, 10.00am to 12.00pm
Regular	Community	Ballymun Ladies Group (3 rd Tuesday of the Month)	Adults	Tuesday 21 st February, 2.30pm-5.00pm
Regular	Cultural	Ballymun Library Writers' Group	Adults	Wednesdays, 4pm-6pm
Regular	Cultural	Ballymun Painting Group	Adults	Mondays, 10.30am-12pm
Regular (From January 2023, meeting last Thursday of the month)	Book Club	Ballymun Library Murder Book Club Book: <i>A Talented Man</i> by Henrietta McKervey (Last Thursday of the Month)	Adults	Thursday 23 rd February at 6.30pm
Regular	Book Club	Evening Book Club Book: <i>Laura Cassidy's Walk of Fame</i> by Alan McMonagle (Last Monday of the Month)	Adults	Monday 27 th February at 6.30pm
Regular	Cultural	Scrabble Group	Adults	Tuesdays, 11am-1pm
Regular	Cultural	Digital Photography Group (Last Thursday of the Month)	Adults	Thursday 23 rd February, 10.00am-12.00pm
Regular	Cultural	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays, 3pm-4pm
Regular NEW	Children	Chess Club	Children	Tuesdays, 3.30pm-4.30pm

Jackie O'Reilly,
Area Manager, Ballymun