



**To the Chairperson and Members  
of the Central Area Committee**

**March 2023**

## **Cabra/Glasnevin Area Report**

### **Area Office**

Following Covid-19 restrictions at the Cabra/Glasnevin Area Office the public counter continues to be open to the public between 10am to 1pm Monday to Friday.

Public queries are also dealt with via phone and email.

Cabra Office email is [Cabraoffice@dublincity.ie](mailto:Cabraoffice@dublincity.ie)

Cabra Office phone line is 2227400

Blue bags for clean-ups are collected by the public by appointment or during counter hours – other equipment like gloves, pickers and hi-viz vests are also supplied to support community clean-up efforts by the Community Development Team.

Reports of litter or dumping are also be emailed and phoned in the Cabra Office and the office then coordinates with Waste Management and Litter services

Litter Hotline 1800 248 348 or e-mail [litter.central@dublincity.ie](mailto:litter.central@dublincity.ie)

All queries made to the office are dealt with as appropriate or forwarded to the relevant department within the City Council.

### **Front Counter**

The Front Counter at the Cabra Glasnevin Area Office is open between 10am and 1pm daily. It should be noted that people are returning to visiting the counter with a full range of queries and or requests for services.

The range of services requested include but are not limited to, assistance with form filling, guide to DCC services, information on housing, housing services and assistance. The staff must be commended in their approach to working with the public. An increased number of homeless customers are approaching the counter looking for information and assistance.

### **Community Clean -Ups**

Community clean ups are starting as we enter the spring season. Requests for tree pruning are however still being made to the office, a program through parks is being rolled out, the large London Planes in the area have been audited by Parks.

General Operatives from Waste Management and the rapid response street cleaning teams working in the Cabra area continue to be commended to the office by the public for their hard work.

## **The “17 Shops”**

A further meeting will be convened in the New Year. Parking enforcement have been asked for information on a 30 min free parking allocation at the shops, this is being investigated.

Shop keepers would like to have a 30 min free parking allowance for customers to use the shops and then move on. Parking enforcement in the area has increased at the request of the business owners.

## **Dublin City Council Offices, Cabra Road**

There will be an upgrade to the front of the DCC office building on the Cabra Road in 2023. As we look to enhance the area, we will lead by example in the presentation of the business to the public and ask other business owners to follow.

We will be looking to integrate an information screen and a defibrillator into the design.

## **Retirement**

We would like to acknowledge Mr Noel Travers who retired on March 2<sup>nd</sup> 2023 after 43 years of service in DCC. Noel worked in Waste Management and was a regular around the 17 Shops, Cabra Phibsboro and Glasnevin.

Noel would rise at 4am every morning, starting his day with a bowl of porridge before tackling the streets of Cabra/Glasnevin.

Responsible most mornings for the small street sweeper Noel was a key operator in keeping the area clean and tidy. He will be missed not only for his diligent work but his good banter, even though it was early.

## **Out and About Ezine**

The Cabra/Glasnevin Ezine remains in circulation on the website. Electronic distribution will be through the DCC Central Area Social Media platforms.

## **Discretionary Fund**

The office is reaching out to the community groups and organisations associated with fulfilling the discretionary fund list. We are looking forward to a very active area in respect of discretionary fund supported projects.

The Community Development Team have a large program of events that will span the year and engage all communities from Ashtown to Drumcondra.

## **Cabra Glasnevin Policing**

The office is working collaboratively with the Gardai from both Cabra and Mountjoy stations. Cabra Gardai are taking a more active policing approach and Mountjoy are being very responsive to any calls that have been made.

## **Pelletstown/ Rathborne – Taking in Charge**

The developers Castlethorne have approached DCC Planning Dept in respect of the Taking in Charge process. There are a number of departments that will have to be engaged and

there are a number of issues with the standard taking in charge process. Castlethorne have sold parking spaces that would normally exist within the public realm and DCC do not take in charge areas separated by private ownership (car parking space between the road and kirb)

The developer Ballymore have submitted maps as a first action in starting the taking in charge process.

It should be noted that DCC Planning Department are the responsible department for the taking in charge process within DCC.

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

## **Community Development Team Report Cabra/Glasnevin**

**Community groups have been quite active during the month of February.**

Clean ups have started early this year and residents are out enjoying the clement weather including hot refreshments while improving their environment.

Festival Planning Groups. Several meetings have already taken place with a number of local community groups for the organising of festivals later in the year, watch this space!

Arrangements are in place for our Age Friendly Céile Mor in Cabra Parkside on the 23<sup>rd</sup> March at 8.00 p.m. Several hundred people are expected to attend as this is an extension of the successful event that took place in Dominic St. Clareville Court musical group will be playing during the interval at the Céile.



### **Ashington Clean-up.**

Another successful clean-up in the Ashington estate supported by Cllr Eimer McCormack.

The residents are proving industrious as can be seen from the volume of rubbish collected.

Clean ups like this are hugely advantageous in building community and the planned festival for later in the year will build on this good work.



## Community Clean-ups Phibsborough Clean-up.

Supporting the Phibsborough clean-up was Cllr Declan Meenagh.

An enjoyable day was had by all. Again the community spirit in Phibsborough shone through.

With Fizzfest building momentum the festival season will truly be upon us and this year DCC will be supporting the great work of the festival organisers to bring a truly wonderful event to the area.

This all starts with a clean Phibsborough and the hard work on maintaining the area is showing.

New Planter Boxes arrive on Phibsborough Road.

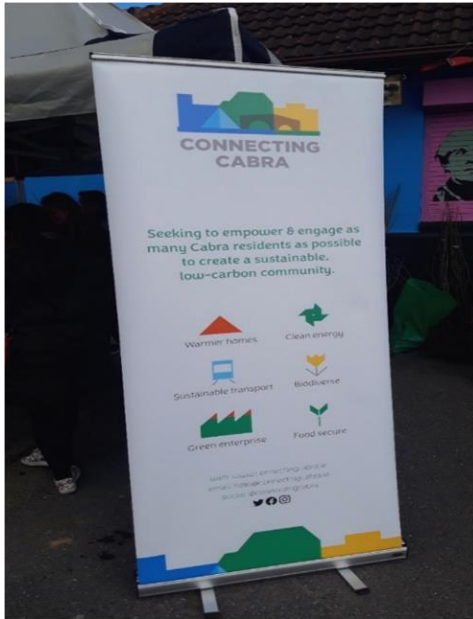
The new planters on the Phibsborough stand out for their quality and to what the area is aspiring for itself.

The wooden planters with aluminium capping have been beautifully planted and stand out in the public realm.

While this type of planter is not cheap they are robust, beautiful and effective in helping to raise the spirit of the community.







Cabra Connects Tree Planting Project. Sunday 26<sup>th</sup> February 2023.

This is an exciting project taken on by Cabra Connects. As a new environmentally focused group they were giving trees to local community members who wanted to plant one in their garden.

This is only one of the many projects they are looking to carry out over the year and we are very happy to support their efforts.





The AGM of the Stoneybatter Festival took place on Wednesday March 1<sup>st</sup> in Prussia St Family Center. Outgoing Chairperson Cllr Joe Costello. Also in attendance Cllrs Ray McAdam and Janet Horner. Strong attendance at this meeting, the community are looking forward to another great festival. One of the stand out events in the city. Also in attendance were members of Fleath Ceol Cuige Laighean



Villa Park Festival Committee.

Members of the Villa Park festival committee met with Community Development and Cllr Eimer McCormack in the Cabra Area office.

Festivals are high on the agenda for the Community Development Team this year and as we engage more local festival committees we see the enthusiasm for community based festivals growing.

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## **Area Housing Report**

### **Cabra / Glasnevin/ NWIC**

#### **St Marys Place North/ Dorset Street Flats**

St Marys Place has now been fully detenanted and it is hoped that the middle block will be fully detenanted by mid Q2 2023. Housing Maintenance is currently undertaking an extensive scheme which involves securing and clearing out all empty units and blocking access to detenanted landings. Site investigations and Surveys are continuing.

#### **St Bricins Park**

The Housing and Community Services Department is currently progressing the submission to the DHLG. The number of new housing units being provided on the site is 10. A newsletter was submitted to the surrounding area during the summer and feedback was received in the local office from residents. All queries were addressed and it is hoped that further consultation will take place during 2023.

#### **O'Devaney Gardens**

The allocation of the remaining units in Phase 1 is currently underway. Bartra are now on site and Phase 2 has commenced. They are carrying out surveys and site investigations in relation to road realignment and drainage. Further information in relation to the development and the Consultative Forum will then be circulated through the Central Area Committee.

#### **St Finbars Court**

A contractor has been appointed and works will commence in March/April 2023. Housing Maintenance are continuing to keep the site cleared of illegally dumped materials.

#### **Bannow Road Site**

It has been decided that an AHB will develop both social housing and cost rental on the site. More information will be available and consultation will be arranged by mid 2023.

#### **Infirmery Road**

The Infirmery Road development will consists of 38 units in total located in two blocks, with a mix of 1, 2 and 3 bed apartments and duplexes in both blocks. The development has received Part 8 approval to include the demolition of two buildings on site, which excludes the Married Quarters as there is a preservation order in place for this building. The programme for Infirmery Road initially indicated going to tender in March 2021 but due to major delays it is now expected to go to tender in Q1 2023 to be on site in Q2 2023.



**Area Housing Statistics, February 2022**  
**Cabra / Glasnevin/ NWIC**

No of anti-social complaints per 1997 act Drug related	<b>0</b>
No of anti-social complaints per 1997 act not Drug related	<b>3</b>
No. of Complaints	<b>16</b>
<b>Total Complaints</b>	<b>19</b>

No of anti-social Interviews per 1997 Act	<b>2</b>
No of other interviews	<b>10</b>
<b>Total interviews</b>	<b>12</b>

No of requests for mediation	<b>0</b>
No of complaints referred to the Central Unit for action	<b>0</b>
No of Tenancy warnings issued	<b>0</b>
No of excluding orders issued	<b>0</b>

**Allocations**

Housing (Band 2 & 3)	<b>3</b>
Transfers (Band 2 & 3)	<b>2</b>
Older Persons Housing (band 2 & 3)	<b>3</b>
Older Persons Transfers (band 2 & 3)	<b>4</b>

Medical and Welfare	<b>2</b>
Older persons medical and welfare	<b>0</b>
Homeless	
Transfer HAP	<b>0</b>
Fire/flood/Emg – Maintenance	<b>0</b>
Estate Management	<b>0</b>
RAS/HAP exit	<b>0</b>
Detenancing	<b>2</b>

<b>Total Allocations Made</b>	<b>16</b>
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The detenancing process of Broombridge Court Senior Citizens complex and Dorset Street Flats is currently underway.

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