



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 21st March 2023

Item No: 5

Ballymun Area Office Report

- 1. LAP Update**
- 2. Community Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Area updates**

1. Local Area Plan Update

Site 6 - Coultry Road / Main Street

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

Site 19 – St. Joseph's

The applicant is currently finalising all issues raised in the Further Information (FI) request dated 8th November 2022 relating to Planning Application 4853/22. This followed a number of meetings with Dublin City Council works Departments on the requirements by the FI Request. A formal submission to the FI will be made shortly.

Site 21 - Poppintree Neighbourhood Centre

O'Cualann are due to provide Housing and Community Services with a project plan for the delivery of this scheme. The maximum Affordable Housing Fund grant of €100,000 per unit which was awarded in December 2022 has increased the scheme's viability for 12 properties at this location.

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 (FI) request was issued by Planning on 20th January 2023. The FI response is currently being developed by O'Cualann and has been assisted by several meetings with Dublin City Council works Departments. It is anticipated that this will be formally submitted in the coming weeks.

Sites requiring Expression of Interest

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

Expression of Interest documentation was issued by DCC Housing Department on 20th January for development proposals for both sites. The closing date for submissions is 28th March 2023.

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

These sites are currently being prepared for Expression of Interest for the development of the site. Housing and Community Services has met with the Area Office and internal Departments to agree on infrastructural requirements. These are currently being finalised and the Expression of Interest will then issue to the AHB sector.

DCC Affordable Schemes

Sites 12 and 14 - Sillogue Road and Balbutcher Lane

Density requirements for both sites are being finalised in advance of Part VIII Application. A meeting took place on 17th February attended by DCC Officials, NWA Elected Members and the City Farm Committee to discuss the City Farm proposal on site 14. Correspondence has issued to the City Farm and regular updates will be provided to members.

North City Operations Depot

The construction of the North City Operations Depot continues to progress well and is now entering the final stages of construction.

Works are continuing at roof level of the Administration & Welfare Building to complete roof top plant as well as final works to the roof light-wells. Water tightness tests to be carried out in advance of the installation of roof paving and sedum blanket. Externally works continue to progress well with the installation of the timber and coloured fins and Bris Soleil

ongoing. Internal works are continuing including fitting of sanitary ware, showers, tiles, lights, ceiling grids and acoustic panels.

Application of floor coatings is continuing in the Multi Storey Car Park (MSCP) and is weather dependant. Timber fins bracketing works have not yet commenced (brackets have now arrived on site). Works to complete the vertical planting on the building is nearing completion. 2nd fix Mechanical & Electrical installations are continuing in the Workshops. Completions to the Workshop door reveals have commenced. Installation of racking in the Central Stores is complete. Work on the Salt Barn's timber wall cladding is almost complete with cladding details to the bottoms of the diagonal bracing to be finalised. Electrical works are due to commence shortly.

The Civic Amenity Site (CAS) Office roof works are continuing with sedum covering installation.

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 and landscaping works have commenced. There will be work done to cut out some of the new footpath to provide additional landscaping.

There have been some delays to the project programme and, assuming no further delays, the scheduled completion of construction is late 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 May 2023.

DCC Traffic Section Works: As part of the pre-planning permission discussions about the NCOD with Fingal County Council it was agreed that the traffic signal control of three junctions immediately in the vicinity of the NCOD would be brought into DCC's traffic control system. Road works at all three junctions will be required to enable this. The three junctions are: (1) the junction at the eastern access to the NCOD, (2) the junction at Ikea/Decathlon entrance and (3) the junction at St. Margaret's Road / Carton Way. Dublin City Council Traffic Section is planning on commencing work on 3 junctions on St. Margaret's Road possibly from the end of week commencing 7th March. DCC Traffic's contractor, Citius, will be carrying out these works.

Silloque Infrastructure

Works are continuing within Sillogue Gardens with the extra paving contractors now on site. The new public lighting infrastructure is being installed at the same time as the new paving. Landscaping works were due to commence on 9th March with new trees being planted over the coming weeks. The Area Office Community and Public Domain Teams are currently engaging with the residents and Our Nursery to seek their involvement in this process and future environmental projects to benefit the area.

Unfortunately there is a lot of illegal parking on the new footpaths around the crèche there is ongoing engagement with the Board of Management & Crèche Manger to seek assistance in resolving this matter.

Discussions are on-going to resolve the footpath connection issue between the rear of Sillogue Gardens and Wad River Close. A proposal for a new ramp has been developed and the area office and housing division will engage with the local residents to agree these works.

2. Community and Social Development

Social Inclusion initiatives

Older Persons Council

The Community and Social Development Section (CSDS) are continuing to work with the new Older Persons Council (OPC) and organised a number of trips to local community facilities with members as part of a scoping exercise to ascertain recreational, educational and wellbeing activities currently available for older persons in Ballymun and Finglas. Interested members are still being sought for the OPC.

Balcurris Park Enhancement

The CSDS along with the Reflection Garden Committee and Slaintecare Local Development Officer have carried out a survey with residents surrounding Balcurris Park in relation to the pending upgrade works. These proposed works will include: an outdoor gym, enhanced play areas/paths and the installation of a reflection garden to commemorate residents who have passed away. They also gathered additional suggestions around further possible enhancements to increase the user-friendliness of this natural amenity. Overall residents were strongly in favour of the enhancement of the Park but also cited reasons for the current lack of usage which centred on safety and security issues.

Autism-Related Services

A number of meetings have taken place regarding the increased need for autism related services in the local area. The team have decided that an important first step is to undertake a scoping exercise of community organisations that currently provide some level of service in this regard.

International Women's Day

The CSDS organised an event in collaboration with the Sillogue Neighbourhood Centre to celebrate inspirational local women on Thursday the 9th March. The success of the Poppintree Community Weekly Walking Group was celebrated in particular through displayed photos, chat, fun and sing songs. There were over fifty women at the event many of whom are members of the walking group.

Youth Related Initiatives

Summer Projects

The Community Team are currently advertising for volunteers interested in becoming involved with a new local summer project. The FACT summer project is also being supported to set back up again this year. A number of meetings have taken place in this regard with Crosscare.

Better Ballymun

Following significant collaboration and support from Trinity Comprehensive, the Community and Social Development team, the Public Domain team, Parks Department and many other agencies organisations, residents and Volunteers, this positive youth-led environmental initiative rolled out a very successful programme on the 3rd March.

The projects chosen by students this year included: planting projects in Crannogue Close, Ard Na Meala, Trinity Comprehensive, Marewood Crescent and Setanta; painting projects at Shangan Park, Poppintree Neighbourhood Centre; a tree count in the area, a survey at Balcurris Park; dog fouling initiatives and a litter pick at St Joseph's Hill. Dublin City Council provided a financial contribution, plants materials and clean up equipment for the day, Dublin City Council teams and the Lord Mayor Caroline Conroy were involved in individual projects on the day.



Additional Youth Related

The team have had a number of meetings with the Ballymun Scouts group and have committed to providing additional support to this group throughout 2023.

Other Initiatives

Fairtrade Fortnight

The Ballymun Fairtrade Working group organised a number of small community initiatives during Fairtrade Fortnight 2023 (February 27th to 12th March) to highlight and publicise the Fairtrade Campaign. This year, the awareness campaign is centred on the effect of climate change on the long-term production of items such as coffee and chocolate and is advocating for actions that individuals can take which may in time reverse climate change and support the sustainability of the cocoa crop.

3. Economic Development Update

Ballymun 4 business

The next Ballymun 4 business networking event will take place on Tuesday 28th March in Buddy's Market, Ballymun Industrial Estate. Business Owner Maurice will talk about being in business for the last 40 years and plans for the future. The keynote speaker will be Hugh Fitzmaurice www.claritycoach.ie

For more information about B4b visit our website: www.b4b.ie

Shop-front enhancement scheme 2023

The shop-front improvement scheme is now taking applications from Ballymun and Finglas based businesses. The deadline is Friday 26th May. Further information can be found here: <https://bit.ly/3ETnBg6>



StartUp Ballymun

StartUp Ballymun will take place on Wednesday 19th April in the Council Chamber. The theme of the event is based around 'Doing Business in a Sustainable World' and a few business have already signed up to speak. Places can be booked via the StartUp Ballymun website www.startupballymun.com, the website was designed by 'Team Nubies' who completed the [Work Experience Enterprise](#) run by the Ballymun Job Centre.

Trinity Comprehensive 'Business Owner Q&A session'

The Economic Development Officer moderated a Q&A session with 3 business owners in Trinity Comprehensive School for the LCVP 5th Year students. The objective was to encourage enterprise and entrepreneurship. The 3 business owners shared valuable tips on running your own business. Special thanks to Clare Lynch Creative Design, Eileen McHugh, Hair Together Ireland and Daniel Collins CMS Ireland Mail & Print-room Services for taking the time to come and speak with the students.



Business owner Q&A session
Trinity Comprehensive, Ballymun



4. Ballymun Housing Report

Rent Assessment for February

Assessments	1124
Permissions To Reside	6
Refunds	4
Opening of Accounts	4 (including 1 sole/ 2 successions)
Closing of Accounts	7 (including 0 sole / 0 successions)
Front Counter Calls	119
Window Replacements	0

Estate Management statistics for February

No of Anti- Social complaints per 1997 act Drug related	2
No of Anti-Social complaints per 1997 act (Not Drug Related)	6
No of other Complaints	22
Total Complaints	30
No of Anti-Social Interviews per 1997 act	5
No of Other Interviews	6
Total Interviews	11
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	1
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

Voids February

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 Nomination/ CBL
Barnwell Gardens	2 Bed Apt	13/12/2022	Under Repair

Belclare Drive	3 Bed House	04/08/2022	Under Nomination/ CBL
Carton Court	1 Bed Apt	21/12/2022	Under Repair
Balbutcher Way	3 Bed House	05/02/23	Under Repair
Carton Road	4 Bed House	07/04/2022	Under Nomination
Coultry Avenue	3 bed house	25/10/2022	Under Repair
Coultry Terrace	2 Bed Apt	15/12/2022	Under Nomination/ CBL
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	Choice Based Letting
Marewood Crescent	3 Bed House	29/07/2022	Choice Based Letting
Owensilla	2 Bed Apt	07/02/23	Under repair
Shangan Gardens	1 Bed Apt	27/10/2022	Under Repair
Sandyhill Gardens	3 Bed House	12/06/2022	Under Repair
Shangan Gardens	3 Bed House	31/07/2022	Under Nomination
Shangan Green	3 Bed House	24/08/2022	Under Repair
Silloogue 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	Under Nomination/ CBL
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

Older Persons Unit

Address	Type	Date of Vacancy	Status
Burren court	1 Bed	19/02/2023	Under repair
Sandyhill Gardens	1 Bed	01/02/2023	Under repair
Sandyhill Gardens	Bedsit	14/02/2023	Under Repair

Ballymun 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	2	0	0
Transfer	0	0	1

Inter-transfer	0	1	0
Total	2	1	1

Choice Based Lettings

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

5. Area Updates

Empowering Communities in Circular Opportunities (ECCO)

The Rediscovery Centre (RDC) is launching a new community-led climate action and resilience project in Ballymun. The project 'Empowering Communities in Circular Opportunities (ECCO)' will support community members in Ballymun to develop new skills, grow their CV and explore opportunities in reuse and repair.

To formally launch the project, the RDC is hosting an open day at their centre on Monday 24th of April between 10 a.m. -1p.m. The objective of this event is to engage and inspire individuals to share and explore ideas or projects of most interest to them. Interested individuals will then be invited to enrol onto a FREE 12-month flexible skill building programme to support projects in the areas of reuse, repair, food waste and shopping. The project and upcoming event are designed to be open, accessible and inclusive to everyone in Ballymun so please help us spread the word and reach those who want to build their skills and be heard.

Rolled out nationally, the Community Climate Action Programme, Climate Education, Capacity Building, and Learning by Doing (Strand 2) is funded by the Government of Ireland through the Department of Environment, Climate and Communication. If you would like further details about this project please contact Aine O'Donnell at aine@rediscoverycentre.ie



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Ballymun Library

Ballymun Library continues to re-engage with the public post Covid with a diverse range of in-person activities and events to suit people of all ages.

A part of the *EUNIC European Film Club*, Ballymun Library is delighted to host a screening on Wednesday 7th June at 11.00am of *The Secret of the Snake Goddess* (Embassy of Greece).

To book a place, please ring 01 2228355 or email: ballymunlibrary@dublincity.ie

One Dublin One Book is a Dublin City Council initiative, led by Dublin City Libraries, which encourages everyone to read a book connected with Dublin during the month of April every year. The *Coroner's Daughter* by Andrew Hughes, a murder mystery set in Dublin in 1816, is the chosen book for 2023. The One Dublin One Book programme was launched on Monday 27th February. Copies of the book are available to borrow from the library.

There is an upcoming Family Event for Ukrainian Parents and Children this month in the library titled *Crafts Factory with Tanya* on Saturday 25th March at 11.00am. This craft workshop will be an opportunity for children to create decorations for their homes and small pieces of 'jewellery' for themselves.

The workshop is suitable for children aged 10 and under. To book a place, please ring 01 2228355 or email: ballymunlibrary@dublincity.ie

Current Opening Hours for Ballymun Library are:

Monday to Thursday: 10.00am - 8.00pm

Friday and Saturday: 10.00am - 5.00pm

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-Regular	Children	Family Event for Ukrainian Parents and Children: Crafts Factory with Tanya (Crafts workshop)	Children	Saturday 25 th March at 11.00am Suitable for children aged 10 and under
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>Bloody January</i> by Alan Parks (Last Thursday of the Month)	Adults	Thursday 30 th March at 6.30pm
Regular	Book Club	Evening Book Club Book: <i>The Coroner's Daughter</i> by Andrew Hughes	Adults	Monday 27 th March at 6.30pm
Regular	Cultural	Silvers Writing Group (Last Friday of the Month)	Adults	Friday 31 st March at 10.00am
Regular	Cultural	Scrabble Group	Adults	Tuesdays 11am-1pm
Regular	Cultural	Digital Photography Group (Last Thursday of the Month)	Adults	Thursday 30 th March, 10.00am-12.00pm
Regular	Cultural	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays 3pm-4pm
Regular NEW	Cultural	Ballymun U3A Ukulele Group	Adults	Fridays 12pm-1.30pm

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Regular NEW	Cultural	Ballymun U3A Drama Group	Adults	Fridays 2pm-3.30pm
Regular	Children	Chess Club	Children	Tuesdays, 3.30pm-4.30pm
Regular	Children	Baby Book Club & Story time	Children	Mondays 10am-11am

Jackie O'Reilly
Area Manager, Ballymun