

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

Meeting: 16th May 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

Shopping Centre – Site 1

Douglas Newman Good have been appointed as agent to the shopping centre site to conduct a market soundings exercise. The Market Soundings for the Ballymun site is now live on <https://www.dng.ie/services/commercial/market-soundings/>

Social Housing PPP Bundle 3

Site 10 – Shangan Road

The 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). The PPP Project will deliver a new link road and a landscaped public and private open space, as part of the overall development.

Planning approval has been secured for all six sites in PPP Bundle 3 across Dublin, Sligo, Kildare and Wicklow. The programme is in the pre-qualification stage of procurement the closing date was 26th April for tender submissions.

Future key milestones below;

- Programme is currently in the procurement phase. Procurement Phase for PPP Bundles to comply with National & EU regulations generally take between 12 to 14 months.
- PPP Co. to go on site with their contractor, based on current programme timelines is Q3 2024
- Substantial completion remains Q4 2025.

Social Housing PPP Bundle 4

Sites 5 – Main St to South of Santry Cross, Site 15 – Balcurris Gardens, Site 16 – Balcurris Close, Site 17 – South of Santry Cross & Site 18 – Balcurris.

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. The Design team are now undertaking a review of the LAP requirements, site/infrastructure layout, surrounding buildings and requirements of the newly adopted City Development Plan.

The programme for the PPP Bundle 4 sets out the initiation of planning in Q3/Q4 2023. The said sites remains on programme. The PPP Project team will be in contact with the Area Office and Councillors in advance of initiating planning to present the preferred design proposal for the sites.

Silloge Infrastructure

Works are continuing within Silloge Gardens with the carriageway reconstruction under way in some of the laneways. This has made a huge improvement to the aesthetics of the area (photos below). Landscaping works have also commenced with many of the new trees now planted along Silloge Avenue and the green areas within Silloge Gardens. Unfortunately some of the trees have already been damaged, the local Area Office will continue to engage with the local community on this matter.

A solution has been developed for the footpath connection issue between the rear of Silloge Gardens and Wad River Close. The Area Office, and Housing Section, have engaged with the residents and are hopeful agreement has been reached to proceed with a

new ramped access to Wad River Close. New boundary walls will be provided to local houses affected.



North City Operations Depot

The final stages of construction of the North City Operations Depot continue to progress well.

Works are continuing at roof level of the Administration & Welfare Building in preparation for installation of the roof sedum blanket. The sedum materials are on site and installation will start this week. Externally the façade is complete. Internal works are continuing including laying of floor finishes, installation of lockers, AV installation, finishing works to bathrooms, paint finishes, fitting of kitchen equipment and the servery in the canteen.

Application of the final layer of floor coating is ongoing in the Multi Storey Car Park (MSCP) and line marking has commenced. Timber fins bracketing works and timber installation have commenced. The living wall perimeter wall flashings have been installed with some gutter works yet to commence.

Final adjustments are being made to the extract ducting and exhaust hoods in the Workshops. Installation of the work benches is complete. The dispatch counter in the Central Stores is installed. Installation of rubber flooring to the various ancillary rooms is completed.

Cladding of the Salt Barn's external columns is ongoing, awaiting delivery of metal shrouds to the stainless steel fins at the bottoms of the external columns. Installation of the timber louvres on the North elevation is complete.

The Civic Amenity Site (CAS) Office is mostly complete, some fire protection dampers remain to be installed.

The original access road is temporarily in use by the Contractor as the main construction access, while permanent works are carried out on the permanent east side access.

Groundworks are continuing across the site including: installation of boulders and fountain to the pond; tree pits and tree planting around the Office & Welfare Building, MSCP and outside the site boundary along St. Margaret's Road; and making ready for the tarmac wearing course to roadways.

The Contractor continues to use the CAS area as a second site compound and to use the CAS access for staff vehicles. Footpath works external to the CAS boundary wall are complete and landscaping works are ongoing.

There have been some further delays to the project programme and, assuming no further delays, the scheduled completion of construction is early June. The furniture and IS configuration fit-out period after substantial completion has been significantly condensed which will allow the depot to start becoming operational almost immediately after construction is complete. The move of staff into the NCOD will be phased, commencing properly in mid-June with the depot scheduled to be fully operational by mid-August.

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. 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 commenced work on the 3 junctions on St. Margaret's Road on the week starting 20th March. DCC Traffic's contractor, Citius, is carrying out these works.

2. Community and Social Development

Social Inclusion initiatives

Alzheimer's Information Session

The Community & Social Development Section (CSDS) organised an afternoon of music, refreshments and information to support Alzheimer's Day on Thursday the 4th May. This was a successful event and gave space to share conversation about the prevalence of Alzheimer's and Dementia in the local area while also listening to music.



Older Persons Council (OPC)

The Community team members are continuing to meet with the OPC in order to help combat age-related social exclusion within the Ballymun and Finglas Areas. Following the last meeting members have agreed to become involved in Bealtaine activities during May and to engage in walkability audits within their local area. These activities will be facilitated by the Area Community team members. Team members accompanied members of the Older Persons Council to the National Conference in Kerry from the 10th to 12th May. This gave the North West Area OPC members the opportunity to share ideas with members of OPC's from all over Ireland while also engaging in valuable recreational activities.

Trauma Informed Ballymun

Members of the CSDS attended the two day workshop on the topic of Trauma Informed Ballymun and found the experience very worthwhile and valuable in terms of having a deeper understanding of the multi-generational trauma that underlies Ballymun families and individuals, how this can manifest in current behaviours and how as community workers we can help to create safer community scenarios going forward.

Bealtaine Creative Arts Festival

The CSDS have organised a number of Creative Art events for older persons in Ballymun in collaboration with Axis Ballymun as follows:

- Sharyn Ward free lunchtime concert on May 18th at 1pm
- Northside Sensations free lunchtime concert on May 24th
- Planting workshops for community groups

Youth Related Initiatives

Ballymun Running Festival

The CSDS were very involved in the successful collaboration that resulted in the Mun Fun Run 2023 on May the 3rd, which was more successful than ever this year. In particular, the number of young person's participating was higher than previous years. This event was once again organised under the banner of mental health awareness month and highlighted the important correlation between exercise and mental wellbeing.

Dublin Bike Week 2023

The CSDS and the Sports Development Officer are organising a fun bike week event in Coultury Park on Monday, 15th May. All primary schools have been invited to take part in this event which will highlight the value of cycling activities.

Environmental

Greening Neighbourhood Initiative

Initial meetings have taken place between the Community team, the horticulturist from GAP Ballymun and local residents to discuss possible locations and planting options for the greening neighbourhood initiative.

Ballymun Plant Donation Day

Plans are ongoing to organise the plant donation day in Ballymun. The proposed date for the donation of plants to approximately 60 groups is Saturday, 27th May.

3. Economic Development Update

StartUp Ballymun



Growing Your Sustainable Business took place on 19th April in the Council Chamber and was opened by the Lord Mayor of Dublin. Trinity Comprehensive students were on hand to help out with registration. The event included an exhibition of some up and coming sustainable businesses as well as the business support agencies including the LEO Dublin

City, Innovate Communités, DNWP, B4b, Techfounders.ie as well as Community Network

Ireland. Attendees also had the opportunity to meet with a LEO mentor, Alp Turkmen and Carol Cousins.

The highlight of the event was the all female speaker panel who shared their stories of setting up and running a sustainable business:

- Emma Finn of [Bees on the Roof](#)
- Pamela Doyle of [Job Alert](#)
- Carol Lopez of [Culinary Microherbs](#)
- Clare Tait of [Chocolatey Clare](#)
- Giselle Makinde of [Cream of The Crop Gelato](#)
- Megan Best of [Native Events](#)



Ballymun 4 business

B4b have just contracted a web developer to develop a new website. The Upping Company will be working on the project over the coming weeks and months. As of yet B4b are still seeking a suitable candidate for the network administrator role. For more information about B4b and the networking event visit: www.b4b.ie or contact info@b4b.ie



Shop-front enhancement scheme 2023

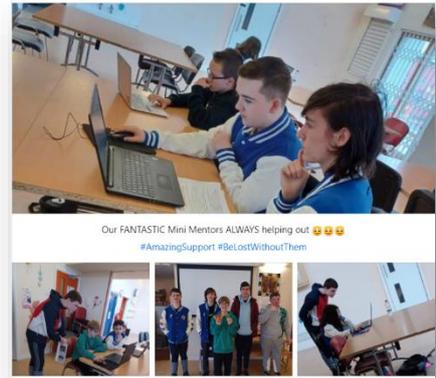
The shop-front Improvement scheme is taking applications again and the closing date is Friday 26th May. Further information about the scheme and how to apply can be found here: <https://bit.ly/3KvKfyt>

Up to €3,000 can be applied for to upgrade the front of a street-facing shop-front. One application has been received to date.

Ballymun CoderDojo

It was a quiet month for CoderDojo with the ninjas on Easter holidays meaning only one Dojo took place on 22nd April.

A number of the mainstay ninjas are now mentors to the younger ninjas.



4. Housing report

Estate Management

No of Anti- Social complaints per 1997 act Drug related	4
No of Anti-Social complaints per 1997 act (Not Drug Related)	13
No of other Complaints	8
Total Complaints	25
No of Anti-Social Interviews per 1997 act	8
No of Other Interviews	6
Total Interviews	14
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

Ballymun Lettings January to April

Allocation Category	Housing List	Transfer List	Older Persons
Bands 2 & 3	1	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	2	0
Surrendering Larger	0	1	1
Unable to afford	0	0	0
Succession/Sole	6	0	0
Transfer	0	0	1
Inter-transfer	0	0	0
Total	7	3	2

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	3
Transfer Bands 2 & 3	0
Transfer HAP	0
Medical	0
Welfare	3
Homeless	0
Travellers	0
Surrender larger	0
Total	6

Ballymun Voids

Vacant Housing Units				
Address	Type	Date of Vacancy	Status	Estimated Completion Date
Balbutcher Way	3 Bed House	15/02/2023	Issued to Contractor	30/05/2023
Barnwell Gardens	2 Bed Apartment	13/12/2022	Issued to Contractor	13/05/2023
Belclare Green	4 Bed House	26/03/2023	Vacant Possession/Task Order to be prepared	TBC
Carton Court	1 Bed Apartment	12/01/2023	Issued to Contractor	29/04/2023
Carton Court	1 Bed Apartment	12/03/2023	Issued to Contractor	12/07/2023
Coultry Avenue	3 Bed House	31/03/2023	Issued to Contractor	05/08/2023
Coultry Green	1 Bed Apartment	21/03/2023	Issued to Contractor	13/08/2023
Dolmen Way	2 Bed Apartment	07/12/2022	Issued to Contractor	08/05/2023
Forestwood Avenue	2 Bed Apartment	11/02/2023	Issued to Contractor	02/05/2023
Hollytree Square	2 Bed Bungalow	13/03/2023	Vacant Possession /Task Order to be complete next week	TBC
Owensilla	2 Bed Apartment	14/02/2023	Issued to Contractor	05/08/2023
Sandyhill Gardens	2 Bed House	24/02/2023	Issued to Contractor	01/05/2023
Sandyhill Terrace	1 Bed Apartment	03/02/2023	Issued to Contractor	04/05/2023

Shangan Gardens	1 Apartment	24/02/2023	Issued to Contractor	30/05/2023
Shangan Gardens	3 Bed House	11/01/2023	Issued to Contractor	07/05/2023
Silloge Park	2 Bed Apartment	19/12/2022	Issued to Contractor	04/05/2023
The Plaza	2 Bed Apartment	05/01/2023	Issued to Contractor	10/05/2023
Whiteacre Court	2 Bed House	21/02/2023	Issued to Contractor	24/06/2023
Whiteacre Place	3 Bed House	11/01/2023	Issued to Contractor	10/06/2023
Woodhazel Terrace	2 Bed Apartment	19/04/2023	Vacant Possession/Task Order to be complete next week	TBC

Vacant Housing Units (more than 4 months)				
Address	Type	Date of Vacancy	Status	Estimated Completion Date
Carton Road	4 Bed House	10/04/2022	Estate Management Issues	
Coultry Avenue	3 Bed House	21/11/2022	Allocated & Signed For	
Cranogue Close	3 Bed House	14/10/2022	Snagging	15/05/2023
Dane Road	3 Bed House	15/02/2023	Issued to Contractor /Issue getting keys from depot	29/06/2023
Dolmen Court	3 Bed House	19/10/2022	Snagging	02/05/2023
Sandyhill Gardens	3 Bed House	09/11/2022	Substantial works were required	20/05/2023
Shangan Gardens	3 Bed House	25/08//2022	Anti-social issues have delayed this unit but nearing sign off	15/05/2023
Shangan Green	3 Bed House	24/08/2022	Substantial works were required	21/07/2023
Termon Court	3 Bed House	25/11/2022	Substantial works were required	20/05/2023
Whiteacre Close	2 Bed Apartment	03/08/2022	Snagging	20/05/2023
Woodhazel Terrace	2 Bed Apartment	23/08/2022	Issued to Contractor	15/06/2023

Vacant Senior Citizen Units				
Address	Type	Date of Vacancy	Status	Estimated Completion Date
Burren Court	1 Bed	19/02/2023	Direct Labour	14/05/2023
Burren Court	1 Bed	16/04/2023	Issued to Contractor	16/08/2023
Burren Court	1 Bed	09/04/2023	Issued to Contractor	09/08/2023
Sandyhill Gardens	1 Bedsit	23/03/2023	Issued to Contractor	26/07/2023
Sandyhill Gardens	1 Bedsit	14/02/2023	Issued to Contractor	02/05/2023

Rent Assessment statistics for April

Assessments	1195
Permissions To Reside	2
Refunds	8
Opening of Accounts	10 (including 1 sole/ 0 successions)
Closing of Accounts	7 (including 0 sole / 0 successions)
Front Counter Calls	111
Window Replacements	0

5. Ballymun Library

Opening Hours for Ballymun Library are:

Monday to Thursday: 10.00am - 8.00pm

Friday and Saturday: 10.00am - 5.00pm

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

There will be one further film screening in the library as part of the film club as follows:
Wednesday 7th June at 11.00am – ‘*The Secret of the Snake Goddess*’ (Embassy of Greece).
The Greek film with English subtitles tells the story of the discovery of Knossos and the Minoans by Sir Arthur Evans. It brings to life the Golden Age of great discoveries and reminds us why history is important for us, today.

Admission to both events is free and will be on a first come, first seated basis.

‘*Off Our Trolley*’ - Ballymun is a designated Age Friendly Library and two of the staff members are Age Friendly Champions. As part of the Age Friendly services, **Age Friendly Book Trolleys** are now available in Ballymun Library. The shelves can be browsed and books added to your ‘To Be Read pile’.

This is one of the many Age Friendly initiatives. The library also provides Age Friendly seating, a dedicated Age Friendly section including Large Print books and Talking Books and increased font size on book receipts. A selection of reading glasses are also available.

Copies of the 6 titles shortlisted for the **Dublin Literary Award** are available to available to borrow/reserve from the library and BorrowBox. They are as follows:

- *Cloud Cuckoo Land* by Anthony Doerr
- *Em* by Kim Thuy

- *Love Novel* by Ivana Sajko
- *Marzahn, Mon Amour* by Katja Oskamp
- *Paradaís* by Fernanda Melchor
- *The Trees* by Percival Everett

The winner will be announced by The Lord Mayor of Dublin, Caroline Conroy, on Thursday 25th May at 11.00am at the International Literature Festival Dublin. Multiple copies of the winning title will be available to borrow from the library.

Ballymun Library Events May

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-Regular	Book Club	Irish Revolution Book Club with Dr. James Curry, DCC Historian-in-Residence. Book: <i>History on Your Doorstep Volume 3</i> by Historians in Residence	Adults	Wednesday 31 st May at 6.30pm
Regular	Cultural	Japanese Culture Club (3 rd Wednesday of the Month)	Adults and Children	Wednesday 17 th May, 10.00am to 12.00pm
Regular	Community	Ballymun Ladies Group (3 rd Tuesday of the Month)	Adults	Tuesday 16 th May, 2.30pm-5.00pm
Regular	Cultural	Ballymun Library Writers' Group	Adults	Wednesdays, 4pm-6pm
Regular	Community	Ballymun Community Law Centre Outreach Clinic (Free Legal Advice).	Adults	Tuesday 9 th May, 10.00am-12.00pm
Regular	Cultural	Ballymun Painting Group	Adults	Mondays, 10.30am-12pm
Regular	Book Club	Ballymun Library Murder Book Club Book: <i>The Khan</i> by Saima Mir (Last Thursday of the Month)	Adults	Thursday 25 th May at 6.30pm
Regular	Book Club	Evening Book Club Book: <i>Nothing Special</i> by Nicole Flattery (Art of Reading) (Last Monday of the month)	Adults	Monday 29 th May at 6.30pm
Regular NEW	Cultural	Science Fiction and Fantasy Book Club Book: <i>The Paper Menagerie</i> by Ken Liu (3 rd Wednesday of the Month)	Adults	Wednesday 17 th May at 6.30pm
Regular	Cultural	Silvers Writing Group (Last Friday of the Month)	Adults	Friday 26 th May at 10.00am
Regular	Cultural	Scrabble Group	Adults	Tuesdays, 11am-1pm
Regular	Cultural	Digital Photography Group (Last Thursday of the Month)	Adults	Thursday 25 th May, 10.00am-12.00pm

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Regular	Cultural	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays, 3pm-4pm
Regular	Cultural	Ballymun U3A Ukulele Group	Adults	Fridays, 12pm-1.30pm
Regular	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 & Storytime	Children (New to 2 year olds)	Mondays, 10am-10.45am (During Term Time)
Regular	Children	Toddler Book Club & Storytime	Children (2 year to pre-school)	Thursdays, 10am-10.45am (During Term Time)

Jackie O'Reilly
Area Manager Ballymun