



To the chairperson & members of  
North Central Area Committee.

Meeting:

**Darndale Housing Report 1<sup>st</sup> June - 1<sup>st</sup> July 2023**

**Estate Management**

No. Anti-Social Complaints per 1997 Act - drug related	8
No. Anti-Social Complaints per 1997 Act - not drug related	15
No. Other Complaints (nuisance)	6
No. Individual Cases that complaints relate to	15
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	9
No. Other Interviews	8
No. Requests for Mediation	0
No. Complaints Referred to Central Est. Mgt. Unit for Action	0
No. Live Case Files (at the end of month)	23
No. Case Files Closed	0
<b>No. Section 20 Evictions</b>	0
No. Excluding Orders	0
Applied for by tenant	0
Applied for by DCC	0
Granted in court	0
Refused/failed in court	0
Withdrawn	0
No. Surrender of Tenancy due to Anti-Social Behaviour	0
No. Tenancy Warnings served	0
No. Possession Orders requested	0
No Court Orders Granted	0
No. Appeals / Judicial Reviews / Challenges	0

## Housing Allocations

<b>Housing &amp; Apartments</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	0	0	1
Medical	0	1	0
Welfare	0	0	0
Homeless	1	0	0
Travellers	0	0	0
Homeless HAP	0	0	1
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance Grounds	1	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	<b>0</b>
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	1	0	0
Medical	0	0	0
Welfare	0	1	0
Homeless	1	0	0
Homeless HAP	0	0	0
Travellers	0	0	0
Estate Management	0	0	0
De-tenanting	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Financial Contribution	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>

## Voids Report

Vacant Housing Units (37)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Apollo Way	3 bed house	16/03/2023		Work in progress
Belcamp Ave	4 bed house	26/09/2022	07/06/2023	Work in progress
Belcamp Grove	3 bed house	11/07/2022	22/05/2023	Ready to let
Bunratty Road	1 bed apartment	15/05/2023		Works in progress
Bunratty Road	3 bed apartment	28/08/2022		Works in progress
Bunratty Road	1 bed apartment	04/03/2019		Works in progress
Bunratty Road	3 bed house	29/11/2022		Works in progress
Burnell Square	2 bed apartment	19/09/2022	13/01/2023	Ready to let
Burnell Square	1 Bed apartment	03/11/2022	13/01/2023	Ready to let
Buttercup Park	3 bed house	20/10/2022	02/06/2023	Works in progress
Buttercup Row	3 bed house	25/09/2022	02/06/2023	Works in progress
Castle Elms	3 bed house	12/05/2023		Works in progress
Castleview	3 bed house	07/12/2022	14/06/2023	Works in progress
Darndale Village	2 bed apartment	05/02/2023	14/06/2023	Works in progress

Glentow Road	2 bed house	17/01/2023	30/06/2023	Works in progress
Glin Drive	4 bed house	16/03/2023		Works in progress
Glin Road	3 bed house	17/04/2023	12/09/2023	Works in progress
Greencastle Road	3 bed house	22/11/2021	15/06/2023	Works in progress
Larchill	2 bed apartment	31/01/2023	2/07/2023	Works in progress
Larchill	3 bed apartment	03/03/2023	01/08/2023	Works in progress
Larchill	2 bed apartment	27/08/2022	18/08/2023	Works in progress
Larchill	1 bed apartment	17/07/2022	08/08/2023	Works in progress
Macroom Road	4 bed house	17/01/2023	27/06/2023	Works in progress
Marigold Court	3 bed house	27/03/2022		Works in progress
Marigold Grove	3 bed house	15/05/2022	15/03/2023	Works in progress
Marigold Park	3 bed house	16/12/2022	15/06/2023	Works in progress
Moatview Court	3 bed house	06/03/2022	14/06/2023	Works in progress
Moatview Court	3 bed house	01/06/2022	14/06/2023	Works in progress
Moatview Court	3 bed house	24/04/2022	14/06/2023	Works in progress
Primrose Grove	3 bed house	06/10/2021		Works in progress

Primrose Grove	3 bed house	27/02/2022	17/04/2023	Works in progress
Primrose Grove	3 bed house	12/03/2023	15/07/2023	Works in progress
Primrose Grove	3 bed house	20/11/2022	14/06/2023	Works in progress
Snowdrop Walk	3 bed house	21/03/2023		Works in progress
Snowdrop Walk	3 bed house	26/02/2022	28/08/2023	Works in progress
Thatch Road	3 bed house	05/12/2022	24/05/2023	Works in progress
Tulip Court	3 bed house	03/04/2023	05/08/2023	Works in progress

**Darndale Area Office Reception Stats June 2023**

	<b>TOTAL</b>
<b>MAINTENANCE</b>	<b>238</b>
<b>HOUSING</b>	<b>95</b>
<b>ESTATE MANAGEMENT</b>	<b>20</b>
<b>OTHER</b>	<b>40</b>
<b>TOTAL</b>	<b>397</b>

## Voids Report

### Older Persons Units

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Albert College Court	1 Bed	North West	12/02/2023	Works in Progress
Domville Court	1 Bed	North Central	20/11/2023	Works in Progress
Glin Court	2 Bed	North Central	08/01/2022	Ready to Let
Mount Dillon Court	Bedsit	North Central	17/07/2022	Works in Progress
Mount Dillon Court	Bedsit	North Central	11/09/2022	Works in Progress
Mount Dillon Court	Bedsit	North Central	17/07/2022	Works in Progress
Hampstead Court	Bedsit	North Central	18/06/2023	Works in Progress
Hampstead Court	Bedsit	North Central	11/06/2023	Works in Progress
Hampstead Court	Bedsit	North Central	16/04/2023	Works in Progress
St Luke's Court	1 Bed	North Central	15/01/2023	Works in Progress
St Luke's Court	1 Bed	North Central	18/06/2023	Works in Progress
Kilbarron Court	Bedsit	North Central	29/02/2023	Work in Progress

### Current Housing Projects in the area

#### Glin Court

Purcell Construction started on site at Glin Court, on Monday 26<sup>th</sup> June 2023. A completion date for 32 no. one bed apartments for older people and a community room is estimated for November 2024. The Project Manager and Area Housing Manager will assist the contractor with any community concerns raised during the project.

## **Cromcastle Court / Woodville**

Dublin City Council has initial funding and project approval for the redevelopment of Phase 1 Cromcastle Court, which includes the development of the Old Coalyard site. The current proposals show for 116 homes on the Cromcastle Court site, a mix of one, two and three bedroom homes, while it is planned to provide for 34 older person homes on the Old Coalyard site.

An integrated design team has been progressing with design proposals and are currently responding to queries following the submission of the Stage 2 application to the Department of Housing, Local Government and Heritage. A new cost plan has been requested and this is due to be submitted shortly to the DHLGH to secure Stage 2 approval.

## **Bunratty Road**

The Bunratty Road development has 78 Dwellings, which are as follows: 14 X 3 Bedroom houses and 64 Apartments in the complex, providing a mix of 1, 2 & 3 bedroom units.

We are waiting on the handover of 78 units on Bunratty Road. Partial expected handover date is mid -June. We are working on the allocation process and have also started the process for the request of Section 15's Garda Checks. The development was advertised under the Choice Based letting scheme and letters of offer will be sent out the second week in July 2023.

## **Oscar Traynor**

The Oscar Traynor Road Development is on appeal before An Bord Pleanála at present. A decision is due on or around 11<sup>th</sup> July next. In the event that planning is granted, an eight-week period follows during which legal challenges can arise.

Assuming a grant on 11<sup>th</sup> July, the Developer can only proceed with tender and mobilisation after 5<sup>th</sup> September (based on the above timeline). A commencement on site is expected no later than December.

The Oscar Traynor Road Development will accommodate 853 new homes on the site of approx. 17.1 ha as well as the following amenities:

- A total of 3.64ha public open spaces comprising;
- Lawrence Lands Park' (3.12ha), featuring the re-opened River Naniken and incorporating allotments, orchards, nature trails, skate and scooter park, wetlands with boardwalks and weir/pedestrian bridge over, cycle trails and woodlands;
- 5 pocket parks, including Kilmore Gardens (580 sq. m), Lawrence Gardens (2,548 sq.), Castle Gardens (1,522 sq. m) Pocket Park West 1 (260 sq. m) and Pocket Park West 2 (260 sq. m).
- A 2-storey neighbourhood hub building with a cumulative GFA of 1,680 sq. m including a ground floor unit of 269.3 sq. m to facilitate a Class 1 (shop) and café (food and beverage) use, with 1,411 sq. m of floor space at ground and first floor levels designated for Class 10 (community/arts) and/or Class 11 (cultural) uses
- A 2-storey crèche (with capacity for 154 children) including an associated outdoor play area.

- 7 new pedestrian/cyclist access points including 4 at Coolock Lane, 1 at Lorcan Park, 1 at Castletimon Gardens and 1 at Castletimon Road.

### **Cromcastle Underpass site**

The Cromcastle Underpass Project is currently commencing the S179A planning process, which includes liaising with DCC Planning & Technical Departments. It is anticipated that a submission would be made in September and to commence detailed design thereafter. Commencement on site would be expected in Q4 or 2024. In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement.

### **Spine Site – Respond Housing, Approved Housing Body**

The Spine Site is a long, irregularly shaped site, running east-west in the centre of Darndale, separated from the Link Road by the Darndale / Belcamp Village Centre, School and Church. The site is 300m in length, with the width varying from 77m at the west to 20m at the east. Bounded to the north by Primrose & Snowdrop, to the south by Marigold & Buttercup. Locating the new east-west roadway on the northern side of the site allows the majority of housing to benefit from south-facing gardens. The proposed layout provides for a number of pedestrian linkages which can potentially be opened up as vehicular routes in the future subject to agreement being reached. The existing context is predominantly 2 storey terraces of housing. Existing roadway layout with a high percentage of cul-de-sacs and ad-hock pedestrian laneways providing linkages between the terraces.

We are proposing a variety of house types to cater for a mix of needs which will lend itself to an interesting architectural design.

Respond Housing are currently working on designs for the site, with the intention of meeting with local residents and Councillors in the coming weeks.

**Gillian Corcoran**

**Acting Area Housing Manager**