

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

**Meeting: 19<sup>th</sup> September 2023**

### **Ballymun Area Office Report**

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

## 1. Local Area Plan Update

### Vacant DCC units

#### Shangan Neighbourhood Centre

- The disposal of unit 3 to the STAR Project for the Easy Street team is still ongoing, due for full Council approval at Septembers meeting.
- Economic Development Officer to advertise 2 other vacant units in coming weeks.

### Turnpike, Santry Cross

DCC is seeking a tenant for its unit at Turnpike, Santry Cross. The unit is designated 'office use' was formerly occupied by the Dublin Northwest Partnership. It is listed on Daft and enquiries can be made to [liam.barry@dublincity.ie](mailto:liam.barry@dublincity.ie)

For further information: [Commercial property for rent in The Turnpike, Santry Cross, Ballymun, Dublin 9 \(daft.ie\)](#)

### Social Housing PPP Bundle 3

#### Site 10 – Shangan Road

The scheme will deliver 93 units in total, comprising of 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, and Kildare & Wicklow. The programme is now in the procurement phase, which, can take up to 18 months to conclude.

### Social Housing PPP Bundle 4

#### Sites 5- Main Street site to South of Santry Cross, Site 15 – Balcurris Gardens, Site16 – Balcurris Close, Site 17 – South of Santry Cross & Site 18 – Balcurris.

The above LAP sites have been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year. The programme for the PPP Bundle 4 sets out the initiation of planning in Q1 2024. The Area Office will co-ordinate a public information session in Q4 2023.

- Site 5 mixed use development. Ground floor commercial, retail & crèche requirements are part of overall site strategy.
- Sites 15 & 16 will be two/three storey homes.
- Sites 17 and 18 will be apartment homes with commercial & retail requirements specific to Site 17 are part of the overall site strategy.

#### Site 6 - Coultry Road / Main Street

DCC Housing have discussed the development of the site under the CREL Cost Rental model with O'Cualann (proposed site developer) Circle and Tuath (who would operate the proposed units). A pre-planning meeting is arranged between DCC and O'Cualann mid-September.

### **Sites requiring Expression of Interest**

#### Sites 8 NW of Coultry Park & Site 9 Coultry Road

These sites are currently being prepared for Expression of Interest for the development of the site. Housing and Community Services have met with the Area Office and internal Departments to agree on infrastructural requirements. These have been finalised and Expression of Interest documentation is being finalised.

#### Sites 11 Sillogue Avenue & Site 13 Sillogue Road/Holy Spirit

Cluid have been selected to carry out a detailed feasibility study following a competitive Expression of Interest process and in June they presented initial concepts to DCC Housing Development team for discussion. Members will be updated on progress in the coming months.

### **DCC Affordable Schemes**

#### Sites 12 Silloge Road & Site 14 Balbutcher Lane

Density and site requirements for both sites are being finalised in advance of Section 179 A. Documentation for internal circulation has been prepared for Site 14. Members received a presentation in relation to site 12 & 14 on 4<sup>th</sup> July.

### **Approved Housing Bodies sites**

#### Site 19 - Saint Joseph's

The applicant has finalised its response to all issues raised in the Further Information (FI) request dated 8<sup>th</sup> November 2022 relating to Planning Application 4853/22. The FI was submitted on 18<sup>th</sup> May 2023 and a decision to grant planning permission was made on 14<sup>th</sup> June 2023. Planning was granted on this site in late July and an appeal has been lodged.

#### Site 21 - Opposite Poppintree Neighbourhood Centre

O'Cualann has advised that they will be on site in coming months.

#### Site 25 - Parkview

Planning Application 5252/22 was lodged on 18<sup>th</sup> November 2022. This application is for 34 dwellings and a crèche. A Further Information (FI) request was issued by Planning on 20<sup>th</sup> January 2023. A detailed Road Safety Audit formed part of the FI and this has now been completed. The FI was submitted on 16<sup>th</sup> June 2023. The planning is being appealed to An Bord Pleanála. Case is due to be decided by 31/12/2023.

## **Silloge Infrastructure Works Update**

Silloge Green - Works are complete in this area however there is constant anti-social behaviour in particular at number 17 with dumping and bonfires.

Silloge Avenue - The Contractor is currently snagging this area and is due to be finished in the next 2 weeks. Several trees have been vandalised to date with 2 completely broken, Damage to the area by scramblers and quads is evident and out of the contractors control the DCC project team and Area Management continue to liaise and seek assistance from An Garda Síochána in relation to same. In recent weeks there was also damage to the new carriageway by the burning of a stolen car.

Silloge Gardens Cul de Sac 1 – The Contractor is currently snagging this area and is due to be finished in the next 2 weeks. There are some staggered barriers outstanding to be installed, date to be confirmed.

Cul de sac 2 - The Contractor is currently snagging this area and is due to be finished in the next 2 weeks. There are some staggered barriers outstanding to be installed, date to be confirmed. The new public lighting is installed and the Contractor is currently awaiting connection by the ESB. The old system will be removed once this is completed.

Cul de sac 3 -The Contractor is currently snagging this area and is due to be finished in the next 2 weeks. There are some staggered barriers outstanding to be installed, date to be confirmed. The old system will be removed once this is completed.

Cul de sac 4 -The Contractor is currently snagging this area and is due to be finished in the next 2 weeks. There are some staggered barriers outstanding to be installed, date to be confirmed. The resin in the celtic cross area is due to be installed this week. The old system will be removed once this is completed.

Wad River Close Access – the new footpath and boundary walls have been constructed from no.7 to no.12 Silloge Gardens. The Wad River Close developer has appointed a contractor and works are currently ongoing on building the access ramp and steps.

Contractors Compound - The Contractor will commence removing of the compound once the snagging works are completed

## **Redevelopment of Ballymun Plaza Update**

### Cearnóg an tSeachtar Laoch

Consultants (AECOM) were appointed in 2022 to develop the Part 8 planning drawings into a Tender / Construction package. A draft of these drawings including all Civil, Landscape and Electrical Engineering was issued in March 2023 for review by the Parks department. The park has Part 8 planning approval. The Procurement Process is ongoing.

## **Community and Social Development**

### **Silloge Fun Day**

To celebrate the new works & upgrades carried out in the Silloge area, the Community & Social Development Team held a Fun Day on the 11<sup>th</sup> August to launch the new area. We worked with local residents who done a clean-up of the area, before the event. Music, face painting, sports and refreshments were enjoyed by all, as well as a composting & recycling demonstrations.

We were delighted to have the Easy Street Team on board, they got the local kids involved with old school games & Arts & Crafts.

Goodie bags & medals were given out and the day was enjoyed by all

The Community team are currently linking in with residents to set up a Residents Association for the area.



### **Health & Wellbeing**

To promote Health & Wellbeing in the Ballymun Community, the Community & Social Development Team organised a competition to giveaway of 2 month gym and pool memberships for the Dublin City Council Ballymun Leisure Centre. A total of 20 two month passes were given to members of the Community to enjoy the benefits of their local Leisure Centre.

### **Owensilla Fun Day**

The Owensilla local Residents annual Fun day took place on August the 12<sup>th</sup>. DCC Community & Social Development Team were delighted to support this event by allocating sports, play & recreation equipment, goodie bags & medals.



### Golden Age Community Group One Year Anniversary

The Community & Social Development Team supported The Golden Age Community Group with their recent 1<sup>st</sup> Anniversary Celebration in Burren Court Senior Citizen Community Room. Since the group officially launched in August 2022, they have organised bingo, social evenings, drama classes, exercise classes, day trips and more for residents in the local community. They held their 1<sup>st</sup> Anniversary Celebration on the 28<sup>th</sup> August and this was well attended by approximately 70 people including local residents, DCC, Local Community Gardai and Local Public Representatives for an evening with entertainment, raffle and refreshments.



### Greening Neighbourhoods

Every year Dublin City Council Community & Social Development Section collaborate with Sharon Harvey from Global Action Plan Ballymun on a number of Greening Neighbourhood initiatives. A number of successful projects have been carried out with local residents as follows.

Our first project took place with a resident in Carton Close on the 12<sup>th</sup> July.



The 2<sup>nd</sup> project of 2023 took place on the 2<sup>nd</sup> August in Shangan Gardens. There was a great turn out with lots of adults and children helping out on the day.



The 3<sup>rd</sup> project was carried out in the Ard Na Meala Senior Citizen Complex on the 16<sup>th</sup> August. We had great help to carry out this project with volunteers from the Glas Garden, local residents, DCC Staff and the residents from the Complex. The residents from the Complex were delighted with the improvements carried out on the day.



### Kellogg's volunteering Day

The Community & Social Development Team were happy to assist the Northwest Public Domain Team on the Kellogg's Volunteering Day which took place on 22<sup>nd</sup> August where a number of projects including litter picking, planting and weeding was carried out by DCC staff and volunteers from Kellogg's.





### Recovery Month

The Ballymun Recovery month which is co-ordinated by the local drugs task force is again taking place this September. Dublin City Council has organised for the Recovery purple ribbon logo to be projected on the civic centre building during the month of September. The DCC weekly Poppintree walk will also include local agencies & the community for a recovery themed celebration & social morning on Thursday September the 21<sup>st</sup>.

Last year DCC community development funded rock climbing sessions for the Ballymun Youth Action project at the Awesome walls climbing centre. It is planned to facilitate this initiative again this year.

### Summer Projects

There were six summer projects that ran within the Ballymun area this year and they were a great success. The Community team are looking at alternative ways to recruit Volunteers for summer 2024 so that more projects can be run as there is a big demand for more spaces for children. This year we had a new project "Little Fitness", which was very popular this summer, we will also support the project to run a Halloween Camp this year.



### Chair Exercises

The Community & Social Development team organised a taster session of Chair Exercises on the 11<sup>th</sup> 18<sup>th</sup> & 25<sup>th</sup> July in the DCC Poppintree Community Centre. This was a great success with up to 35 people attending each week. The community team are currently planning a programme of chair aerobics for October 2023.



## Ballymun Chair Exercise Classes

### Multi- Cultural Event Axis

The Community & Social Development team were happy to support the annual multi-cultural event held in Axis with the Northwest Partnership on the 1<sup>st</sup> August 2023.

### Ballymun Community Grants

The DCC Community and Social Development Grants for 2023 were launched in July. There is an online format this year for applications. The Community and Social Development Team contacted and worked with local community groups to get the applications completed and uploaded in the most efficient manner possible. A number of groups met with staff members to help them submit their applications. The closing date for applications was the 18<sup>th</sup> August. The Community team are currently assessing and processing the applications.

### Ballymun Community Expo

The Community team are holding a Ballymun Community Expo which will give Community groups & organisations in the area an opportunity to showcase their groups & gives an opportunity to recruit new members for the clubs.

It will be held in the Atrium of the Ballymun Civic Centre on Wednesday 13<sup>th</sup> September from 2-4pm. There will be taster sessions of Tai Chi, Chair Exercise, a planting workshop and light refreshments will be provided.



## 2. Economic Development Update

### Ballymun 4 business

B4b will be hosting an online event on 12<sup>th</sup> September @ 1pm with keynote speaker Eoin Murray of Eoin Murray Chartered Accountants delivering a talk on filing your return and CRO obligations as a sole trader / Limited Co. October will see an in-person event in October in the Rediscovery Centre, date TBC. Development of the new B4b website is ongoing and is now under construction. B4b has commenced circulating a new e-zine every Friday to its members. B4b welcomed 3 new steering committee members:

- Paul Mullany, AIB
- Grainne Lambert, Rediscovery Centre
- Tara Kearney, Aspen Student Life

Further information about the event will be available on the B4b website [www.b4b.ie](http://www.b4b.ie) or contact Sabrina Morris [info@b4b.ie](mailto:info@b4b.ie)

### Recruitment Fair

We are teaming up again this year with Intreo to run a 'Recruitment Fair' in the Civic Centre on Thursday 21<sup>st</sup> September 10 am to 1 pm. The fair is open to employers who have vacancies to fill and throughout the morning there will be a number of workshops on Interview techniques, CV and cover letter preparation and supports available for jobseekers run by the Ballymun Job Centre and Dublin Northwest Partnership.

### Climate Action - Ballymun DZ

The first workshop of the Ballymun DZ Transition Team took place in August, organised by CODEMA and facilitated by Connect the Dots. A number of local stakeholders from the business, environmental, education, employment, sustainability and not for profit communities were present to kick-start the strategic planning of a carbon remission reduction action plan. A number of key local stakeholders were identified to join the transition team which will be followed prior to the next meeting on 27<sup>th</sup> September in Rediscovery Centre.

## CoderDojo Ballymun

The CoderDojo will start back on Saturday 8<sup>th</sup> September with 2 dojo's running again. Two new mentors have come on board and a number of our mini-mentors have been invited by Coder Dojo to take part in a 'Mini-Mentors camp' in October. A number of our older ninjas now mentor the younger ninjas.

### 3. Housing Report

#### **Estate Management statistics for July and August 2023**

No of Anti- Social complaints per 1997 act Drug related	11
No of Anti-Social complaints per 1997 act (Not Drug Related)	41
No of other Complaints	56
<b>Total Complaints</b>	<b>108</b>
No of Anti-Social Interviews per 1997 act	14
No of Other Interviews	11
Total Interviews	<b>25</b>
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

#### **Rent Assessment statistics for July and August 2023**

<b>Assessments</b>	1546
<b>Permissions To Reside</b>	7
<b>Refunds</b>	10
<b>Opening of Accounts</b>	16 (including 2 sole/ 1 succession)
<b>Closing of Accounts</b>	15 (including 0 sole / 0 successions)
<b>Front Counter Calls</b>	220
<b>Window Replacements</b>	5

### Ballymun Lettings January to August 2023

Allocation Category	Housing List	Transfer List	Older Persons
Bands 2 & 3	2	1	1
Medical	1		
Welfare			
Homeless			
Travellers			
Transfer HAP		4	
De-tenanting			
Estate Management		3	
Maintenance		2	
Surrendering Larger		3	1
Unable to afford			
Succession/Sole	10		
Transfer			1
Inter-transfer		5	
<b>Total</b>	<b>13</b>	<b>18</b>	<b>3</b>

### Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	10
Transfer Bands 2 & 3	
Transfer HAP	
Medical	1
Welfare	4
Homeless	
Travellers	1
Surrender larger	
<b>Total</b>	<b>16</b>

### Ballymun Voids August 2023

<b>Vacant Housing Units</b>				
<b>Address</b>	<b>Type</b>	<b>Date of Vacancy</b>	<b>Status</b>	<b>Estimated Completion Date</b>
Baile Na Laochra	3 Bed House	12/07/2023	Issued to contractor	TBC
Balcurris Park East	1 Bed Apartment	24/08/2023	Vacant Possession/Task Order to be prepared	TBC
Belclare Drive	4 Bed House	25/08/2023	Vacant Possession/Task Order to be prepared	TBC
Belclare Green	4 Bed House	25/08/2023	Issued to Contractor	TBC
Carton Court	1 Bed Apartment	19/06/2023	Issued to Contractor	20/09/2023
Carton Terrace	1 Bed Apartment	26/05/2023	Issued to contractor	TBC
Coultry Grove	3 Bed House	10/08/2023	Issued to Contractor	TBC
Doon Court	3 Bed House	25/06/2023	Vacant Possession/Task Order to be prepared	TBC
Forestwood Avenue	1 Bed Apartment	02/07/2023	Issued to Contractor	26/10/2023
Forestwood Avenue	3 Bed Apartment	08/05/2023	Issued to Contractor	20/10/2023
Forestwood Avenue	3 Bed Apartment	08/05/2023	Issued to Contractor	20/10/2023
Knowth Court	3 Bed House	26/07/2023	Issued to Contractor	TBC
Knowth Court	3 Bed House	24/08/2023	Vacant Possession/Task Order to be prepared	TBC
The Plaza	2 Bed Apartment	19/07/2023	Issued to Contractor	TBC
The Plaza	2 Bed	22/08/2023	Vacant Possession/Task Order to be prepared	TBC
The Plaza	2 Bed	10/08/2023	Issued to Contractor	04/11/2023
The Plaza	2 Bed Apartment	19/07/2023	Issued to Contractor	TBC
Silloge Close	4 Bed House	28/07/2023	Issued to Contractor	TBC
Shangan Road	2 Bed Apartment	19/06/2023	Issued to Contractor	TBC
Whiteacre Crescent	2 bed house	21/06/2023	Issued to Contractor	RTL
Woodhazel Terrace	2 Bed Apartment	19/04/2023	Issued to Contractor	01/10/2023

**Vacant Housing Units (more than 4 months)**

<b>Address</b>	<b>Type</b>	<b>Date of Vacancy</b>	<b>Status</b>	<b>Estimated Completion Date</b>
Carton Road	4 Bed House	10/04/2022	Ongoing Estate Management Issues	
Coultry Avenue	3 Bed House	31/03/2023	Issued to Contractor	209/2023
Coultry Green	1 Bed Apartment	21/03/2023	Issued to Contractor	Under Offer
Dane Road	3 Bed House	15/02/2023	Issued to Contractor	15/09/2023
Dolmen Way	2 Bed Apartment	07/12/2022	Issued to Contractor	RTL CBL
Forestwood Ave	2 Bed Apartment	11/02/2023	Issued to Contractor	20/10/2023 CBL
Forestwood Ave	2 Bed Apartment	21/04/2023	Issued to Contractor	20/10/2023 CBL
Forestwood Ave	2 Bed Apartment	21/04/2023	Issued to Contractor	20/10/2023 CBL
Forestwood Ave	2 Bed Apartment	21/04/2023	Issued to Contractor	20/10/2023 CBL
Forestwood Ave	2 Bed Apartment	21/04/2023	Issued to Contractor	20/10/2023 CBL
Forestwood Ave	2 Bed Apartment	21/04/2023	Issued to Contractor	20/10/2023 CBL
Forestwood Ave	2 Bed Apartment	21/04/2023	Issued to Contractor	20/10/2023 CBL
Hollytree Square	2 Bed Bungalow	13/03/2023	Issued to Contractor	RTL CBL
Owensilla	2 Bed Apartment	14/02/2023	Issued to Contractor	20/09/2023 CBL
Sandyhill Gardens	3 Bed House	09/11/2022	Substantial woks were required	20/09/2023
Shangan Gardens	3 Bed House	25/08//2022	Anti-social issues have delayed this unit.	20/09/2023
Termon Court	3 Bed House	25/11/2022	Substantial works were required	Under Offer
Whiteacre Close	2 Bed Apartment	03/08/2022	Snagging	20/09/2023
Whiteacre Court	2 Bed House	21/02/2023	Issued to Contractor	20/09/2023
Whiteacre Place	3 Bed House	11/01/2023	Issued to Contractor	20/09/2023 CBL
Woodhazel Terrace	2 Bed Apartment	31/05/2023	Issued to Contractor	01/10/2023
Woodhazel Terrace	2 Bed Apartment	23/08/2022	Issued to Contractor	01/10/2023

<b>Vacant Senior Citizen Units</b>				
<b>Address</b>	<b>Type</b>	<b>Date of Vacancy</b>	<b>Status</b>	<b>Estimated Completion Date</b>
Burren Court	1 Bed	19/02/2023	Direct Labour	RTL
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

Burren Court	1 Bed	13/04/2023	Direct Labour	RTL
Burren Court	1 Bed	01/08/2023	Direct Labour	TBC
Burren Court	2 Bed	04/12/2023	Direct Labour	TBC
Sandyhill Gardens	Bedsit	14/02/2023	Issued to contractor	20/09/2023
Sandyhill Gardens	1 Bed	22/06/2023	Direct Labour	TBC
Sandyhill Gardens	1 Bed	12/07/2023	Direct Labour	TBC
Sandyhill Gardens	Bedsit	21/06/2023	Direct Labour	TBC

Jackie O'Reilly  
Area Manager

