



To the chairman and members of
North Central Area Committee.

Meeting: 20th November, 2023.

Darndale Housing Report 1st October - 1st November 2023

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	11
No. Anti-Social Complaints per 1997 Act - not drug related	6
No. Other Complaints (nuisance)	7
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	10
No. Other Interviews	7
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)	14
No. Case Files Closed	10
No. Section 20 Evictions	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Withdrawn	0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

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	1	7
Medical	0	0	0
Welfare	0	0	2
Homeless	0	0	1
Travellers	2	0	0
Homeless HAP	0	0	5
De-tenanting	0	0	2
Estate Management	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	1
Unable to afford	0	0	0
Succession	0	0	0
Total	2	1	18

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
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
Total	2	1	0

Voids Report

Vacant Housing Units (26)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Belcamp Ave	2 bed house	07/05/2023	07/10/2023	Works in progress
Belcamp Ave	3 bed house	16/10/2023	Under Offer	Ready to let
Bunratty Road	1 bed apartment	15/05/2023	01/10/2023	Works in progress
Ballyshannon Rd	4 bed house	01/09/2023	28/12/2023	Works in progress
Bunratty Rd	3 bed house	12/09/2023	29/11/2023	Works in progress
Collins Ave	3 bed house	01/10/2023	15/02/2024	Works in progress
Collins Park	3 bed house	29/05/2023	20/09/2023	Under offer
Castle Elms	3 bed house	12/05/2023	Under offer	Under offer
Castleview	3 bed house	07/12/2022	14/09/2023	Works in progress
Darndale Village	2 bed apartment	05/02/2023	14/09/2023	Ready to let
Glentow Road	2 bed house	17/01/2023	30/09/2023	Works in progress
Glin Road	4 bed house	17/04/2023	12/09/2023	Works in progress
Larchill	2 bed apartment	31/01/2023	2/09/2023	Under offer
Larchill	3 bed apartment	03/03/2023	Under Offer	Under offer
Larchill	2 bed apartment	27/08/2022	Under Offer	Ready to let
Moatview Ave	2 bed house	01/06/2023	01/10/2023	Works in progress
Montrose Close	4 bed house	19/06/2023	27/11/2023	Works in progress
Moatview Court	3 bed house	01/06/2023	14/06/2023	Works in progress
Magenta Hall	3 bed house	28/07/2023	20/12/2023	Works in progress
Maryfield Woods	3 bed house	02/08/2023	23/12/2023	Works in progress

Primrose Grove	3 bed house	27/02/2022	17/10/2023	Works in progress
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Works in progress
Snowdrop Walk	3 bed house	21/03/2023	19/09/2023	Works in progress
Snowdrop Walk	3 bed house	26/02/2022	28/08/2023	Works in progress
Yellow Road	2 bed house	08/05/2023	05/10/2023	Works in progress
Kilmore Court	2 bed flat	08/10/2023	08/01/2024	Works in progress

Darndale Area Office Reception Stats October 2023

	TOTAL
MAINTENANCE	191
HOUSING	36
ESTATE Mgt	24
OTHER	15
TOTAL	266

Voids Report

Older Persons Units - 11

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Domville Court	1 Bed	North West	08/09/2023	Works in progress
Lismeen Court	Bedsit	North Central	17/09/2023	Works in progress
Lismeen Court	Bedsit	North Central	02/10/2023	Works in progress
Glin Court	2 Bed	North Central	08/01/2022	Under offer
Hampstead Court	Bedsit	North West	02/10/2023	Works in progress

Hampstead Court	Bedsit	North West	11/09/2023	Works in progress
Hampstead Court	Bedsit	North West	18/06/2023	Works in progress
Hampstead Court	Bedsit	North West	11/06/2023	Works in progress
Hampstead Court	Bedsit	North west	16/04/2023	Works in progress
Lismeen Grove	Bedsit	North Central	10/09/2023	Works in progress
Lismeen Grove	Bedsit	North Central	21/09/2023	Under offer

Current Housing Projects in the area

Glin Court

Purcell Construction have been on site since June 2023. The demolition of both blocks and community centre, is now complete. Foundation laying, below floor drainage and ducting for both blocks is underway. No delays recorded to date. The site is due for completion in November 2024. Relationship with neighbours has continued to be positive. The community kitchen, which provides “meals on wheels” to the elderly in the area, was successfully relocated to a temporary kitchen in the Glin Centre and continues to operate.

File picture: Glin Court 03/11



Cromcastle Court / Woodville

The proposal is for the demolition of three of the existing housing blocks on the Cromcastle Court site and for the construction of a new social housing scheme in its place as well as the development of the Coalyard site. The current proposals show for 115 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 preparing to commence the planning process which will be using the Section 179a planning approval process.

Bunratty Road

The Bunratty Road development, Bunratty Walk, 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. All fourteen houses have been allocated and the new tenants are in the process of moving in. The Area Office are continuing to allocate and show the remaining 16 apartments. A walkabout of Bunratty Walk took place on 24th October, with Councillors and Area Office staff.

Oscar Traynor Road Site

The Oscar Traynor Road development was granted planning by An Bord Pleanála. It is expected that the contractor will be on site by November 2023.

This 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. m), 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 scheme is for 146 units in a mix of social (13) and cost rental (133) tenures. In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement. Public and stakeholder input was sought during

the consultation phase and the design has been updated to reflect feedback from the public. Works will commence on site by Q4 2024.

A total of 479m² of community/cultural space is proposed at ground floor level within the scheme. This is split into two spaces, 158m² within Block A and 321m² within Block B. Both units will comprise of uses that are considered Community/Cultural and will be in accordance with the requirement to provide these spaces under the Dublin City Development Plan. Both spaces are accessed off the Public Plaza will be fully accessible to all users. These units will have a level of car and bicycle parking available. The units have been designed to be flexible to allow for a wide range of uses. DCC and the LDA will work collaboratively to identify suitable users for these spaces that will fall into the categories of community & cultural uses.

Spine Site and Belcamp B Site – Respond Housing, Approved Housing Body

Respond Housing are currently working on designs for both sites. They are planning to tender for both the Spine site and the Belcamp B site together once they have planning permission on the Spine site. They are proposing a variety of house types to cater for a mix of needs, which will lend itself to an interesting architectural design. A meeting took place on 8th November in Coolock Garda station, with Gardaí, DCC and Respond looking at safety measures and concerns for the proposed plans.

Gillian Corcoran

Acting Area Housing Manager