



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 21<sup>st</sup> November 2023**

**Item No: 5**

### **Ballymun Area Office Report**

- 1. LAP Update**
- 2. Community and Social Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Area Wide Updates**

## **1 Local Area Plan Update**

### Vacant DCC units

#### Shangan Neighbourhood Centre

- The disposal of unit 3 to the STAR Project for their Easy Street team is progressing with their architect now preparing drawings for the unit

#### Turnpike, Santry Cross

We are continuing to advertise these units and facilitate site visits. 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)

#### Coultrey Neighbourhood Centre

A local business owner is in the process of acquiring unit 3, Coultrey NC and has been given permission to apply for planning for a new café.

### Shop-front Improvement Scheme

Humphries Cycles, McKee Rd, Finglas is the latest business to receive the shop-front improvement grant. The grant was used to upgrade the signage, full repaint job and replace damaged windows.



### Social Housing PPP Bundle 4

Sites 5- Main Street site to South of Santry Cross, Site 15 – Balcurris Gardens,

Site 16 – 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. Second round of meetings with DCC technical and DHLGH will take place Nov/Dec 23. Public info meetings Jan/Feb '24 in collaboration with Area Office and intend lodge planning Q2 2024.

### Social Housing – NEW - PPP Bundle 7

#### Site 2 and Carton Lands Site

The Minister for Housing, Local Government and Heritage, Darragh O'Brien TD, announced the launch of new housing projects under the social housing Public Private Partnership (PPP) Programme, bundle 7 on Monday 13<sup>th</sup> November. Sites 2, Sillogue Road and the Carton Lands sites are part of this bundle.

## Cost Rental

### Site 6 - Coultrey 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 took place and we are progressing to early design stage.

## **Sites requiring Expression of Interest**

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

These sites are currently being prepared for Expression of Interest for the development of the site. The outcome of this assessment of the above Site 6 will inform the final EOI for Site 8 & 9, in terms of scale and tenure type and layout. It is now the Housing Dept. intention to proceed with an EOI for 8 & 9 together, once a final design is available for Site 6 is known.

### 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, the initial feasibility is being re-examined as heights proposed were higher than permitted in LAP. Members will be updated on progress in the coming months.

## **DCC Affordable Schemes**

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

Density and site requirements for both sites 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.

### Proposed City Farm – Site 14

Following on from the update provided in the June North West Area Committee report. The City Farm Committee engaged a specialised consultant to work with the City Farm Committee to review the current Ballymun City Farm Business Plan and to make recommendations on areas that the City Farm need to address in order to develop a robust viable Business Plan for submission to the City Council. As agreed Dublin City Council contributed €12, 950 towards the cost of completing the works.

Dublin City Council outlined their requirements and timelines to the City Farm Committee in writing on the 20<sup>th</sup> March 2023 and again on 27<sup>th</sup> July with slightly amended timelines as the process to engage a Consultant had taken longer than anticipated.

Dublin City Council awaits a report on the completed review of the original Business plan and submission of the Revised Business Plan, by the end of November 2023.

## **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.

### Site 21 - Opposite Poppintree Neighbourhood Centre

O'Cualann has appointed a contractor. Excavation and preparation works are commencing on site in early November and a further update will be provided in December.

### 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.

## **2 Community and Social Development Update**

### Belclare Halloween Festivities

The Ballymun Community & Social Development section supported the Halloween Festivities for the Belclare Residents Group by supplying goodie bags for all the children, Dublin City Council wanted to show their appreciation to all the children for their hard work and efforts in keeping their community clean and tidy.

### Little Fitness Camp

Following on from the success of their Summer Camp, Dublin City Council supported Little Fitness to run a Halloween Camp in the Sillogue Neighbourhood Centre. The camp ran over the midterm break and facilitated 15 local children.

Lots of Spooky Fitness, Witches arts and crafts and scary games were enjoyed by all the children.



### Breast Cancer Awareness Walk

The Dublin City Council Ballymun Community Team were happy to support the Ballymun Child & Family Resource Centre at their weekly community walk in Poppintree Park with

their walking group. The Ballymun Child and Family Resource Centre joined the walk on the 19<sup>th</sup> October for their yearly walk to support Breast Cancer Awareness Month. Dublin City Council provided refreshments on the morning for all the participants who took part.



### Social Inclusion Week

Dublin City Council Social Inclusion week occurred the week of November 6<sup>th</sup> to 12<sup>th</sup>. A number of intergenerational social inclusion community activities took place with students from Ballymun Comprehensive & local Ballymun community groups.

On Thursday November the 9<sup>th</sup> students undertook a tour of the Ballymun Men's shed group. The Men explained the background, history and the aims of the group and showed the students around the workshop. Following this the students enjoyed a bowls demonstration & a friendly match with the members of the St Pappin's bowls club.



On Friday November the 10<sup>th</sup>, the community team organised for 13 students from the Trinity Comprehensive School to participate in a line dancing session with the Axis line dancing group, the students and group members enjoyed interacting and had a fun filled dance session.



Dublin City Council organised for members of the Ballymun Youth Action Project to attend a rock climbing session at the Awesome walls climbing centre on Thursday 9<sup>th</sup> of November.



### Our Lady's Nursery – New Green Space

The Ballymun Community Team and the Public Domain Section have been working with Our Lady's Nursery, Silloge and the Rediscovery Centre to develop a green space for the children of the nursery to use and incorporate into their daily activities. The rediscovery centre has been running Eco workshops with the children from the nursery over the last few months. Ballymun Tidy Towns, Muck and Magic and local residents all have also been assisting with the planting and development of the space to create the beautiful garden. Dublin City Council celebrated the official opening of the garden on Friday 10<sup>th</sup> November, providing entertainment, refreshments and music for the community, Nursery children and their families to enjoy.



### Ballymun Christmas Tree Lighting Ceremony

The Ballymun Christmas Tree Lighting Ceremony will take place on Thursday 30th of November at 5.30pm at the Ballymun Plaza, Santa and his helpers will visit, we will have music and refreshments.

More information to follow, the Christmas poster will be distributed to the Councillors early next week.

## 3 Economic Development Update

### Ballymun 4 business



B4b hosted a 'Lunch & Learn' online session on 14<sup>th</sup> November which was delivered by Joanne Ryan, Trust Grant Writing. Joanne's background is in the not for profit and charity sector where she has built up a wealth of experience helping organisations prepare funding applications. The session provided tips and advice for private and not for profit organisations on preparing public funding

applications. As with previous years the Christmas '[Jingle Mingle](#)' event will take place in Musgrave Market Place on Thursday 7<sup>th</sup> December @ 18.00. 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).

## Trinity Comp Business Breakfast

In October, we supported the Trinity Comprehensive Business Breakfast which was attended by a number of local businesses. Students got to meet the businesses on a one to one basis and had pre-prepared questions about running your own business. We were delighted to welcome special guests Castlelake Aviation Ltd.



## Dublin City Council Climate Action – ‘Ballymun Decarbonisation Zone’



In support Dublin City Council's [Climate Action Plan](#), CODEMA will host a 'Green Ballymun Community Conference' in Trinity Comprehensive School on **Wed 29<sup>th</sup> November**. Dublin City Council has been busy developing their new Climate Action Plan and as part of this work the Council has identified Ballymun as a key area for action. The plan is to develop actions to reduce emissions with the Ballymun community. To

do so, we need to hear from you! The conference is open to all members of the community to learn about sustainable transport, active travel, saving energy and nature. You can book your place here: <https://bit.ly/3FcTSh0>

## CoderDojo Ballymun

The mini mentors with CoderDojo were approached by 'Young Social Innovators' to help design and facilitate a 'mini mentor camp' in DCU Alpha. Here they are taking part in their first workshopping their ideas for the camp with Barry from Young Social Innovators in the DCU Alpha building.



#### 4 Housing Report

Estate Management statistics for October 2023

<b>October 2023</b>	
No of Anti- Social complaints per 1997 act Drug related	7
No of Anti-Social complaints per 1997 act (Not Drug Related)	21
No of other Complaints	39
<b>Total Complaints</b>	<b>67</b>
No of Anti-Social Interviews per 1997 act	7
No of Other Interviews	7
<b>Total Interviews</b>	<b>14</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 October 2023**

<b>Assessments/Calls/Emails</b>	891 / 884 / 1593
<b>Permissions To Reside</b>	3
<b>Refunds</b>	13
<b>Opening of Accounts</b>	0 (including 0 sole/ 0 successions)
<b>Closing of Accounts</b>	2 (including 0 sole / 0 successions)

<b>Front Counter Calls</b>	138
<b>Window Replacements</b>	0

### Ballymun Lettings January to October 2023

Allocation Category	Housing List	Transfer List	Older Persons
Bands 2 & 3	4	2	2
Medical	1	0	0
Welfare	0	0	0
Homeless	0	0	0
Travellers	0	0	0
Transfer HAP	0	4	0
De-tenanting	0	1	0
Estate Management	0	4	2
Maintenance	0	2	0
Surrendering Larger	0	3	1
Unable to afford	0	0	0
Succession/Sole	13	0	0
Transfer	0	0	3
RAS Exit	0	1	0
Inter-transfer	0	5	0
<b>Total</b>	<b>18</b>	<b>22</b>	<b>8</b>

### Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	11
Transfer Bands 2 & 3	1
Transfer HAP	0
Medical	1
Welfare	5
Homeless	0
Travellers	1
Surrender larger	0
<b>Total</b>	<b>19</b>

### Ballymun Voids October 2023

Vacant Housing Units				
Address	Type	Date of Vacancy	Status	Estimated Completion Date
Baile Na Laochra	3 Bed House	12/07/2023	Issued to Contractor	19/11/2023
Balcurreis Close	3 Bed House	07/09/2023	Issued to Contractor	14/12/2023 CBL
Balcurreis Park East	1 Bed Apartment	24/08/2023	Issued to Contractor	20/12/2023
Belclare Drive	4 Bed House	25/08/2023	Issued to Contractor	01/12/2023

Belclare Green	4 Bed House	25/08/2023	Issued to Contractor	17/11/2023
Carton Court	1 Bed Apartment	19/06/2023	Issued to Contractor	Under Offer
Coultry Grove	3 Bed House	10/08/2023	Issued to Contractor	22/11/2023 CBL
Coultry Terrace	1 Bed Apartment	05/09/2023	Issued to Contractor	15/01/2024
Coultry Terrace	1 Bed Apartment	25/10/2023	Vacant Possession/ Task Order to be prepared	TBC
Doon Court	3 Bed House	25/06/2023	Issued to Contractor	Under Offer
Forestwood Avenue	1 Bed Apartment	02/07/2023	Issued to Contractor	30/11/2023
Forestwood Avenue	3 Bed Apartment	08/05/2023	Issued to Contractor	Under Offer
Forestwood Avenue	3 Bed Apartment	08/05/2023	Issued to Contractor	Under Offer
Knowth Court	3 Bed House	26/07/2023	Issued to Contractor	15/12/2023
Knowth Court	3 Bed House	24/08/2023	Issued to Contractor	01/12/2023
Marewood Crescent	1 Bed Apartment	05/09/2023	Issued to Contractor	07/03/2024
The Plaza	2 Bed Apartment	19/07/2023	Issued to Contractor	Under Offer
The Plaza	2 Bed Apartment	22/08/2023	Issued to Contractor	20/12/2023 CBL
The Plaza	2 Bed Apartment	10/08/2023	Issued to Contractor	Under Offer
The Plaza	2 Bed Apartment	19/07/2023	Issued to Contractor	Under Offer
Sillogue Close	4 Bed House	28/07/2023	Issued to Contractor	22/12/2023
Sillogue Close	2 Bed Apartment	29/09/2023	Issued to Contractor	10/01/2024
Sillogue Way	1 Bed Apartment	29/09/2023	Issued to Contractor	10/01/2024
Shangan Gardens	3 Bed House	29/09/2023	Issued to Contractor	06/01/2024
Shangan Road	2 Bed Apartment	19/06/2023	Issued to Contractor	07/12/2023

<b>Vacant Housing Units (more than 4 months)</b>				
<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	
Carton Terrace	1 Bed Apartment	26/05/2023	Issued to Contractor	24/11/2023
Dane Road	3 Bed House	15/02/2023	Issued to Contractor	Under Offer
Dolmen Way	2 Bed Apartment	07/12/2022	Issued to Contractor	Under Offer
Forestwood Avenue	2 Bed Apartment	11/02/2023	Issued to Contractor	Under Offer
Forestwood Avenue	2 Bed Apartment	21/04/2023	Issued to Contractor	Under Offer
Forestwood Avenue	2 Bed Apartment	21/04/2023	Issued to Contractor	Under Offer
Forestwood Avenue	2 Bed Apartment	21/04/2023	Issued to Contractor	Under Offer
Forestwood Avenue	2 Bed Apartment	21/04/2023	Issued to Contractor	Under Offer
Forestwood Avenue	2 Bed Apartment	21/04/2023	Issued to Contractor	Under Offer
Forestwood Avenue	2 Bed Apartment	21/04/2023	Issued to Contractor	Under Offer
Forestwood Avenue	3 Bed Apartment	08/05/2023	Issued to Contractor	Under Offer
Forestwood Avenue	3 Bed Apartment	08/05/2023	Issued to Contractor	Under Offer
Owensilla	2 Bed Apartment	14/02/2023	Issued to Contractor	Under Offer
Shangan Gardens	3 Bed House	25/08/2022	Issued to Contractor	Under Offer

Whiteacre Close	2 Bed Apartment	03/08/2022	Issued to Contractor	30/11/2023
Whiteacre Place	3 Bed House	11/01/2023	Issued to Contractor	Under Offer
Woodhazel Terrace	2 Bed Apartment	31/05/2023	Issued to Contractor	04/12/2023
Woodhazel Terrace	2 Bed Apartment	19/04/2023	Issued to Contractor	Under Offer

Vacant Senior Citizen Units				
Address	Type	Date of Vacancy	Status	Estimated Completion Date
Burren Court	1 Bed	01/08/2023	Direct Labour	30/11/2023
Sandyhill Gardens	1 Bed	22/06/2023	Direct Labour	03/12/2023
Sandyhill Gardens	1 Bed	12/07/2023	Direct Labour	30/11/2023
Sandyhill Gardens	1 Bed	06/09/2023	Direct Labour	03/12/2023
Sandyhill Gardens	1 Bed	11/10/2023	Direct Labour	30/01/2024
Sandyhill Gardens	Bedsit	14/02/2023	Issued to Contractor	02/12/2023
Sandyhill Gardens	Bedsit	21/06/2023	Direct Labour	02/02/2024
Sandyhill Gardens	Bedsit	06/09/2023	Direct Labour	30/11/2023
Sandyhill Gardens	Bedsit	12/10/2023	Direct Labour	TBC

## 5 Area Wide Updates

### Ballymun Library

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

The next meeting of our Irish Revolution Book Club with Historian-in-Residence Dr. James Curry will take place on Wednesday 22<sup>nd</sup> November at 6.30pm. The book to be discussed is *1919-21: A Global History: The Irish Revolution* (produced by History Ireland magazine).

Dublin City Libraries in partnership with DublinCity FM presents a four-part series entitled All About Books: New Routes to Reading. Ballymun Library is delighted to host the panel discussion Works in Translation: Broadening Horizons on Saturday 25<sup>th</sup> November at 2.00pm.

This event will be a discussion between those working to promote world literature to Irish readers but also introducing Irish literature to a wider audience.

Places limited so booking required. To book a place please ring 01 2228355 or email: [ballymunlibrary@dublincity.ie](mailto:ballymunlibrary@dublincity.ie)

Have you collected your FREE story book and library card wallet yet?

As part of the Little Library Book at Bedtime initiative, free bedtime story books (in English and Irish) and library card wallets are available at the library for all children aged 0-4, to pick up and keep.

Every child can receive a copy of *No Matter What* by Debi Gliori or *Eoinín ag Dul a Chodhladh* by Muireann Ní Chíobháin.

This exciting initiative aims to engage all parents of young children to read stories with them at bedtime. Call into the library and collect your free book today!

Our recently set up Age Friendly Film Club meets on the last Wednesday of the month. Join us for a screening of a 1940s classic film noir on Wednesday 29<sup>th</sup> November from 2.00pm to 4.00pm. Seating on a first come first served basis, we look forward to seeing you there!

Current Opening Hours for Ballymun Library are:

Monday to Thursday: 10.00am - 8.00pm

Friday and Saturday: 10.00am - 5.00pm

Ballymun Library staff continue to post blogs, historic photos of the Ballymun area and details of forthcoming events and programmes on our Facebook page. If anyone would like to promote any Dublin City Council-related initiative then please email details to [ballymunlibrary@dublincity.ie](mailto:ballymunlibrary@dublincity.ie) and we will share these on our Facebook page: [www.facebook.com/BallymunLibrary](http://www.facebook.com/BallymunLibrary)

Ballymun Library offers an online literacy course, Touch Type Read and Spell (TTRS) for both adults and children. TTRS is designed to benefit students of all ages who experience spelling, reading or writing difficulties. Students with dyslexia or literacy issues have found it helpful. A large number of schools in the area have already availed of the service. Patrons can contact the library by email and Ballymun Library staff will introduce them to the course and offer support.

### Ballymun Library Events November 2023

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Regular	Book Club	Irish Revolution Book Club with Dr. James Curry, DCC Historian-in-Residence. Book: <i>1919-21 A Global History: The Irish Revolution</i> (History Ireland Supplement)	Adults	Wednesday 22 <sup>nd</sup> November at 6.30pm
Non-Regular	Cultural	New Routes to Reading: Dublin's BookTok and Bookstagram Scene	Adults	Saturday 4 <sup>th</sup> November, at 2.00pm (booking required)
Non-Regular	Adults	Central Remedial Clinic Swap and Cycle Event, facilitated by CRC adult learners	Adults	Wednesday 22 <sup>nd</sup> November, 10am-1pm
Regular NEW	Gaming Club	Gaming Mondays, suitable for children aged 10-14 years. Must be a library member.		Mondays, 5.30pm-7.00pm (Limited to 12 places)

<b>Non Regular or Regular Events</b>	<b>Event Category</b>	<b>Event Title</b>	<b>Audience</b>	<b>Date and Time</b>
Regular NEW	Age Friendly Film Club	Age Friendly Film Club Film: 1940s Classic Film Noir (Last Wednesday of the Month)	Adults	Wednesday 29 <sup>th</sup> November, 2pm-4pm
Regular	Community	Ballymun Ladies Group (3 <sup>rd</sup> Tuesday of the Month)	Adults	Tuesday 21 <sup>st</sup> November, 2.30pm-5.00pm
Regular	Cultural	Ballymun Library Writers' Group	Adults	Wednesdays, 4pm- 6pm
Regular	Cultural	Ballymun Painting Group	Adults	Mondays, 10.30am- 12.00pm
Regular	Book Club	Ballygall Book Club (3 <sup>rd</sup> Monday of the Month)	Adults	Monday 20 <sup>th</sup> November at 6.30pm
Regular	Book Club	Evening Book Club Book: <i>Boys Don't Cry</i> by Fiona Scarlett (Last Monday of the month)	Adults	Monday 27 <sup>th</sup> November at 6.30pm
Regular	Cultural	Scrabble Group	Adults	Tuesdays, 11am- 1pm
Regular	Cultural	Digital Photography Group (Last Thursday of the Month)	Adults	Thursday 30 <sup>th</sup> November, 10.30am-12.30pm
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	Latvian Art Group	Adults	Saturday 25 <sup>th</sup> November, 1.00pm-3.00pm
Regular	Children	Chess Club	Children	Tuesdays, 3.30pm to 4.30pm
Regular	Children	Baby Book Club & Storytime	Children (Newborns to 2 year olds)	Mondays, 10.00am-10.45am (Term-time only)
Regular	Children	Toddler Book Club & Storytime	Children (2 year olds to pre-school)	Thursdays, 10.00am-10.45am (Term-time only)

**Jackie O Reilly**  
**Senior Executive Officer**  
**Local Area Manager Ballymun**