



To the chairperson and members of  
North Central Area Committee.

Meeting: 15<sup>th</sup> January, 2024

**Darndale Housing Report 1<sup>st</sup> December - 1<sup>st</sup> January 2024**

**Estate Management**

No. Anti-Social Complaints per 1997 Act - drug related	5
No. Anti-Social Complaints per 1997 Act - not drug related	6
No. Other Complaints (nuisance)	4
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	8
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)	6
No. Case Files Closed	9
<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Withdrawn	0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	2	1	2
Medical	0	0	0
Welfare	0	0	0
Homeless	2	0	0
Travellers	0	0	0
Homeless HAP	0	0	0
De-tenanting	0	0	0
Estate Management	0	1	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	0
<b>Total</b>	<b>4</b>	<b>2</b>	<b>2</b>

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	0	0	0
Medical	0	0	0
Welfare	0	0	0
Homeless	0	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>0</b>	<b>0</b>	<b>0</b>

## Voids Report

Vacant Housing Units (31)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Belcamp Ave	2 bed house	07/05/2023	07/10/2023	Ready to let - Advertised under CBL
Belcamp Ave	3 bed house	16/10/2023	01/11/2023	Ready to let - Advertised under CBL
Bunratty Road	3 bed house	12/12/2023	01/03/2024	Works in progress
Burnell Square	2 bed apartment	04/09/2023	03/01/2023	Works in Progress
Bunratty Road	1 bed apartment	15/05/2023	01/10/2023	Ready to let - Advertised under CBL
Ballyshannon Rd	4 bed house	01/09/2023	28/12/2023	Works in progress
Bunratty Rd	3 bed house	12/09/2023	29/12/2023	Works in progress
Collins Ave	3 bed house	01/10/2023	15/02/2024	Works in Progress
Castle Elms	3 bed house	03/10/2023	03/02/2024	Works in progress
Castlevew	3 bed house	07/12/2022	14/09/2023	Works in progress
Clonshaugh Drive	3 bed house	12/12/2023	05/04/2024	Works in progress
Darndale Village	2 bed apartment	05/02/2023	14/09/2023	Ready to let - Advertised under CBL
Donnycarney Rd	2 bed house	04/09/2023	08/02/2024	Works in progress
Dundaniel Rd	2 bed house	25/06/2023	04/02/2024	Works in progress
Elm Mount Rd	3 bed house	15/06/2023	08/01/2024	Works in progress
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
Ivy Court	1 bed apartment	19/10/2023	20/02/2024	Works in progress
Tulip Court	3 bed house	02/05/2023	11/11/2023	Ready to let - Advertised under CBL
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	Ready to let - Advertised under CBL
Montrose Close	4 bed house	19/06/2023	27/11/2023	Works in progress
Marigold Park	3 bed house	15/11/2023	01/03/2024	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	Ready to let - Advertised under CBL
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Works in progress
Primrose Grove	4 bed house	03/12/2023	06/04/2024	Works in progress
Snowdrop Walk	3 bed house	21/03/2023	19/09/2023	Ready to let - Advertised under CBL
Snowdrop Walk	3 bed house	26/02/2022	28/08/2023	Ready to let - Advertised under CBL
Kilmore Court	2 bed flat	08/10/2023	08/01/2024	Works in Progress

### **Darndale Area Office Reception Stats December 2023**

	<b>TOTAL</b>
<b>MAINTENANCE</b>	<b>164</b>
<b>HOUSING</b>	<b>54</b>
<b>ESTATE MANAGEMENT</b>	<b>20</b>
<b>OTHER</b>	<b>21</b>
<b>TOTAL</b>	<b>259</b>

## Voids Report

### Older Persons Units - 9

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
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

### Current Housing Projects in the area

#### Glin Court

The project programme remains on track.

- Commencement of the completion of foundations and rising walls.
- Installation of the pre cast walls from ground to 1st floor level to the North block.
- Completion of pre cast walls from ground to 1st floor level to the South block.
- Installation of 1st floor beams, flat slabs and screed to the South block.
- Installation of pre cast walls from 1st to 2nd floor level to the South block.
- Access route from Glin Grove will be closed for 6 weeks from 8/1/2024 to allow for essential works. Residents were notified by leaflet drop in December.

Glin Court



Glin Court



### **Cromcastle Court / Woodville**

The proposal is for the demolition of the existing three housing blocks on the Cromcastle Court site and for the construction of a new social housing scheme in its place and 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 bedroomed homes, whilst 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.

## **Bunratty Road**

The Bunratty Road development, Bunratty Walk, has 78 dwellings, which are as follows: 14 X 3 bedroomed houses and 64 apartments in the complex, providing a mix of 1, 2 & 3 bedroomed units. All fourteen houses have been allocated and the new tenants have moved in. The Area Office continues to allocate and show the remaining 9 Apartments.

## **Oscar Traynor Road Site**

The enabling works are ongoing. The main contractor Glenveigh will commence on site in January 2024, with a phased delivery to the end of 2027.

Minister Daragh O'Brien turned the sod on site on Monday 18<sup>th</sup> December to mark the start of construction.

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. 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**

Section 179a planning will be in place by Jan 2024. Tender production commencing thereafter.

The detailed design stage is currently underway and it is anticipated that works will commence on site by the end of 2024.

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 479m<sup>2</sup> of Community/Cultural space is proposed at ground floor level within the scheme. This is split into two spaces, 158m<sup>2</sup> within Block A and 321m<sup>2</sup> 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**

Ongoing meetings taking place with DCC Housing Development, the local area Housing Management team and the Project Team from Respond including architects, to discuss the proposal for the new housing development on the Spine Site.

Respond are currently working on incorporating the advice from the local Garda Siochána into the design. Once this work is complete, Respond will then commence the community engagement stage.

Respond Housing are currently working on designs for both sites. They are planning to tender 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.

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