



To the chairperson & members of
North Central Area Committee.

Darndale Housing Report 1st February - 1st March 2024

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	4
No. Anti-Social Complaints per 1997 Act - not drug related	8
No. Other Complaints (nuisance)	11
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	8
No. Other Interviews	10
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)	10
No. Case Files Closed	13
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Withdrawn	0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	0	6
Medical	0	0	1
Welfare	0	0	0
Homeless	1	0	0
Travellers	0	0	0
Homeless HAP	0	0	1
De-tenanting	0	1	0
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	1	1	9

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

Voids Report

Vacant Housing Units (32)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Belcamp Ave	2 bed house	07/05/2023	07/10/2023	Under Offer
Belcamp Ave	3 bed house	16/10/2023	01/11/2023	Under Offer
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	Under Offer
Ballyshannon Road	4 bed house	01/09/2023	28/12/2023	Works in progress
Bunratty Road	3 bed house	12/09/2023	29/12/2023	Works in progress
Collins Avenue	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
Castleview	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	Under Offer
Donnycarney Road	2 bed house	04/09/2023	08/02/2024	Works in progress
Dundaniel Road	2 bed house	25/06/2023	04/02/2024	Works in progress
Elm Mount Road	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	Under Offer
Larchill	3 bed apartment	03/03/2023	Under Offer	Under Offer

Larchill	2 bed apartment	27/08/2022	Under Offer	Under Offer
Macroom Rd	3 bed house	08/01/2024	10/05/2024	Works in progress
Moatview Ave	2 bed house	01/06/2023	01/10/2023	Under Offer
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
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	Under Offer
Snowdrop Walk	3 bed house	26/02/2022	28/08/2023	Under Offer
Kilmore Court	2 bed flat	08/10/2023	08/01/2024	Works in Progress

Darndale Area Office Reception Stats February

	TOTAL
MAINTENANCE	135
HOUSING	79
ESTATE MANAGEMENT	39
OTHER	34
TOTAL	287

Voids Report

Older Persons Units - 10

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Albert College	1 Bed	North West	02/02/2024	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	Under Offer
Hampstead Court	Bedsit	North West	11/06/2023	Works in Progress
Hampstead Court	Bedsit	North west	16/04/2023	Under Offer
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. Access route from Glin Grove will re-open on Friday 15th March. Residents will be notified by leaflet drop and keys for the new locks on the gates will be distributed to all residents in advance. The contractor has been liaising with local residents in the adjacent houses on Glin Grove, addressing any concerns or issues they may have.

Cromcastle Court / Woodville

The proposals are 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.

Arrangements are currently being made for community consultation with the residents, local community and elected members. A project newsletter is due to be issued in March 2024 and will be followed up with a consultation evening shortly thereafter. A presentation will also be made in the coming months at the Area Committee meeting on the regeneration plans.

Bunratty Road

All units in the Bunratty Road development have been allocated, with the exception of two apartments that are waiting on repairs to the glazing.

Oscar Traynor Road Site

The enabling works are ongoing. The main contractor Glenveigh commenced on site in January 2024 with phased delivery to the end of 2027. Progress is good and there are no delays reported.

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 floorspace 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

Cromcastle Underpass continues to be worked through the detailed design phase. The development has been named as "An tStrúill" at the February NCAC meeting. The design team are liaising with utility services ESB and Irish Water. It is due to be issued for tender in May.

The detailed design stage is currently underway. 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.

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 and 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

The design team will revert back to us in the coming weeks with a revised proposal based on the engagement with Dublin City Council, estate management and the Garda. When the revised proposal is received, another meeting will be organised with the local area office and the local councillors to review.

Once the plans are reviewed, 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.