



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 19<sup>th</sup> March 2024**

**Item No: 8**

### **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 change of use planning application submitted. The last day for observations was 26<sup>th</sup> February 2024: <https://planning.agileapplications.ie/dublincity/application-details/159495>

#### Turnpike, Santry Cross

We are continuing to advertise these units and facilitate site visits. It is listed on Daft and one formal expression of interest has been received. Our Valuer's have been instructed to commence negotiations with the interested party.

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

#### Shop-front Improvement Scheme

The North West Area Shop-front Improvement Scheme will be rolled out again in 2024. The promotional material and application forms are being prepared at the moment and will be available/circulated shortly.

#### Site 2 & Carton Lands

The above two sites are included in PPP Bundle 7 formally launched by the Minister for Housing on 13<sup>th</sup> November last. The next steps are to establish bundle 7 project Board and Team. Identify and appoint Procurement and design team for bundle 7.

#### Site 10 – Shangan Road

Site 10 is part of PPP Bundle 3 - The programme is now in the procurement phase, construction is expected to commence on site in Q4 2024.

The scheme will deliver 93 units comprising of 73 senior citizen apartments of which 67 are one bed and 6 are two bed apartments. The remaining 20 homes will comprise of 10 general need homes (5x2 bed; 4x3 bed and 1 x4 bed) and 10 medical need homes (5x2 bed; 4x3 bed and 1 x 4 bed). The project will deliver a new link road, landscaped public/private open space and community facility, as part of the overall development.

#### Sites – 5, 15, 16, 17 and 18

All of the above sites are identified and approved as part of PPP Bundle 4. Public consultation in respect of same took place on Tuesday 20<sup>th</sup> February, in the Ballymun Civic Centre. The Design Team were on hand to answer questions, the community turnout was low despite over 300 leaflets delivered to homes surrounding the locations, other stakeholders were informed via email and other local platforms. The sites are now in final design stage, the pre part 8 process is to be initiated in Q2, 2024.

### Site 11 & 13

Cluid are currently working on a design for the above to sites in line with the LAP requirements. We await a further update.

### Site 12 & 14

We continue to address matters in relation to site 12 & 14 internally re technical and site abnormality issues.

The City Farm Committee have sent a revised business plan, we are currently assessing the plan internally and it is our intention to arrange a meeting with all parties in the coming weeks.

### Site 19

O Cualann & DCC are currently exploring all options in relation to the delivery of affordable housing on this site. The site has presented some challenges increasing costs.

### Site 25

We await the outcome of An Board Pleanala decision due 21<sup>st</sup> March in relation to the planning permission for 32 Affordable houses and a Crèche on part of site 25.

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

### Tea Dance

As part of a Ballymun and Finglas Community Collaboration, a number of tea dances are planned this year, bringing the North West Area communities together. A Valentine's Tea Dance took place on the 14<sup>th</sup> February in Finglas Youth Resource Centre. Groups from Ballymun and Finglas attended this and it was a great collaborative event with plenty of dancing, and it was enjoyed by all.



### Fairtrade Fortnight

To celebrate Fairtrade Fortnight commencing on the 4<sup>th</sup> March to the 17<sup>th</sup> March and to promote Fairtrade Products, the Ballymun Community & Social Development Team organised a coffee morning on Monday, 4<sup>th</sup> March.



### St. Patricks Day Knitting Project

The Ladies from 3 knitting/crochet groups in the Silloge Neighbourhood took a knitting challenge to brightening up the Ballymun Main Street for St. Patricks Day. Over the past month the ladies have been knitting tricolours to decorate the trees along the Ballymun Road. All materials were supplied by the Dublin City Council.

### International Women's Day Celebrations

The Community & Social Development Team organised a Music Bingo Event for local residents in the Marewood Court Community Room as part of International Women's Day celebrations. This was a very fun event for all the ladies, everyone had a fabulous time.



### Women's Wellness Day

The Ballymun Community team organised 6 workshops as part of the Women's Day Celebrations, held in the Ballymun Civic Centre on March 8<sup>th</sup>.

We held a full day of classes/workshops that included - Yoga, Chair Exercises, Balance & Strength, Fitness Classes, Easter Wreath making. There was a great turn out of ladies and everyone really enjoyed the activities.

### Sensory Sessions

Following on from the success of recent Sensory Sessions, The Community & Social Development team will be collaborating with the Axis Theatre for National Autism Awareness Day this will take place on Tuesday 2<sup>nd</sup> April in the Axis Theatre. This is a Sensory Friendly Experience for children with additional needs and sensory sensitivities. This session will focus on local groups in the Ballymun area.

### Better Ballymun

Ballymun Community Team & Public Domain Team are proud to support the Better Ballymun Day that will take place on Friday 15<sup>th</sup> March. Students, staff & volunteers will take part in various clean ups, painting in different locations, planting of green spaces, environmental workshops, shop front competitions, recycling demo and lots more. Dublin City Council are proud to be part of this amazing initiative which focuses on making Ballymun a better place where communities come together to promote pride in their area.

### Pickle Ball

Due to the success of the initial 6 week introduction pickle ball programme & the interest in the activity, it has been decided to extend the programme for 4 extra weeks & to invite more people on the reserve list.

The extra dates in Poppintree sports centre are March 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> & 22<sup>nd</sup> from 12-2pm.

## **3. Economic Development Update**

### Ballymun 4 business

In February Ballymun 4 business held its AGM which was followed by a networking event about the power of story-telling to boost your sales. At the AGM the Steering Committee was reconstituted with Robert Murphy once again elected as chairperson. The annual report for 2023 was presented to the members. The AGM was followed by a talk delivered by sales guru Steve Donnellan who shared valuable insights on how to fine-tune your pitch / story at networking events.

B4b's next event will take place in Buddy's Market on 4<sup>th</sup> April and further details will be available on our website in due course. Further information about B4b visit [www.b4b.ie](http://www.b4b.ie) or contact Sabrina Morris [info@b4b.ie](mailto:info@b4b.ie).

### StartUp Ballymun

The next Startup Ballymun event has been set for Wednesday 24<sup>th</sup> April in the Council Chamber, Civic Centre. The theme of this event will be around youth enterprise featuring a panel of young small business owners who will share their insights on setting up and running a business. Further information to follow and will be available at [www.startupballymun.com](http://www.startupballymun.com)

### Career Fair – Transportation & Logistics

The careers fair with Intreo took place on 28<sup>th</sup> February where the focus was on the transport & logistics sector. Employers with vacant positions to fill included: Dublin Bus, Bus Eireann, UPS, DHL, Emerald Airlines and Europcar to name a few. Over 600 people attended throughout the morning and the Ballymun Job Centre delivered workshops on CV preparation and interview skills.



### Climate Action

We will once again be partnering with Global Action Plan to roll out their 'Climate Competition' in Ballymun & Finglas. DCC sponsor a number of organisations to participate in the competition to reduce carbon emissions. Companies in Ballymun and Finglas can now register their team FOR FREE at [www.climatecompetition.ie](http://www.climatecompetition.ie). The deadline for applications is 31<sup>st</sup> March and further information can be found via Global Action Plan [www.climatecompetition.ie](http://www.climatecompetition.ie)

## 4. Housing Report

### Estate Management statistics for February 2024

February 2024	
No of Anti- Social complaints per 1997 act Drug related	3
No of Anti-Social complaints per 1997 act (Not Drug Related)	22
No of other Complaints	13
<b>Total Complaints</b>	<b>38</b>
No of Anti-Social Interviews per 1997 act	5
No of Other Interviews	7
<b>Total Interviews</b>	<b>12</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 February 2024

	<b>February 2024</b>
<b>Assessments/Calls/Emails</b>	991 / 957 / 1682
<b>Permissions To Reside</b>	5
<b>Refunds</b>	6
<b>Opening of Accounts</b>	5 (including sole/ 2 successions)
<b>Closing of Accounts</b>	4 (including sole / 0 successions)
<b>Front Counter Calls</b>	154
<b>Window Replacements</b>	2

## Ballymun Lettings January to February 2024

### Choice Based Lettings

Allocation Category	
Housing bands 2 & 3	2
Transfer bands 2 & 3	0
Transfer Hap	0
Medical	0
Welfare	0
Homeless	0
Travellers	0
Surrender larger	0
<b>Total</b>	<b>2</b>

### Ballymun Voids February 2024

Allocation Category	Housing List	Transfer list	Older persons
Bands 2 & 3	1	0	0
Medical	1	0	0
Welfare	0	0	0
Homeless	0	0	0
Travellers	0	0	0
Transfer Hap	0	0	0
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance	0	1	0
Surrendering larger	0	0	0
Unable to afford	0	0	0
Succession/sole	2	0	0
Financial Contribution	0	0	0
RAS Exit	0	0	0
Inter Transfer	0	0	0
Transfer	0	0	0
<b>Total</b>	<b>4</b>	<b>1</b>	<b>0</b>

Vacant Housing Units				
Address	Type	Date of Vacancy	Status	Estimated Completion Date
Ard Na Meala	3 Bed House	21/11/2023	Issued to Contractor	28/03/2024
Barnewall Gardens	2 Bed Apartment	14/11/2023	Issued to Contractor	Under Offer
Belclare Park	1 Bed Apartment	23/01/2023	Issued to Contractor	14/04/2024

Coultry Drive	2 Bed Apartment	21/11/2023	Issued to Contractor	08/04/2024
Coultry Terrace	1 Bed Apartment	08/11/2023	Issued to Contractor	02/04/2024
Coultry Terrace	1 Bed Apartment	08/11/2023	Issued to Contractor	03/04/2024
Coultry Way	2 Bed Apartment	22/11/2023	Issued to Contractor	23/05/2024
Longdale Terrace	1 Bed Apartment	12/01/2024	Issued to Contractor	29/03/2024
Longdale Way	2 Bed Apartment	17/02/2024	Issued to Contractor	29/05/2024
Forestwood Avenue	2 Bed Apartment	01/03/2024	Issued to Contractor	01/07/2024
Forestwood Avenue	2 Bed Apartment	23/01/2024	Issued to Contractor	06/06/2024
Gateway Crescent	2 Bed Apartment	06/02/2024	Issued to Contractor	04/07/2024
Marewood Crescent	1 Bed Apartment	28/11/2023	Issued to Contractor	26/05/2024
Shangan Avenue	1 Bed Apartment	17/02/2024	Issued to Contractor	17/05/2024
Shangan Avenue	1 Bed Bungalow	14/02/2024	Issued to Contractor	17/05/2024
Shangan Avenue	3 Bed House	22/11/2023	Issued to Contractor	29/03/2024 CBL
Shangan Park	3 Bed House	14/02/2024	Issued to Contractor	28/05/2024
Silloge Gardens	3 Bed House	11/12/2023	Issued to Contractor	23/05/2024
The Hamptons	2 Bed Apartment	02/12/2023	Issued to Contractor	29/03/2024 CBL
Woodhazel Terrace	2 Bed Apartment	21/11/2023	Issued to Contractor	Under Offer

<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>
Baile Na Laochra	3 Bed House	12/07/2023	Issued to Contractor	Under Offer
Balcurris Close	3 Bed House	07/09/2023	Issued to Contractor	Under Offer CBL
Balcurris Park East	1 Bed Apartment	24/08/2023	Issued to Contractor	Under Offer
Belclare Drive	4 Bed House	25/08/2023	Issued to Contractor	Under Offer

Carton Road	4 Bed House	10/04/2022	Ongoing Estate Management Issues	TBC
Carton Terrace	1 Bed Apartment	26/05/2023	Issued to Contractor	29/03/2024
Coultry Terrace	1 Bed Apartment	05/09/2023	Issued to Contractor	Under Offer CBL
Forestwood Avenue	2 Bed Apartment	02/07/2023	Issued to Contractor	Under Offer CBL
Knowth Court	3 Bed House	26/07/2023	Issued to Contractor	29/03/2024
Knowth Court	3 Bed House	24/08/2023	Issued to Contractor	29/03/2024
Marewood Crescent	1 Bed Apartment	05/09/2023	Issued to Contractor	Under Offer
Sandyhill Gardens	3 Bed House	22/10/2023	Issued to Contractor	Under Offer CBL
Shangan Gardens	3 Bed House	25/08//2022	Property Vandalised	01/04/2024
Shangan Gardens	3 Bed House	29/09/2023	Issued to Contractor	CBL
Shangan Road	2 Bed Apartment	19/06/2023	Issued to Contractor	Under Offer CBL
Silloge Close	2 Bed Apartment	29/09/2023	Issued to Contractor	CBL
Silloge Way	2 Bed Apartment	29/09/2023	Issued to Contractor	CBL
The Plaza	2 Bed Apartment	22/08/2023	Issued to Contractor	Under Offer CBL
Whiteacre Close	2 Bed Apartment	03/08/2022	Issued to Contractor	Under Offer CBL

#### Vacant Senior Citizen Units

Address	Type	Date of Vacancy	Status	Estimated Completion Date
Ard Na Meala	1 Bed	21/11/2023	Direct Labour	28/05/2024
Ard Na Meala	1 Bed	09/01/2024	Direct Labour	30/05/2024
Burren Court	1 Bed	01/08/2023	Direct Labour	Under Offer
Sandyhill Gardens	Bedsit	06/09/2023	Direct Labour	Under Offer
Sandyhill Gardens	Bedsit	12/10/2023	Direct Labour	Under Offer
Sandyhill Gardens	Bedsit	11/01/2024	Direct Labour	30/05/2024
Sandyhill Gardens	Bedsit	25/01/2024	Direct Labour	30/05/2024

Sandyhill Gardens	1 Bed	12/07/2023	Direct Labour	Under Offer
Sandyhill Gardens	1 Bed	26/11/2023	Direct Labour	Under Offer
Sandyhill Gardens	1 Bed	03/09/2023	Direct Labour	Under Offer

## 5. Area Wide Updates

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 2024 **One Dublin One Book, *Snowflake*** by Louise Nealon, was launched recently in the Mansion House. Copies of the book including 10-day short loans are available to borrow from the library. ***Snowflake*** is also available on BorrowBox as an eBook or eAudiobook.

Many free events are being planned this April as part of the initiative. We are delighted to announce that Ballymun Library will host the One Dublin One Book event 'Minding Yourself' on Tuesday 9<sup>th</sup> April at 6.30pm. Author Louise Nealon and Dr. Harry Barry, the international bestselling author of books on mental well-being, will be in conversation about maintaining good mental health in times of crises. While touching on the characters in ***Snowflake***, the focus of the event will be on triggers, coping methods and how to build resilience for when we face difficult challenges in life.

This is a free event but booking is essential. Bookings (via Eventbrite) can be made on the One Dublin One Book website:

<https://www.eventbrite.ie/e/one-dublin-one-book-minding-yourself-tickets-818510385597>

The shortlist for the **2024 Dublin Literary Award** will be announced on Tuesday 26<sup>th</sup> March. Novels by four Irish authors are among the 70 books nominated for this year's €100,000 prize, sponsored by Dublin City Council. They are: ***Old God's Time*** by Sebastian Barry, ***My Father's House*** by Joseph O'Connor, ***Soldier, Sailor*** by Claire Kilroy and ***Haven*** by Emma Donoghue.

Copies of the shortlisted titles will be available to borrow from the library and on BorrowBox from Tuesday 26<sup>th</sup> March.

The winner will be announced by the Lord Mayor of Dublin, Daithí de Róiste, on 23rd May 2024, as part of International Literature Festival Dublin.

Borrow an **Acorn Tablet**. As part of our Age Friendly Library services, Age Friendly Acorn Tablets are available to borrow from the library for a three week period.

Acorn tablets provide access to most common digital tasks, such as taking photos or contacting your family. The tablet has a clear layout and guidance for anyone less familiar with technology. There are four main menu options: talk, photos, calendar and explore, with an Acorn button in the centre. Tap that and you get an overview of your day - what time it is, the weather forecast and notifications.

You can visit [www.myacorn.ie](http://www.myacorn.ie) to find out more about the ACORN tablet.

Please get in touch with the library if you would like to borrow an Acorn tablet.

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.

**Current Opening Hours** for Ballymun Library are:

Monday to Thursday: 10.00am - 8.00pm

Friday and Saturday: 10.00am - 5.00pm

Closed Saturday and Monday of bank holiday weekends

## Ballymun Library Events March 2024

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-Regular	Display	MetroLink Draft Railway Order 2022 (from Transport Infrastructure Ireland), on display for duration of oral hearing at Gresham Hotel (until 28 <sup>th</sup> March)	Adults	Friday 16 <sup>th</sup> February until Thursday 28 <sup>th</sup> March, during Opening Hours Mon-Thurs, 10am-8pm Fri & Sat, 10am-5pm
Regular	Community	Ballymun U3A Meeting (2 <sup>nd</sup> and 4 <sup>th</sup> Monday of the month)	Adults	Monday 11 <sup>th</sup> /25 <sup>th</sup> March, 2pm-4pm
Non-Regular	BLAST - Ballymun Literary and Sports Times	Author Visit: <b>Great Irish Sports Stars: Sonia O'Sullivan</b> with Natasha Mac a'Bháird	Children	Thursday 21 <sup>st</sup> March at 10.00am and 11.00am (two 4 <sup>th</sup> Classes per session)
Regular	Gaming Club	Gaming Mondays, suitable for children aged 10-14 years. Must be a library member.		Mondays, 5.00pm-6.15pm (Limited to 12 places)
Regular	Age Friendly Film Club	Age Friendly Film Club Film: TBC (Last Wednesday of the Month)	Adults	Wednesday 27 <sup>th</sup> March, 2pm-4pm
Regular	Cultural	Japanese Culture Club (3 <sup>rd</sup> Wednesday of the Month)	Adults and Children	Wednesday 20 <sup>th</sup> March, 10am-12pm
Regular	Cultural	Ballymun Library Writers' Group	Adults	Wednesdays, 4pm-6pm
Regular	Cultural	Ballymun Painting Group	Adults	Mondays, 10.30am- 12.00pm
Regular	Book Club	Evening Book Club Book: <b>Snowflake</b> by Louise Nealon (One Dublin One Book) (Last Monday of the month)	Adults	Monday 25 <sup>th</sup> March at 6.30pm

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Regular	Book Club	Science Fiction and Fantasy Book Club Book: <b>Foundation</b> by Isaac Asimov (3 <sup>rd</sup> Wednesday of the Month)	Adults	Wednesday 20 <sup>th</sup> March at 6.30pm
Regular	Cultural	Scrabble Group	Adults	Tuesdays, 11am-1pm
Regular	Cultural	Digital Photography Group (Last Thursday of the Month)	Adults	Thursday 28 <sup>th</sup> March, 10.30am-12.30pm
Regular	Gaeilge	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays, 3pm-4pm
Regular	Cultural	Ballymun U3A Ukulele Group	Adults	Fridays, 12pm-1.30pm
Regular <b>NEW</b>		Ballymun U3A Crochet Group	Adults	Fridays, 11pm-12pm
Regular	Cultural	Latvian Art Group	Adults	Saturday 23 <sup>rd</sup> March, 1.00pm-4.00pm
Regular	Children	Chess Club	Children	Tuesdays, 3.30pm to 4.30pm (term-time only)
Regular	Children	Baby Book Club & Storytime	Children (New Born 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)

Finally Ballymun Library continues to expand its mailing list so that our patrons can keep up to date with educational and cultural events/opportunities in the area. If anyone wishes to join our mailing list then please click on the following link if you would like to receive our monthly Newsletter: <http://eepurl.com/hshuBT>

### **Ballymun Community Law Centre**

Ballymun Community Law Centre's legal advice helpline is in operation Monday to Friday 9am to 5pm on 01-8625805 for legal advice and information over the phone.

The drop in clinics with a solicitor for free legal advice operate every Tuesday morning 10am – 12pm.

First Tuesday of every month in Ballymun Child and Family Resource Centre, Shangan Green (this one on an appointment basis)

Second Tuesday of every month in DCC Library, Ballymun Road.

Third Tuesday of every month in Poppintree Community Sports Centre, Balbutcher Lane.

Fourth Tuesday of every month in Ballymun Job Centre, Civic Centre.

The next course coming up is on Social Housing Law, starting on the 10<sup>th</sup> April for four Monday mornings.

The Law Centre provides free 1:1 conflict coaching and mediation to community members.

The Law Centre recently concluded the Law Club with the 4<sup>th</sup> Year Students in Trinity Comprehensive with a day in the Law Society. The students conducted a mock trial in the training court room and had a talk and Q&A with trainees on how to become a solicitor.



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