



**Director of Services Report  
South Central Area Committee Meeting  
17<sup>th</sup> January, 2024**

## SOUTH WEST INNER CITY ELECTORAL AREA

### Public Realm & Capital Programmes

**Meath Street Public Realm Improvement Scheme:** With the approval by the City Council of this scheme in December, work will now begin on detailed design and the preparation of a tender for construction. A design team to oversee this phase of work is currently being tendered for and is expected to be in place in February. The detailed design phase will take approximately 10 months. It is envisaged that further engagement with local businesses and residents will take place during this phase.

**Street Tree Planting and Landscaping Projects:** Tendering is currently underway for landscaping schemes at Blackpitts, Carmans Hall, Dolphins Barn (Reuben Street, Haroldville Avenue and St Anthony's Road), St Luke's Avenue and Weavers Street. It is expected that these projects, subject to successful tendering, will be completed by Q2/24.

**Vicar Street Parklet/Playground:** A redesign is currently being finalized for the small playground adjacent to Michael Mallin House on Vicar Street, which is in poor repair. It is proposed to upgrade the space to create a parklet: adding planting, seating and retain some pieces of play equipment. A tender for construction will likely issue in February.

**Newmarket:** The Area Office has requested the assistance of the Transportation Section to develop an interim traffic and pedestrian plan for Newmarket. The plan is intended to better manage (and calm) traffic through the space, to reduce excessive parking in the square and to provide improved pedestrian space in the immediate term. It is also intended to add features such as planters and seating.

A public realm scheme for Newmarket and its environs was approved by the Council in 2017 but had not progressed due to a lack of staff resources and the complexities of a number of large development sites on the perimeter of the square. The interim plan will allow for a measure of improvement to the square until the large-scale refurbishment can take place. It is hoped to complete work in late spring/summer.

**Brabazon Street/Newmarket Street/ Coombe Court:** Road Maintenance Services advise that planned carriageway resurfacing of these streets will now take place in February, due to difficulties engaging a contractor for this work in 2023. This work will allow for the reorganizing of parking in Coombe Court (a managed parking area). A number of street trees will also be planted in this area in coming weeks, in addition to planned landscaping at Weavers Street/Timberyard (referenced above). This will complete a significant public realm upgrade of this area.

**New Community Development Spaces:** The Area Office will be progressing a number of refurbishment projects of community development/enterprise spaces in 2024 including the fit out of new units at Poplin Court (Cork Street) and Bonham Street, an existing shell unit at Bridgefoot Court, Bridgefoot Street and a protected structure at 37 Thomas Court. The projects require the engagement of design team and, in some instances, will require Part VIIs in advance of construction.

### Kilmainham Inchicore Network.

Creatives in the Community – KIN is hosting DCC Arts Office facilitate a brainstorm workshop with creative artists living in the local community to explore opportunities and network: Wednesday 17<sup>th</sup> January 2024.

### **Inchicore Regeneration Consultative Forum (IRCF)**

#### IRCF Civic and Community Space subcommittee

Will meet Friday 19<sup>th</sup> January 2024 with DCC Libraries to clarify breakdown of Community Hub space between Libraries and Community; establish lines of communication and potential for working in partnership, in particular around future management and maintenance of the facility.

### **Housing**

**SWIC Choice Based Lettings – Bonham Court and Poplin/Weaver Place** Two apartment developments in SWIC were advertised at the beginning of November - **Bonham Court (57 units)** and **Weaver/Poplin Place (55 units)**.

The Housing Team in Eblana House managed the process and all the communication with prospective tenants on receipt of allocation lists from Central Allocations in Civic Offices. As soon as the lists were produced, the local area team commenced the Estate Management process and set up interviews with all prospective new tenants.

This was a labour intensive process (as all prospective tenants attended for interview), but proved beneficial as it was the initial meeting point with the prospective tenants and SWIC Housing Team. People who may require support on moving into a new dwelling were identified and the level of the specific support level discussed with the person. On completion of the Estate Management process, the units were assigned to the tenants based on their housing needs (1 bed, 2 bed etc.). Viewings were arranged and the heating/ventilations systems explained and general areas identified to tenant, fob access, bin store, bicycle shed access etc. These viewing took place right up to the last working day before Christmas 22 December.

A tenancy pack was prepared for all new tenants. Included in the pack is an operating manual for the units in the apartment and their ESB MPRN nos. A list of contact no's is included. The new Housing Needs Assistance form required for Social Welfare for furniture grant is also included in the pack duly completed and signed for the tenant to present to Social Welfare. As the apartments were only handed over Christmas week, it was not feasible to move people into the new dwellings until after Christmas and security was arranged. Signings for the tenancies have commenced and it is anticipated that all the units will be occupied over the next couple weeks. All the Housing Team in the SWIC office worked very hard over the few weeks to ensure a tight turn round, efficient and seamless handover and move in to the new apartments.



### **Islandbridge Court**

Works on the playground improvements have started. Two springer type units installed. Repairs to other units to take place in the New Year. Photos of newly installed units below.



DCC / Residents association had a very successful Christmas event for the children on the 22<sup>nd</sup> December. The community room has been cleaned up, new tables and chairs supplied and is being used regularly by the residents association for various community activities

### **Bowbridge Court**

New intercom system to be installed in Block 1 in January

### **Tyrone Place**

“Roly Poly” fencing being installed to further reduce anti-social activity between the blocks.

### **Memorial Court**

Contractors have recently cut back the overgrown trees and bushes in the complex.

### **Emmet Buildings**

We have selected a Contractor to carry out improvement works within the play areas of the complex. The pitch will be resurfaced to a high standard and there will also be intense cleaning of the current playground.

### **Mary Aikenhead House**

New bin chambers are finished and the chutes have been welded up. The changes are being well received.

### **Basin St**

The proposed Public Private Partnership (PPP) redevelopment is going to formal planning in Qtr. 2 '24. Ongoing monthly meetings are taking place with the Basin Street Residents Group.



A very successful field trip took place in early December last to Belmayne, Dublin 13, to view a completed Public Private Partnership development at Churchwell Gardens. A mini-bus was hired to transport the Residents group together with DCC staff to the site. Management staff for Churchwell Gardens were on hand to show everyone around the development, inside and outside, and to answer any questions. A group of residents from the development were met for 'tea & scones' in a community space in the development. Everyone was very happy with the visit.



### **Robinsons Court**

The area office met onsite with the contractors and DCC maintenance engineers on 9<sup>th</sup> January 2024. It is proving to be more of a complicated installation than anticipated as the site is quite small and a lot of factors such as the angle of the installation site as well as services that are running underground where the gate is to be installed. The area office will continue to put pressure for works to be completed as early as possible but it is likely to be delayed for a number of weeks.

### **Dolphin House**

#### *De-tenanting Block*

More units have been sourced for some of the residents of this block and we hope to have them housed shortly.

#### *Choice Based Lettings*

Three new tenants have moved into the three one bed units that were advertised under Choice Based Lettings.

#### *New Phase*

The painting crew commenced work in mid-December and are continuing to work their way through the blocks. New door to be installed shortly in Block A leading out to courtyard.

### **Bulfin Court**

Contractors carried out work on the overgrown trees and bushes in the complex Reuben / Herberton. The last two units in Block F will be allocated in the coming weeks.

### **Weavers Row**

Deep cleaning took place in the stairwells. We have engaged with DCC painters and Weavers Row is now on the list to have the stairwell painted. Residents will be informed and requested to remove all frames etc. from the area. PEO is to engage with New Creation cleaning to have the entrance way and courtyard cleaned.

### **School Street/Thomas Court Bawn**

Surveyors are currently assessing the areas within the complex. They will be onsite for 2 weeks and have accessed 5 units to carry out assessments. Following this DCC Housing Development Team and the Local Area Office will arrange to meet with local residents.

## **Community**

Following on from a busy and successful Festive Season, the Community Development team (Lois Salmon & Colin Doyle) are liaising with groups and organisations with a view to evaluating last year's activities and drafting this year's calendar of events, which will include Culture, Arts, Music, Heritage, Recreation, Social Inclusion, Youth Activities, Senior Citizens and Environmental Activities.

The first event for the year will take place in The Robert Emmet CDP with a performance of *The Importance of Being Oscar* on 25<sup>th</sup> January at 5.30p.m.

Plans are also underway - Seasonal and annual events, as well as afternoon tea dances, opera in the park, fun days and much more.





## PUBLIC DOMAIN REPORT FOR SWIC

### GRAFFITI REMOVAL

Saint Vincent Street West/ Tyrone Place

#### BEFORE



#### AFTER





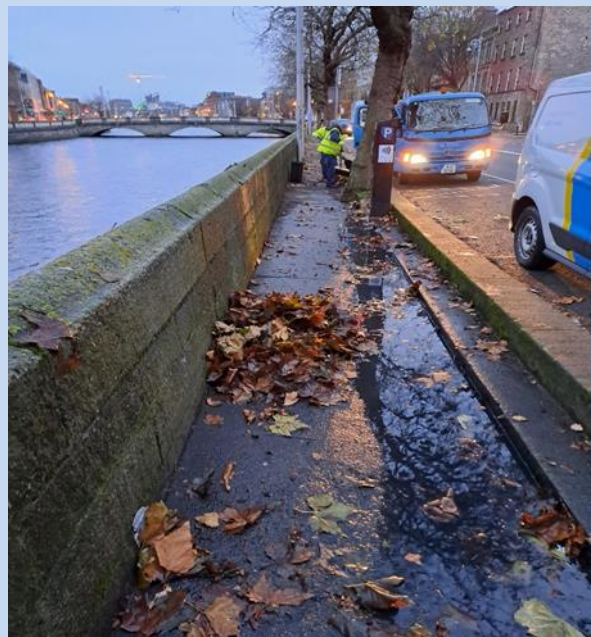


## WASTE MANAGEMENT REPORT

- 30 Community Clean-up bag collections requested across South Central Area
- 184 Illegal Dumping Requests actioned
- 55 Street Cleaning Requests actioned
- 32 public litter bin maintenance requests actioned
- 29 Report Fallen Leaves



## LEAF SWEEPS MERCHANT QUAY AND MARYLAND







### Weed & Light Civil Works

### John Dillon St and Environs

Before



After



Report from: -

**Bruce Phillips,**  
Senior Executive Officer  
South West Inner City Local Electoral Area.

## **BALLYFERMOT/DRIMNAGH ELECTORAL AREA**

### **Housing**

#### **Davitt House**

The Area Manager and Senior Engineer, Housing met with the residents on the 14<sup>th</sup> December and are liaising with them in relation to the issues raised at the meeting.

#### **Elanora Court**

The successful applicants have been notified and the vetting process is underway and Respond approved housing body are in the process of interviewing the prospective tenants.

#### **Springvale**

The Council has carried out inspections of the properties and provided the contractor with an extensive list of snags to be addressed which are currently being undertaken.

#### **Bluebell**

The LDA is entering into the introductory communications phase of the project in the coming weeks which will include meeting with the Bluebell Community Council and launching a communications website (along with non-IT methods of communicating).

#### **Lissadel**

The enhancement works of external insulation and wrapping, new doors and internal works to remove damp are almost completed.

#### **Sons of Divine Providence**

The new project manager has initiated an evaluation of project files. A meeting of the Sarsfield Working Group is expected to be convened in the first quarter of 2024.

#### **Cherry Orchard**

##### **Site 1 of the Local Area Plan:**

The online surveying of local residents commenced in December 2023 and the door-to-door portion of the exercise is now underway with the aim of surveying 400 non-home owners with potential to buy.

##### **Site 2 of the Local Area Plan:**

As stated previously it is anticipated that planning permission will be sought in late Quarter 1 or early Quarter 2. There will be public consultation in late January/early February with the local residents in advance of this. In the meantime, an internal discussion is taking place involving several City Council departments to examine options in relation to the retail units.

#### **Site 4 of the Local Area Plan:**

As members are aware the planning application for this development was lodged with An Bord Pleanála (ABP) on Friday, 1<sup>st</sup> December and submissions can be made via the ABP website, details of which were circulated to the members, and the Cherry Orchard response group.

#### **Labre Park**

As stated previously the soil testing will take place by the end of quarter 1 2024 and the steering group will continue to meet on a quarterly basis.

The following is a summary of the vacant units in the Ballyfermot Drimnagh Area.

Property Type	
House	45
Maisonette	3
Apartment	9
Senior Citizens	16
Total	73

Type	Location	Bedrooms	Vacant possession date	Status	Estimated Completion date/Status
House	CHERRY ORCHARD GREEN	2	N/A	Awaiting vacant possession	N/A
House	CHERRY ORCHARD GROVE	3	N/A	Awaiting vacant possession	N/A
House	CROFTWOOD GARDENS	2	N/A	Awaiting vacant possession	N/A
House	CROFTWOOD GARDENS	3	N/A	Awaiting Vacant Possession	N/A
House	CROFTWOOD PARK	3	N/A	Awaiting Vacant Possession	N/A
House	ELMDALE DRIVE	2	N/A	Awaiting Vacant Possession	N/A
House	ROSSMORE ROAD	3	N/A	Awaiting Vacant Possession	N/A
House	WALKINSTOWN DRIVE	4	N/A	Awaiting Vacant possession	N/A
House	BALLYFERMOT ROAD	4	01/09/2023	Issued to Contractor	12/01/2024
Apartment	BALLYMOUNT SQUARE	2	08/05/2023	Issued to Contractor	30/11/2023
House	BARNEVILLE PARK	2	23/04/2023	Issued to Contractor	31/10/2023
House	BARNEVILLE PARK	1		Tenant selected - AGS checks being carried out	
Apartment	BERNARD CURTIS HOUSE	2	06/08/2023	Issued to Contractor	30/01/2024



Apartment	BERNARD CURTIS HOUSE	1		Offer refused - New nominee being checked through AGS	
House	BENMADIGAN ROAD	2	04/07/2023	Issued to Contractor	07/12/2023
House	BENMADIGAN ROAD	3		On offer (2nd offer as first refused)	
Senior Citizens	BLACKDITCH COURT	1	21/02/2023	Offer refused - New nominee to be selected	
Senior Citizens	BLACKDITCH ROAD	1		Tenant selected	
Senior Citizens	BLACKDITCH ROAD	1	05/07/2023	Issued to Depot	08/01/2024
House	BLUEBELL AVENUE	3	23/06/2023	Issued to Contractor	04/12/2023
House	CHERRY ORCHARD AVENUE	4	16/08/2023	Issued to Contractor	10/01/2024
House	CHERRY ORCHARD GREEN	2	13/09/2023	Issued to Contractor	16/02/2024
Senior Citizens	CLADDAGH COURT	1	26/11/2023	Issued to Depot	26/01/2024
Senior Citizens	CLADDAGH COURT	1	24/09/2023	Issued to Depot	08/01/2024
Senior Citizens	CLADDAGH COURT	1	27/09/2023	Issued to Depot	12/01/2024
House	CLIFDEN DRIVE	3	19/10/2023	Issued to Contractor	05/02/2024
House	CLIFDEN DRIVE	3	01/09/2023	Issued to Contractor	05/02/2024
House	CLOVERHILL ROAD	3	13/09/2023	Issued to Contractor	12/01/2024
House	COMERAGH ROAD	2	10/07/2023	Issued to Contractor	10/01/2024
House	COMERAGH ROAD	2	21/11/2023	For framework	TBC
House	COLEPARK AVENUE	3		With Acquisitions	
House	CROFTWOOD DRIVE	3	12/09/2023	Issued to Contractor	12/01/2024
House	CROFTWOOD GARDENS	2		CBL closing date 8/12/23	
House	CROFTWOOD GARDENS	4	28/07/2023	Issued to Contractor	30/01/2024
House	CROFTWOOD PARK	3	22/08/2023	Tenant Selected	07/01/2024
Apartment	DAVITT HOUSE	0	21/02/2023	Issued to Contractor	08/01/2024
Apartment	DAVITT HOUSE	0	25/11/2023	Issued to Depot	10/02/2024
Apartment	DAVITT HOUSE	0	20/09/2023	Issued to Depot	08/01/2024
Apartment	DAVITT HOUSE	0		Offer refused - new tenant selected	
House	DRUMFINN AVENUE	3	20/10/2023	For Framework	29/02/2024
House	DRUMFINN AVENUE	2	25/09/2023	For Framework	30/01/2024
House	ERRIGAL ROAD	3	15/08/2023	Issued to contractor	15/01/2024
Senior Citizens	FATHER KITT COURT	1	18/09/2023	Issued to Depot	08/01/2024

Senior Citizens	FATHER LEMASS COURT	1	20/06/2023	Issued to Depot	08/01/2024
Senior Citizens	FATHER LEMASS COURT	1	29/06/2023	Issued to Depot	08/01/2024
Senior Citizens	FATHER LEMASS COURT	1		Tenant selected	08/01/2024
House	GALTYMORE ROAD	3	03/10/2023	Issued to Contractor	03/01/2024
Maisonette	HUBAND ROAD	2		Tenant Selected	
House	KILWORTH ROAD	2	28/06/2023	Issued to Contractor	07/01/2024
Apartment	KINGS HALL	1	19/10/2023	For framework	08/01/2024
House	KYLEMORE ROAD	2	14/07/2023	Issued to Contractor	08/01/2024
Senior Citizens	LA TOUCHE COURT	1	20/09/2023	Issued to Depot	04/01/2024
Senior Citizens	LA TOUCHE COURT	1		Issued to Depot	08/01/2024
House	LANDEN ROAD	3	28/08/2023	Issued to Depot	08/01/2024
House	LANDEN ROAD	3	24/05/2023	Issued to Depot	08/01/2024
House	LANDEN ROAD	2	01/09/2023	Issued to Contractor	07/01/2024
House	LANDEN ROAD	2	18/07/2023	Issued to Contractor	29/02/2024
Maisonette	LISSADEL ROAD	3		Under Offer	
Maisonette	LISSADEL ROAD	2		Several offers refused	
House	LE FANU ROAD	3	28/07/2023	Issued to Contractor	07/01/2024
House	O'DWYER ROAD	3	25/05/2022	Legal issue with boundary	
House	ORANMORE ROAD	3	12/12/2023	For framework	TBC
House	ORANMORE ROAD	2	03/12/2023	For framework	TBC
House	ORANMORE ROAD	3	12/06/2023	Issued to Contractor	08/01/2024
Senior Citizens	RIVER VIEW COURT	1	09/10/2023	Issued to Depot	08/01/2024
Senior Citizens	RIVER VIEW COURT	1	20/07/2023	Issued to Depot	08/01/2024
Senior Citizens	ROSSAVEAL COURT	1	03/12/2023	Issued to Depot	03/04/2024
Senior Citizens	ROSSAVEAL COURT	1	09/10/2023	Issued to Depot	08/01/2024
Apartment	Seven Oaks	1	26/10/2023	Issued to Contractor	06/02/2024
House	THOMOND ROAD	2	02/08/2023	Issued to Depot	10/01/2024
House	WALKINSTOWN AVENUE	4	03/08/2023	Issued to Contractor	08/01/2024
House	WALKINSTOWN DRIVE	4		For Framework	TBC
House	WALKINSTOWN PARADE	2	05/09/2023	Issued to Contractor	08/01/2024

## Community

### Community Participation

During this month the Community Development staff will renew contact with voluntary community organisations in the area to encourage them to start planning community events

and festivals for 2024. Council staff will support the groups with their fundraising, programmes and event plans. The Community Staff will be in contact with the committees in the sheltered housing complexes to support their programmes for 2024.

The Community staff will liaise with community and voluntary groups to ensure drawdown of the 2023 community grants.

### **The Cherry Blossoms Festival 2024**

The initial meeting for the Cherry Blossoms Festival 2024 will take place this month to start work on planning the events, duration and the local community group's participation.

### **Environment**

The Community Climate Action Program (CCAP) is dedicated to enabling communities to take climate action on a local level. Local authorities in Ireland have been allocated funds to enable community groups to take such action. Dublin City Council (DCC) has been allocated €1,938,000 for projects.

The main goals for the programme are to enable communities to:

- Reduce greenhouse gas emissions
- Increase Climate resilience
- Help transition Ireland towards achieving a low carbon economy

A series of workshops will be held to support groups make applications to the fund and Community staff will circulate the information and support groups with their applications.

Further details on the programme are available from [dean.eaton@dublincity.ie](mailto:dean.eaton@dublincity.ie) or [https://citizenhub.dublincity.ie/service/Climate\\_Action\\_Fund\\_Strand\\_1](https://citizenhub.dublincity.ie/service/Climate_Action_Fund_Strand_1)

The Community Staff will promote the Community Heritage Grant Scheme 2024 which will open in February for community/voluntary and not-for-profit organisations to apply for funding for heritage projects.

<https://www.heritagecouncil.ie/funding/funding-schemes>

### **Allotments**

The Chapelizod Allotments are thriving and have a healthy waiting list for 2024.

The Council has carried out improvement works to the Bluebell allotments and is working with the newly formed committee to improve the overall appearance of the site. The plots are inspected on a regular basis to ensure they are in use.



## **Social Inclusion**

In 2024 the Council will promote inclusion using a strengths based approach that insures that inclusion occurs in all our work. We will purposefully build relationships with the community using environmental, sporting and community events as a tool of engagement.

## **Local Economic Community Plan (2023 – 2029)**

Dublin City Council is working on the new Local Economic and Community Plan (LECP).

The LECP is a six-year plan containing objectives to:

- Promote and support local and community development in Dublin City
- Promote and support economic development in Dublin City

The closing date for the online public consultation survey is Jan. 15<sup>th</sup> 2024



## **AGE Friendly Programme**

The Community Staff are organising the age friendly spring programme for 2024 which will commence on Jan. 30<sup>th</sup> in the Ballyfermot Community Civic Centre.

The Community staff will work with Fr. Kitt Court, WSAF Moeran Road Hall, Linkage and Bluebell Seniors to support a programme of events in the Drimnagh / Bluebell area.

## **The Community Development staff contact details for Ballyfermot /Drimnagh area are:**

[victoria.kearney@dublincity.ie](mailto:victoria.kearney@dublincity.ie) [Deborah.clarke@dublincity.ie](mailto:Deborah.clarke@dublincity.ie)  
[miriam.flynn@dublincity.ie](mailto:miriam.flynn@dublincity.ie)

## **Orchard Centre**

We are currently resurfacing the floor in the multi-purpose room and on some hallways in the centre as they have not been upgraded in quite some time.

On 8<sup>th</sup> January Women's Domestic Violence (Saoirse) opened their new office in the centre and we wish them well in their endeavours.

A new kickboxing Club has begun in the centre just before Christmas, a welcome addition to the services in the area for all age groups. In the next few weeks the centre will return to capacity as per 2023 as the groups return from the Christmas break.



## PUBLIC DOMAIN REPORT FOR BALLYFERMOT/DRIMNAGH

### Winter floral displays on Anna Livia Bridge, Chapelizod Road

This is in addition to the winter floral displays of our 3 tiered planters located across the Ballyfermot-Drimnagh Area.



### Mechanical Weeding

The Public Domain office engaged contractors to carry out a number of projects to mechanically weed and remove overgrowth blocking/inhibiting access to public pathways, cycle lanes and lanes across the Ballyfermot – Drimnagh area.

Below is a list of works undertaken;

*St. Laurence's Road* – weeding and clearance of pathways





*The Ranch – First Avenue, Phoenix St. West, Park St. West & Liffey St. South- – weeding and clearance of pathways*



**Park West Avenue** - weeding and clearance of pathways and cycle lane from Cloverhill Road to Park West and Cherry Orchard train station







***Kylemore Road @ Labre Park Canal Bridge - weeding and clearance of pathways***



***Camac Park/Bluebell Lane - weeding and clearance of pathways***



***Kylemore Road/Naas Road junction - weeding and clearance of pathways***







***Somerville Ave/Balfe Ave Lane*** – weeding and removal of overgrowth





**Bunting Road** – weeding and tree pit tidy







***Drimnagh Road***– weeding and tree pit tidy







**Illegal parking Chapelizod Main Street** – on foot of recent complaints the Public Domain Office installed a number of community planters to prevent illegal parking on this stretch of footpath. The intervention seems to be working while also enhancing the visual appearance of the area.







The Public Domain Office continue to engage with our external partners including private property owners, utility companies such as the ESB and Dublin Bus, to improve the public realm and address anti-social activities.

The Black Horse Inn, Tyrconnell Road, recent offensive and threatening graffiti was removed in consultation with the private property owner

**Before**



**After**







The Public Domain Office is also in regular contact with the ESB networks ensuring graffiti on any of their infrastructure is removed. Also the removal of other items, such as runners, from overhead cables. Below recent graffiti removed from an ESB substation @ Cherry Orchard Hospital.





The Public Domain Office has recently engaged with Irish Rail with regard to the illegal dumping, damage to lighting and graffiti to their infrastructure located in our community.







**Graffiti** – Ongoing issue with graffiti in the area, we are continuing to remove graffiti as and when our office come across same, the Public Domain Office welcome reports of this anti-social behaviour. Below is an example of recent graffiti removed from some utility boxes on Garryowen Road.







**Maintenance works** - Road Maintenance have continued to support The Public Domain Unit in carrying out a number of repairs and improvement works, including below the recent repair of cracked pavement and removal of this disused tree pit on Orchard Lawns.



Waste Management Services continued to support the Public Domain Office by providing support in the removal illegal dumping, leaf fall requests and other street cleaning duties. Below a recent request for the clean-up of leaves, for Chapelizod Plaza, was acted upon within 24 hours.





**Barnville Park Development site secured** – The Public Domain Office, with the support of Dublin City Councils Development Department, secured this development site located in the Barnville Park Estate. Unfortunately this site has been utilised as an illegal dumping ground and has even had a caravan stored on the lands before we had same removed on the run up to Halloween. It is hoped that, by properly securing the site, we will prevent such issue in the future.



Report from: -

**Alan Sherry,**  
**Senior Executive Officer**  
**Ballyfermot/Drimnagh Local Electoral Area.**