

16<sup>th</sup> June, 2006.

North West Area Committee Meeting  
PROGRESS REPORT

1(a) Public Housing Completed

Location	Contractor/ Architect	Comments	Nos.
Santry Avenue Sallowood View Coultry 2a/2b	GMcM/PTA & McInerney	Complete (25/08/03)	56
Belclare Drive Poppintree 1	Fionnula Rogerson Architects & McCabe Builders	(10 <sup>th</sup> unit delayed by van shop)	9
Shangan Crescent & Coultry Way Shangan 1a	Ballymun Regeneration Ltd Architects & McInerney	Complete (28/01/03)	60
Shangan Road/Longdale Terrace Shangan 1c	Levitt Bernstein Architects & Gem	Complete (28/03/03)	95
Whiteacre Court & Crescent Shangan 2abc	Derek Tynan, McCrossan O'Rourke and McGarry Ni Eanaigh Architects & Gem	Completed 18 Nov 04	67
Marewood Sillogue 2abc	MV Cullinan & Gerry Cahill Architects Pierse Contractors	Complete (Aug 03)	105
Gateway Housing Sillogue 1a	ARPL & A. Reddy Architects Andorey Developments		40
Santry Avenue Coultry 3	BRL Architects GAMA	completed May & Aug 2004	87
Coultry 1B	MJP/Pierse	Complete 17/12/2003	92
Poppintree 2	Cathal Crimmins Architects	Scheme completed	71
Poppintree 4	PJ Carey/Cullen Payne Architects	Completed 19 <sup>th</sup> Aug '05	25
Balcurris 2	GAMA/Burke Kennedy Doyle	Completed 22/8/05	74
Balcurris 3	GAMA/O'Mahony Pike	Completed 28/11/05	33
Balcurris 1	GAMA/O'Mahony Pike	Completed	57
Sillogue 3B	Gardiner/Glenman	1 <sup>st</sup> Handover 1 <sup>st</sup> June '06	30
	<b>Total</b>	<b>Units Completed</b>	<b>901</b>

## 1(b) Private Housing Completed

Location	Scheme	Completed	Units
<b>Civic Centre</b> Plot 30 Main Street	<b>Bennetts</b>	Dec 2002	<b>52</b>
<b>Competition Site/Gateway</b> Plot 32 Main Street	<b>McCabe Builders</b>	June 2003	<b>89</b>
<b>College View</b> Plot 24 Main Street	<b>Bennetts Construction</b>	Dec 2004	<b>119</b>
<b>Santry Cross</b> Plot 1 & 2	<b>Pierse &amp; Shay Cleary Architects</b>	Dec 2004	<b>334</b>
<b>Student Block</b> Plot 33 Main St	<b>Bowen Construction\ ARP Lorimar</b>	June 2006	<b>180</b>
	<b>Total</b>		<b>774</b>

## 1 (c) Voluntary, Affordable & Co-Operative Completed

Location	Scheme	Comment	Units
<b>Silloogue 7</b> New Horizon Co op	<b>PNA</b> <b>AMD Contractors</b>	Completed	<b>28</b>
<b>Poppintree 14</b> Tigh Meitheal	<b>Peadar Nolan Architects</b> <b>AMD Contractors</b>	Phase 1 Completed (22 units) Phase 2 – 4 additional houses Completed	<b>26</b>
<b>Hail/Linx</b>	<b>MJP Architects/Pierse</b> <b>Contractors</b>		<b>39 units + day centre</b>
	<b>Total</b>	<b>Units Completed</b>	<b>93</b>

### Analysis of Completed Housing

<b>Public completed</b>	<b>901</b>
<b>Private completed</b>	<b>774</b>
<b>Voluntary &amp; Co-op completed</b>	<b>93</b>
<b>Total</b>	<b>1768</b>

## 2(a) Public Housing Under Construction

Location	No of Units	Contractor/ Architect	Programme Meeting Projected Completion Dates	Area Programme Meeting Comments
Silloogue 5	135	SISKIBKD Architects (design build)	Planning Jan 05	Commenced on site May '06
Silloogue 3a Silloogue Ave	30	Howley Harrington Levins Construction Management	Start Date: 20 <sup>th</sup> Oct 03 Contract Period: 12 Months Restarted on site: Oct 04	Expected Completion Date: Aug 06
Silloogue 3b Silloogue Ave	28	Gardiner Architects/ Glenman	Start on Site: 26 Jan 04 Contract Period: 15 Months Contractor completion date: July. 05.	1 <sup>st</sup> Phase of 30 units handed over. Completion June/July
Poppintree 5a Balbutcher Lane	56	Downey McConville / Bracegrade	Start Date: 3/09/04	Anticipated completion Jul '06
Coultury 4/5	119	Laing O'Rourke with OMP	Coultury 5: commenced: 08 Nov 04 Coultury 4 commenced: May 05	Transition programme commenced. Expected completion Sept '06
Coultury 7 Shangan Gn/ Coultury Ave	1	BRL Architects/ Habitat for Humanity	Start date: Mar 05 End date LA Unit: Dec 05 Bal: Dec 05	Expected completion June 06
Poppintree 5b Balbutcher Lane	90	NBA Architects/ Glenman	Start Date: 21 <sup>st</sup> June 2004	- Completion in July '06
Silloogue 4	124	ARP Lorimer / Elliotts	Start on site 30 <sup>th</sup> June '05	Contract Completion April '07 Transition programme started
Shangan 4	69	CPA/CSRL Gem	Commenced on site 1/11/05	Access to substation required
<b>TOTAL</b>	<b>517</b>			

## 2 (b) Private Housing under Construction

Location	Units	Scheme	Comment	
College View Block C Plot 24a	25	BRL Bennetts Construction Michael Collins Architects	Built over underground car park entrance	
Santry Avenue Santry Cross Extension Plot 3	18	Pierse/Shay Cleary Architects	Commenced on site August 05 due for completion August 06	108 underground car parking spaces
Hotel Site (Plot 12-15)	163	Bennetts	Commenced Nov 2004	Includes hotel, residential, offices and retail
<b>TOTAL</b>	<b>206</b>			

## 2 (c) Affordable Priced Housing under Construction

Location	Scheme	Comment	Residential Units
Poppintree Neighbourhood Centre Carrig Court	David Whitehead Architects & Rusland/J Hodgins	Apartments in Block 1 completed. Final completions expected shortly 8 units to be sold	37
Coultry Neighbourhood Centre	Shay Cleary Architects & Bennetts	Start date: 29/09/03 Completion Dec '05 – all units sold. External works still outstanding	20
Shangan Neighbourhood Centre	Duffy Mitchell Architects & Bracegrade	Start date: Oct 2004 Expected completion May 2006	29
Coultry 9, Santry Avenue	Shay Cleary Pierse	Affordable priced units Commenced August 2005 Completion due August 2006	13
Coultry 7 Shangan Gn/Coultry Ave	BRL Architects Habitat for Humanity	Start Date: March 05 Expected Completion May '06 Habitat Housing Association	4
		<b>Total</b>	<b>103</b>

### Analysis of Housing on site

Public Under Construction	517
Private Under Construction	206
Affordable Priced Under Construction	103
<b>Total</b>	<b>826</b>

### 3(a) Public Housing waiting to go on site:

Location	Units	Architect/ Contractor	Programme Dates	Comments
Poppintree 12	20	Flanagan Fitzgerald Finlay Mulligan	Estimated start date July 06	In discussion with preferred construction manager regarding start on site
Balcurris 4A Balbutcher Lane	120 73 units can go on site on phased basis	Gilroy McMahon Architects	Estimated start date: Jun 05	Pending clearance of site by BACA. road and drainage enabling works ' commenced. 22 weeks to completion
Poppintree 3 Dolmen Court	74	Fionnuala Rogerson		Pretender estimate 30% over approved budget. Report to DOE for approval. Cost reduction exercise underway.
Balcurris 5	55	Newenham Mulligan	Expected to go to tender May '06	Demolition of Balcurris 8a. To tender June 06
Silloogue 6	58	BRL Architects	Expected to go to tender May '06	12 expressions of interest received. QS pre tender estimate high. Awaiting cost breakdown before going to tender
<b>TOTAL</b>	<b>327</b>			

### 3(b) Private Housing awaiting to start:

Location\ Scheme	Developers	Comment	Units
Shopping Centre	Treasury Holdings		572
Coultry 2c (Shanliss Way)	BRL Architects	Site with planning permission for four houses sold by tender	4
<b>TOTAL</b>			<b>576</b>

### 3(c) Co-Op and Voluntary Housing waiting to start:

Location	Scheme	Comment	Units
<b>Poppintree 6</b>		Discussions in progress with two local Co-ops, Parkside and Títhiothta An tSeachtar Laoch a regarding design of scheme	80
<b>Silloogue NC</b> (incl community offices, supported housing & day centre for older adults)	<b>Fionnula Rogerson Architects &amp; Cluid Housing Association</b>	Funding approval received from DOEHLG	<b>39</b>
<b>Silloogue 15 Emerald Voluntary &amp; Co-Op</b> <i>Project being managed by Cluid Housing Assoc. who will be landlord for social units of housing.</i>	<b>Emerald Project Solearth</b>	SEI and BRL grants towards environmental features Tenders invited return date 23/2/06 ESB high tension cable diversion to occur before starting on site.	<b>37</b>
<b>St Michael's House Balcurris 4A</b>	<b>Gilroy McMahon Architects</b>	Included in Balcurris 4A.	<b>6</b>
<b>S t. Michael's House Santry Avenue</b>	<b>BRL Architects</b>	Lowest tender withdrawn. To enter into discussion with 2 <sup>nd</sup> lowest tender.	<b>6</b>
<b>Total</b>			<b>168</b>
<b>Analysis of Housing post planning or tender stage (awaiting demolition of site prior to commencement)</b>			
<b>Public</b>			<b>327</b>
<b>Private</b>			<b>576</b>
<b>Voluntary, affordable, co-operative</b>			<b>168</b>
<b>TOTAL</b>			<b>1071</b>

#### 4(a) Public Housing at Design & Planning Stages

Location	Units	Architect	Program	Comment
Sillogue 1B	3	ARP Lorimar Architects	Awaited	Final layout agreed. Planning application June 06
Balcurris 4B	36	Gilroy McMahon Architects	Awaited	Realignment of St. Margaret's Road agreed in principle. Exchange of lands to be processed
Sillogue 8	62	Howley, Harrington Architects	Awaited	Consultation in progress
Coultry 6	64	OMP Architects	Awaited	Extension to Coultry 4 & 5 scheme Consultation to commence May '06
Balcurris 6a	50	Newenham Mulligan and Assoc.	Awaited	To go to consultation
Balcurris 7a	52	Duffy Mitchell O Donoghue a Architects	Awaited	Scheme being reviewed following public exhibition.
Balcurris 7b	58	Grafton Architects	Awaited	Scheme being reviewed following public exhibition.
Shangan 9	83	Proctor and Matthews Architects	Awaited	Design stage
Shangan 5a	47	Fagan Kelly Lysaght Architects	Awaited	Design stage
Shangan 5b	63	Mitchell Associates	Awaited	Design stage
Sillogue 9	80	McGarry Ni Eanaigh Architects	Awaited	Design stage
<b>Total</b>	<b>733</b>			

#### 4(b) Private Housing at design & planning stage

Location	Units	Developers	Programme	Comment
Pop.15 Balbutcher Lane (Poppintree Park)	268	OMP Architects	Planning Nov2005	Revisions required by Bord Pleanala submitted to Dublin City Council. To start on site June
Infill Oldtown	2	BRL		Preliminary sketch part of Shangan 5 scheme
<b>TOTAL</b>	<b>270</b>			

#### 4(c) Voluntary, Co-Op or Affordable Priced Housing at design & planning stage

Location\Scheme	Architect	Comment	Units
Poppintree 7	Quilligan Architects/ HfH	Planning permission received	13
Termon Court	BRL	Looking at other sites as potential development	40
Poppintree Courts (Excl Termon Court)	BRL		226
<b>Total</b>			<b>279</b>
<b>SUMMARY – PLANNING/DESIGN STAGE</b>			
<b>Public</b>			<b>733</b>
<b>Private</b>			<b>270</b>
<b>Voluntary, affordable, co-operative</b>			<b>279</b>
<b>TOTAL</b>			<b>1282</b>



## 5. Existing two storey housing

(upgrade and improvement works to environment and external works around housing)

Location	Scheme	Comment
Balcurris Gardens	GAMA	Taking-in-charge procedures in train.
Sandyhill Gardens	Burke Kennedy Doyle	Works started on site Aug 2004. Work on deep drains completed Dec.04. Works virtually complete. Desnagging underway, Practical Completion Cert awaited
Shangan Gardens	Cunnane Stratton Reynolds / Mitchell Assoc/ DBFL	Environmental improvements to be undertaken in conjunction with Shangan 5 housing scheme.
Coutry Gardens	Barnmore Contractors	Demolition completed
Sillogue Gardens Improvement works	Moylans, Muirs	Phase 1 surface water drainage work to be carried out in conjunction with the landscaping of two small open spaces/parks. Groundworks NI involved in design and consultation and implementation of these two open spaces.

## 6. Neighbourhood Centres (Excluding Residential)

Development	Architect/ Contractor	Comment	Description
Coutry Neighbourhood Centre	Bennett Construction / Shay Cleary	Start on Site: 29/09/03. Completed Dec 05 One retail unit sold, Forum and Estate Office opened	<b>Retail:</b> 4 units <b>Community:</b> meeting room & offices <b>Crèche</b>
Poppintree Neighbourhood Centre	Rusland/ David Whitehead Architects	Start on Site: 05/08/03 Completion: Dec '05 3 workshops and 5 retail units sold	<b>Retail:</b> 6 units
Shangan Neighbourhood Centre	Bracegrade/ Duffy Mitchell Architects	Commenced October 2004 Expected completion June 2006	<b>Retail:</b> 2 shops 101m2 each 1 corner shop 173m2 <b>Community Rooms</b>
Sillogue Neighbourhood Centre /Cluid Housing Association	Fionnula Rogerson Architects	Cost reduction on tender price agreed with contractor. DOELG approval received.	<b>Retail:</b> 4 units <b>Community space:</b> 625 m2 ancillary community, 164m2
Balcurris Enterprise Centre		Discussions in progress with preferred bidder	

## 7. Main Street (excl housing), M50, Transport & Infrastructure

Location	Scheme	Comment
<b>Transport &amp; Infrastructural Contracts</b>		
<b>Main Street Infrastructure</b>	<b>Carey's &amp; Muirs Engineers</b>	Snagging in progress
<b>Infra Contract 3</b>	<b>Muirs</b>	Underway
<b>QBC</b>		Work in progress on Santry Avenue QBC by DCC
<b>LUAS/METRO</b>		Transport 21 – RPA public information exhibition took place 28 <sup>th</sup> March '06 in Civic Centre
<b>Main Street Plots</b>		
<b>Plot 30 Civic Buildings</b>	<b>BDP Architects Bennett's</b>	HSE moved into Civic Centre
<b>Plot 29 Axis</b>	<b>Axis Centre</b>	Completed
<b>Plot 1 &amp; 2 Coultury (Plot 2) and Balcurris (Plot 1)</b>	Shay Cleary Architects for Piers Contracting	Hotel and retail completed. Hotel to be operated by the Days Hotel Group – to open 9/06/06
<b>Plot 12,13,14,15 Hotel, &amp; Offices &amp; Live Work Housing Units for Artists</b>	<b>MJP Architects</b>	Construction work in progress
<b>Shopping Centre</b>	<b>Henry J Lyons Architects &amp; Treasury Holdings</b>	Phase 1 to commence on completion of agreement on sale of land
<b>Horizons Project</b>	<b>Gardner Architects Peter Brock &amp; Sons (Sean Cooke)</b>	Construction in progress.
<b>Plot 31 Garda Station Site</b>	<b>OPW</b>	Tenders being invited by OPW. Expected on site Aug/Sept 06
<b>Court house site</b> Opposite St Pappins		No further information
Site at Coultury Gardens & Main Street site beside Domville Hse		See Coultury Gardens demolition above.
<b>M50 Lands</b>		Local Area action plan adopted by Fingal Co. Co. M50 Masterplan being prepared
<b>Crushing Plant</b>	<b>CDG</b>	Crushed material sold to preferred bidder and being removed from site
<b>Rediscovery Centre</b>	<b>Howley Harrington Architects</b>	Business plan being developed

## 8. Childcare Facilities\Young Adults

Development	Architect/ Contractor	Comment	No. of Places
<b>Boys Hostel Bal 5</b>	<b>Newenham Mulligan Architect</b>	Part VIII approval received. Temporary relocation to 97-100 Balcurris Road to facilitate demolition of flats in progress	6
<b>Girls Hostel Bal 4B</b>	<b>Gilroy McMahon</b>	See Comment 4A – 6 residential places	6
<b>Aisling Nursery</b>	<b>BRL Architects</b>	Discussions in progress with preferred bidder. Temporary relocation completed to facilitate demolition	34
<b>Shangan Nursery</b>	<b>Original design LBA/Duffy Mitchell Architects</b>	Construction commenced Jan '06. Expected completion dated July '06	34
<b>Youth Facilities Building (BRYR)</b>	<b>BRL / Elliotts</b>	Completed 2 <sup>nd</sup> Sept '05	0
<b>Coultry N C Glor Na Gael</b>	<b>Bennetts / Shay Cleary Architects</b>	On Site: Sept 03. Completion: Dec 2005	27
<b>North Poppintree Sports &amp; Community Complex</b>	<b>David Whitehead Architects</b>	Tender negotiation in progress	34
<b>Sillogue 8 Creche</b>	<b>Howley Harrington Architects</b>	Brief prepared and design underway	80
<b>Plot 1/2 Crèche Santry Cross</b>	<b>Pierse/Shay Cleary Architects</b>	Private provider being sourced	20
<b>Shangan 9</b>	<b>Proctor and Matthews</b>	100 place creche at feasibility stage – private provider option being considered	100
<b>Shopping Centre</b>	<b>Treasury Holdings</b>	Proposals include creche – no details	0
<b>St Pappins Youth Club Main Street</b>		Considering move to site adjacent Ballymun East using temporary facilities released from youth facilities centre when complete	
<b>Ballymun East</b>	<b>Interested Parties</b>	Local voluntary and community groups being consulted to establish and agree brief for feasibility study and design	100
			441

## 9. Sports, Leisure and Recreation Projects

Location	Scheme	Comment and Status
Meakstown Site	Crean Sally Architects/BACA B. O Rourke	Construction in Progress
Ballymun United Football Club House	BRL Architects	Programme awaited. Part funding via Pop 15 site sale. Revised planning application to be made.
Leisure Centre Michael Collins/ Holohan/ LBA/ Bennett's/ ILG/Crunch Fitness	Start date Aug 02 Completion: Jan 05 excluding fit out	Centre being managed by Dublin City Council since 2/5/06.
Cumman Baire Setanta	OMP & Petrocourt & Togail	Completed Dec '05
North Poppintree Complex	David Whitehead Architects	Sports hall, boxing club, 5 –aside, youth centre, playground, creche, landscaping,. Tenders being examined. QS preparing tender report.
Ballymun East Redevelopment	BRL Planners	Brief required, user group formed – feasibility study/Masterplan for entire site required – see childcare comment above.

## 10. Parks, Pitches & Landscaping

Location	Scheme	Comment
Balcurris Park (see Bal 1 & Bal 3)	Whitelaw Turkington Architects / GAMA	Playground opened 08/05/04 Phase C of the park has been tendered with Bal 4. Phase D will be tendered with Bal 5. Completion Phase B July 2006.
Coultry Park	Robert Rummey	Commenced on site Sept 04; Phase 1 completed Dec 2005
Shangan Park	BRL Architects SAP	Completed Dec 04
Whiteacre Park	Cunnane Stratton Reynolds	To be developed in tandem with Shangan 4 housing
Poppintree Park	BRL Architects & Muirs Assoc	Phase 1 to be tendered June '06
Silloogue Parks	Groundworks	To go on site shortly
Site to rear Youth facility Ballymun West	BRL Landscape Architects	Area reserved for possible all weather facility Design in progress
Sports Park adjacent Poppintree 5a/b	BRL Landscape Architects	Skateboard park & pitch n putt possibility proceeding to planning
Meakstown & North Poppintree Sports Pitches	BRL and Muirs Associates	Design of pitches in Meakstown and in North Poppintree underway

<b>Ballymun Junior Comprehensive</b>	<b>Cullen Payne Sports Foundation USA/BRL</b>	Sports management committee operational and community access after school hours successful. Planning application submitted for flood lighting.
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### 11.0 Demolitions

<b>Year</b>	<b>Type</b>	<b>Location of Flat Block and stage of demolition after stripping etc.</b>
<b>2004</b>	15 storey	Pearse Tower; Demolished 2004
<b>2004/5</b>	15 storey	Ceannt Tower; Demolished June 2005
<b>2004/5</b>	15 storey	McDonagh Tower; Demolition by implosion June 2005
<b>2004/5</b>	15 storey	Mc Dermott Tower; Demolished 2005
<b>2004/5</b>	4 Storey	57 - 120 Shangan Avenue - demolished 2004
<b>2004</b>	4 Storey	1 - 48 Sandyhill Avenue - demolished 2004
<b>2004</b>	8 storey	283 - 378 Coultry Road – demolished 2005
<b>2006</b>	8 storey	417 - 512 Balcurris Road Ba_8A
<b>2006</b>	8 storey	187 - 282 Coultry Road CO_8C
	8 storey	1 – 192, Balcurris Road BA_8D & E
	8 storey	1 - 93 Sillogue Rd* (affects Shopping Centre start date)
<b>2006</b>	4 storey	49 - 128 Sillogue Ave SL4abc
<b>2006</b>	15 storey	Connolly Tower (affects Shopping centre start date)
<b>2006</b>	15 storey	Clarke Tower
<b>2007</b>	8 storey	373 - 468 Sillogue Road SL_8E
	8 storey	1 – 93 Shangan Road SH_8A
<b>2007</b>	4 storey	1 – 48 Sillogue Ave, SL_4D
<b>2007</b>	4 storey	1 - 56 Shangan Ave SH_4A & B
<b>2008</b>	8 storey	289 – 416, Balcurris Road BA_8B
<b>2008</b>	8 storey	193 - 288 Balcurris Road, BA_8C
<b>2008</b>	8 storey	94 - 186 Coultry Road, CO_8B
	8 Storey	94 - 186 Sillogue Road, SL_8B

<b>2009</b>	8 storey	97 – 192, Balbutcher Lane BA_8G
<b>2009</b>	8 storey	187 – 310, Shangan Road SH_8C
<b>2009</b>	8 storey	94 – 186, Shangan Road SH_8B
<b>2009</b>	8 storey	280 – 372, Sillogue Road SL_8D
<b>2009</b>	8 storey	187 – 279, Sillogue Road, SL_8C
<b>2010</b>	15 storey	Plunkett Tower
<b>2010</b>	8 storey	1- 93 Coultry Road Co_8A
<b>2011</b>	8 Storey	1 – 96, Balbutcher Lane BA_8F

### Summary of New Housing – all tenures

<b>Stage of Development</b>	<b>Public Housing</b>	<b>Private Housing</b>	<b>Voluntary &amp; Affordable (incl. co-operatives)</b>	<b>Total (all tenures)</b>
<b>Complete</b>	<b>901</b>	<b>774</b>	<b>93</b>	<b>1768</b>
<b>On Site</b>	<b>517</b>	<b>206</b>	<b>103</b>	<b>826</b>
<b>Tender\Pre-construction</b>	<b>327</b>	<b>576</b>	<b>168</b>	<b>1071</b>
<b>Design\Planning</b>	<b>733</b>	<b>270</b>	<b>279</b>	<b>1282</b>
<b>Total</b>	<b>2478</b>	<b>1826</b>	<b>643</b>	<b>4947</b>

### Summary of New Housing – tenures shown as percentage of total

<b>Stage of Development</b>	<b>Public Housing</b>	<b>Private Housing</b>	<b>Vol, Co-Op, Affordable</b>	<b>Total</b>
<b>Complete</b>	<b>51%</b>	<b>43%</b>	<b>6%</b>	<b>1768</b>

<b>On site</b>	<b>30%</b>	<b>25%</b>	<b>13%</b>	<b>826</b>
<b>Tender/Pre construction</b>	<b>30%</b>	<b>54%</b>	<b>16%</b>	<b>1071</b>
<b>Design/Planning</b>	<b>57%</b>	<b>21%</b>	<b>22%</b>	<b>1282</b>
<b>Total</b>	<b>50%</b>	<b>37%</b>	<b>13%</b>	<b>4947</b>

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