

Coultry Action Area Plan for Neighbourhood and Community Facilities

Ballymun Regeneration Ltd
November 2000

1.0 **GENERAL**

- 1.1 The purpose of this report is to address the key issues regarding the provision of neighbourhood and community facilities in Coultry.
- 1.2 The document is intended as a discussion document, to allow input from the local community.
- 1.3 It is important to ensure that facilities are provided in conjunction with the implementation of the housing programme.
- 1.4 As part of the regeneration of Ballymun, it is proposed to provide neighbourhood centres and community facilities in each of the five neighbourhoods in Ballymun. The provision of new facilities will vary between neighbourhoods in order to complement existing facilities in each area.

This report looks at the existing facilities in the Coultry area, the needs of residents and local groups, and the future provision of services in the area.

The need for neighbourhood centres is evident in Ballymun, with the retail sector currently served by a network of 27 'van-shops' and with roughly 100 community groups currently operating out of flats, basements and lift-shafts.

It is envisaged that a range of facilities will be provided geared specifically towards the local needs of the population. New shops, childcare and health facilities, in addition to community, social and sporting facilities will all be considered.

- 1.5 The urban setting and design context will ensure that each of the neighbourhood centres has a distinctive character, thus providing a focus for the neighbourhood while reflecting and complementing the surrounding environment.

2.0 PLANNING FOR NEIGHBOURHOOD CENTRES

2.1 Planning Background to the Neighbourhood Centre

- 2.1.1 A neighbourhood unit is a relatively self-contained, small-scale residential unit, from which larger urban areas and whole towns are built up in a cellular fashion. The logic of the neighbourhood is partly sociological and partly based on the efficient provision of services. The relevant sociological belief is the desirability of planning cities in accordance with the geographical scales of space within which residents feel 'at home'. A neighbourhood unit, therefore, should have community cohesion; with it, normal daily community needs are supplied, notably a primary school and other low-order central-place functions.
- 2.1.2 The first comprehensive enunciation of the neighbourhood unit can be traced to Clarence Perry in 1929 in his 'New York Regional Plan'. Crossing the Atlantic the neighbourhood concept was later enshrined in British Policy through the Dudley Report of 1944, and was used extensively in the creation of 'New Towns'. The Neighbourhood Unit, as applied in the UK, is essentially a physically defined unit consisting of residential units of approx. 5,000 population and a range of facilities and services appropriate to this level.
- 2.1.3 In the Irish context the use of the neighbourhood concept was manifested in the development of Dublin's Western New Towns, i.e. Blanchardstown, Lucan, Clondalkin and Tallaght. Here neighbourhoods were planned in strict accordance with the neighbourhood concept: i.e. neighbourhoods of 1,250 houses would each have a central facility containing a church, primary school, a row of 6-10 local shops, community and other facilities.
- 2.1.4 However such strict adherence to any concept can be dangerous in the best of circumstances. The centres were not planned to adapt to the social and economic context of the area, and many were mono-functional in that they were confined to retail uses only. Today the reality of the neighbourhood concept is harsh in some areas, with vacant-floor-space in the local authority estates of Jobstown and Killarden accounting for 73% and 29% respectively in 1994.
- 2.1.5 Over the years changes in demographics, household formation, mobility, female participation in the labour force, etc. have redefined the role of the neighbourhood centre. Local supermarkets can no longer compete at the neighbourhood level. Instead people travel to larger district centres (e.g. Main Street) for their weekly shop, where leisure and entertainment facilities also help to attract a greater catchment of people.
- 2.1.6 So what is the role of the neighbourhood centre in modern society? The mono-function provision of retail facilities of the old neighbourhood centre is no longer appropriate. While there is a recognised need to provide for a certain amount of local retail uses, neighbourhoods also need community and sporting uses as well as playgrounds and general 'kick-about' areas. The location of these services may be spread throughout the neighbourhood providing a village like atmosphere.
- 2.1.7 In planning the Ballymun of the future we need to develop a new neighbourhood concept – a concept that is sustainable in the widest sense, encompassing both environmental benefits and social and economic

sustainability. To do this we need to consider all aspects of a neighbourhood; existing facilities, requirements, community groups, residents and location. To do this effectively the local groups and people who have formed the backbone of the Ballymun community for the past twenty, thirty years need to be involved.

- 2.1.8 The local community will also be invited to take part in the development of local environmental plans, which will cover such areas as litter, waste management and the improvement of the external environment including landscaping.

2.2 The Masterplan

- 2.2.1 The Ballymun Masterplan is the overall plan for the regeneration of the Ballymun area. It identified sites for the location of neighbourhood centres, parks and playgrounds in each of the five neighbourhoods. The location of these facilities was the outcome of extensive consultation with local representatives at the Master-planning stage.

- 2.2.2 The idea behind the neighbourhood centres is that everybody should be within 5-10 minutes walk of local convenience shops. Possible facilities were listed as:

- Shops (newsagents, dry cleaning, video store, hairdresser, butcher etc.)
- Community meeting rooms (community groups, adult education)
- Local start-up business space, enterprise
- Offices
- Play and childcare facilities
- Healthcare facilities
- Pub

- 2.2.3 The Masterplan also highlighted the importance of the development of amenity/play space, and the development of community facilities. Parks were designated on the basis of district parks, local parks and local greens, each fulfilling important elements of active and passive leisure. A new children's play area and local green was proposed for the north west corner to enhance the setting of St Pappin's Church, and Coultry Park was to be developed as a district park with play areas and landscaping.

2.3 The Integrated Area Plan (IAP)

2.3.1 The Integrated Area Plan for Ballymun sought tax incentives to help achieve the following objectives:

To define further the five existing local neighbourhoods, enhancing their identity and providing open spaces, shops and community facilities.

To make provision for enterprise units for start-up businesses and for retail and local services within the local communities.

To promote and accommodate pre-school and childcare facilities.

2.3.2 Based on the Integrated Area Plan six different sites have been designated for neighbourhood centre facilities.

Each of the six sites is designated for commercial uses (Ea) which allows for office, retail and other related uses.

In addition two of the centres have adjacent lands designated for enterprise and industry (Ca). These lands will help support individual entrepreneurs and local businesses.

There is one designated site within Coultry situated between Coultry Lawn and Coultry Crescent fronting onto the new link road from Santry Avenue.

2.3.3 The tax incentives available under the 1999 Urban Renewal Scheme for the neighbourhood centres are as follows:

Commercial/Industrial Development	
Owner-Occupier Capital Allowances:	50% initial allowance in Year 1 and a 4% annual allowance up to a maximum of 100% <i>or</i> free depreciation up to 50% in Year 1 and a 4% annual allowance up to a maximum of 100%.
Investor/Lessor Capital Allowances:	50% initial allowance in Year 1 and a 4% annual allowance up to a maximum of 100%.

These tax incentives will be available up to 31/12/2002.

2.3.4 The Urban Renewal Scheme also granted residential owner-occupier incentives over the entire IAP area. These incentives are as follows:

Residential Development	
Owner-Occupier	New Construction: 50% of eligible construction costs allowed at the rate of 5% per annum over 10 years against total income. Refurbishment: 100% of eligible construction costs allowed at the rate of 10% per annum over 10 years against total income.

2.3.5 It is hoped that the availability of tax incentives for private sector investors will provide a stream of income to help sustain the community facilities of the neighbourhood.

2.4 Dublin City Development Plan 1999

Both the Masterplan and the Integrated Area Plan are in keeping with Dublin Corporation Policy in its Dublin City Development Plan 1999:

It is the policy of Dublin Corporation to encourage the location of small business in the city centre, district and neighbourhood centres, and in Zones Z10 and Z13 which are rejuvenation and development areas of the city, e.g. Ballymun and Ballyfermot. (Policy E7).

It is the policy of Dublin Corporation to encourage the provision of local and/or corner shops in residential areas where there is an existing deficiency of retail provision. (Policy S13).

It is the policy of Dublin Corporation to emphasise and promote the role of district and neighbourhood centres as sustainable foci for residential areas, through the promotion of higher residential densities and mixed uses, while protecting amenities. (Policy OC6).

3.0 RETAIL

3.1 Existing Provision

The need for retail facilities is evident in Ballymun, with neighbourhoods currently serviced by a network of 27 'shops' and 'take-aways' set up in steel containers in car parks around the estates.

Existing provision in Coultry includes seven 'container' newsagents and one chip van.

3.2 The proposals in the Masterplan and the Integrated Area Plan provide for retail facilities on the designated neighbourhood centre sites. The Coultry site lies between Coultry Lawn and Coultry Crescent along the new access road into Coultry.



Designated Neighbourhood Centre Site

- 3.3** The tax incentives sought under the Integrated Area Plan will help to ensure that the retail element of the neighbourhood centres is provided for.
- 3.4** Proposed retail provision in the new Neighbourhood Centres will be primarily of a convenience nature serving the local population, and will not in any way compete with the Main Street. The main body of retailing will continue to be represented by the shopping centre and such additional retail outlets as may be included in the developments along Main Street. It is envisaged that neighbourhood centres will provide services such as newsagents, grocery stores, chip-shops, hairdressers and video stores.
- 3.5** Questionnaires were sent out to the 27 van-shop traders to establish whether or not they are interested in moving into a retail unit in a new neighbourhood centre. This information was taken on board in assessing future provision.
- 3.6** Lisney Property consultants were engaged by BRL to ascertain the retail requirement in each neighbourhood.

The recommendations for Coultry included:

- Retail area: 500 sq.m.
- Residential area: high density
- Offices: 400 sq.m.

The retail element may include the following:

Small convenience stores/ newsagent	200 sq.m
Take-away restaurant, pharmacy, hairdresser, video, dry cleaners/laundry, betting shop, coffee/bakery/ delicatessen shop, hardware, butcher, greengrocer.	100 sq.m. per unit

4.0 KEY DESIGN FEATURES

4.1 An important element in the design of local retail provision is to ensure:

- i) That it is attractive and imposes a sense of place on the street, and
- ii) That it is safe, with day and night time activity supervising the space.

To achieve these two aims it is proposed to develop apartments above the retail units. This will ensure that the new access road into Coultry receives the vertical emphasis needed for such an important road while ensuring that the shops do not become places of anti-social behaviour at night.

The pictures below show examples of old neighbourhood centres provided in Blakestown and Mountview in Blanchardstown. These two examples show a row of shops set amid car-parking with no overlooking, making them places likely to encourage anti-social behaviour.

The two other pictures show examples of an urban street in Phibsboro illustrating how the variety in height can help to create a sense of place and importance along the street.

4.2 The design of the building should have regard to:

- i. Relationship to adjoining buildings. Existing two-storey terraced housing lies to the east and west of the site.
- ii. Urban context. The new centre should have an urban character and help provide a focus point for the neighbourhood.
- iii. Elevational treatment. The proposed building will have a mixture of public and private space, which should be reflected in the design and materials used.
- iv. Height/size/massing. The height, size and massing will be largely determined by the existing housing in the area and the need to respect people's amenity. It is proposed that the building should be no more than three-storeys in height in order to protect the privacy of the residents of Coultry Lawn.

4.3 The retail units should ideally have rear access with a small yard of say 20-25 sq.m. This space would be available for delivery vans and staff (1 car parking space), and may also be shared with parking for the apartments above the shop units.

4.4 Provision for customer car parking will be required to the front of the units so that there is no on-street congestion.



Blakestown



Mountview



Phibsboro



5.0 COMMUNITY FACILITIES

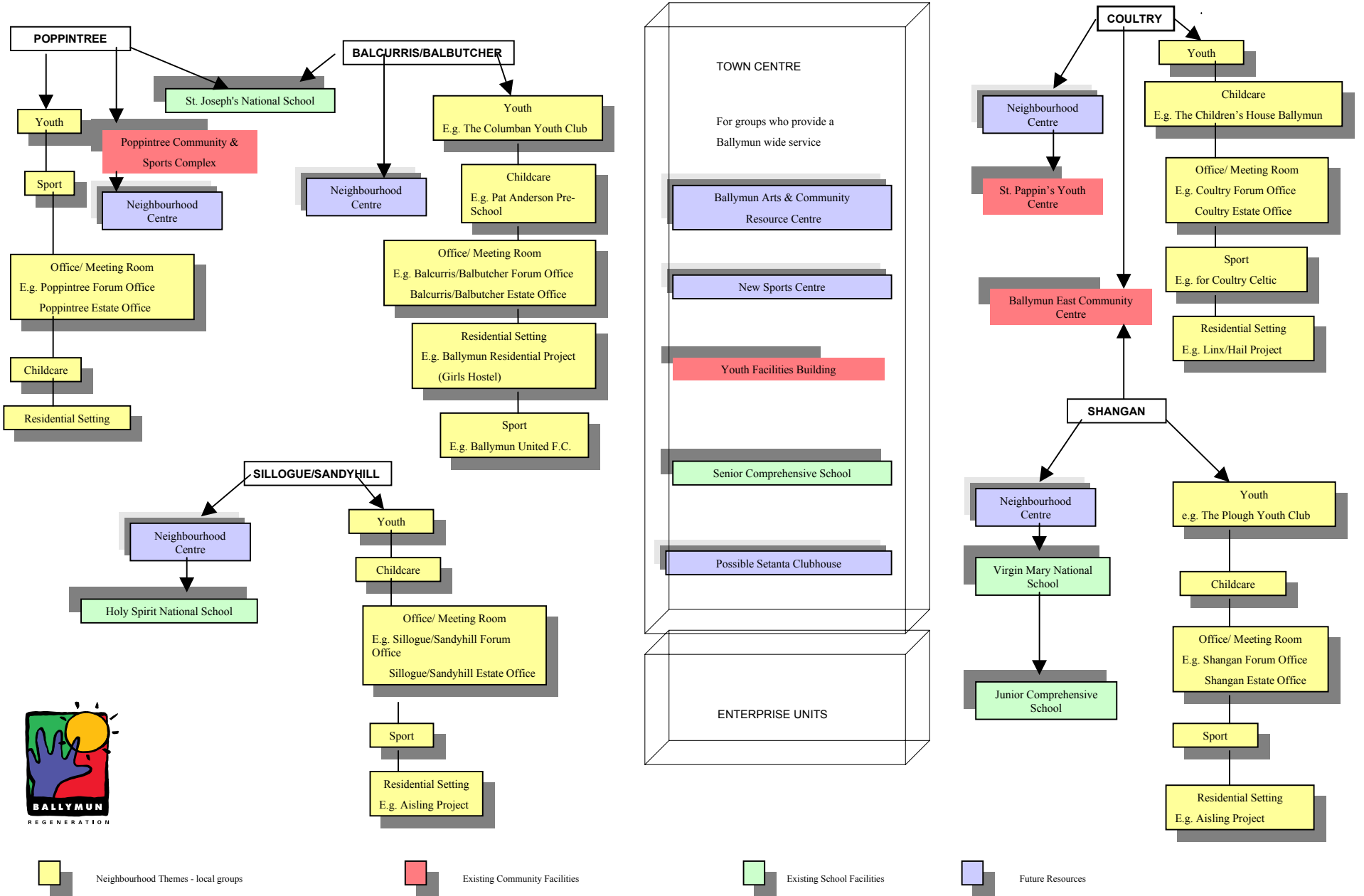
- 5.1 The provision of community facilities is a very important part in the provision of neighbourhood facilities.
- 5.2 There is a large number of established community groups in Ballymun operating in many cases from existing flats and inadequate premises. Many of these groups will be displaced by the demolition of the existing flats. It is proposed that these will be catered for in new neighbourhood and central community facilities, which will provide an important focus for local activities and encourage the development of new groups and activities. [Ballymun Masterplan, p. 10]
- 5.3 There is a recognised need to provide certain elements in each neighbourhood:
- Youth Facilities
 - Sports Facilities
 - Office Space for Residents Associations, Area Forums and Support Groups
 - Childcare facilities
 - Residential Setting for various groups, e.g. Girls Hostel.
- See attached thematic map illustrating Community Facilities Provision.
- 5.4 In assessing the requirement for community facilities a number of steps can be identified:
1. Identify the various clubs and organisations currently operating in the flats
 2. Identify existing and future resources.
 3. Identify who goes where, i.e. allocate the groups to the various resources.
 4. Identify gaps in each neighbourhood.

5.4.1 Identify Coultry based clubs and organisations currently operating in the flats, i.e. in need of new accommodation.

Local Groups:

- Coultry Forum
Existing Premises: 7 Coultry Road.
- Coultry Estate Office
Existing Premises: 286 Coultry Road.
- Glor na nGael
Existing Premises: B 36, 187 Coultry Road.
- LS 9 Youth Club
Existing Premises: LS 9 Coultry Road.
- Drop In Well Centre
Existing Premises: B 11, LS 3 Coultry Road.

COMMUNITY FACILITIES PROVISION



Ballymun Wide Groups/ Central Groups:

- ❑ STAR Project
Existing Premises: 11 Coultry Road.
- ❑ Spring Board Project
Existing Premises: LS 4 Coultry Road.
- ❑ Aftercare Counsellor for Ballymun
Existing Premises: LS 4 Coultry Road.

Sports Clubs:

- ❑ Coultry Celtic
Existing Premises: B 19 Coultry Road.
- ❑ Ballymun Celtic
Existing Premises: B 30 Coultry Road.
- ❑ Sandyhill Celtic
Existing Premises: LS 10 Coultry Road.
- ❑ Boxing Club
Existing Premises: LS 12 Coultry Road.

Enterprise:

- ❑ Denis Maguire (Mechanic)
Existing Premises: 133 Coultry Road.

5.4.2 Identify existing and future resources in Coultry.Existing:

- ❑ St. Pappin's Youth Centre
This centre has been operating for 21 years, and caters for 11 youth clubs and a boxing club. It currently presents a very poor visual image at the northern entrance onto Ballymun Main Street and its relocation should be considered.



□ Ballymun East Community Centre

This building contains a large hall measuring 7m * 18m, which can be partitioned into two halls. Upstairs there are four nursery rooms each measuring 7.2m * 7m. The centre is used as a nursery from 8.30 a.m. to 2.30 p.m. Monday to Friday, and is used by the Partnership after-schools project from 1.30 p.m. to 5.00 p.m. The centre provides for bingo every Wednesday night, and is used by various other groups in the evenings on an ad hoc basis.



Ballymun East Community Centre

□ Virgin Mary National School

This school contains a hall measuring 12m * 17m and a stage. It is used by the school from 9 a.m. to 5 p.m. Monday to Friday and is used by groups to a limited extent in the evenings. The school also has extensive outdoor space for play.



Outdoor space behind the Virgin Mary National School

Proposed:

- The new neighbourhood centre.
The new neighbourhood centre will be located along the new access road into Coultry, between Coultry Lawn and Coultry Crescent. It will contain a retail section, and such community facilities that are shown to be required. The upgrading of the open space in front of Coultry Lawn should be provided as part of this development.
- A new youth and community building.
Talks are underway with the parish of the Virgin Mary Church regarding the relocation of St. Pappin's Youth Club and the establishment of a new youth and community building for the neighbourhoods of Coultry and Shangan. The exact location of this new building is not yet decided, but it will be located in the close vicinity of the parish school and church.

5.4.3 Identify who goes where, i.e. allocate the groups to the various resources.

Due to the existence of St. Pappin's Youth Centre and the Ballymun East Community Centre, the Coultry neighbourhood has been relatively well served in the past. This is evident from the number and type of community groups currently operating from the flats.

Local Facilities.

It is proposed that groups who serve the local population should be located in either the new neighbourhood centre, in the Ballymun East Community Centre or in the new youth and community building.

It is proposed that the local forum and estate offices, and attendant meeting room, and the Glor na nGael crèche should be located on the designated neighbourhood centre site, between Coultry Lawn and Coultry Crescent. These facilities together with the local shops will help provide a focus for the neighbourhood, while the crèche will provide a good synergy with the nearby Gael Scoil.

Local youth clubs and groups requiring office space could be accommodated in the new youth and community building, or in an upgraded Ballymun East Community Centre. This includes the youth club currently operating out of Lift Shaft 9, the youth clubs in St. Pappin's and the Drop In Well.

Town Centre:

It is proposed that those groups who provide a Ballymun-wide service should be accommodated in the new town centre, be it in the new Arts and Community Resource Centre, purpose built premises or alternative accommodation. However if these groups hold a strong affinity with the neighbourhood of Coultry it may be possible to find premises within the local area.

Enterprise:

It is proposed that groups who are currently operating an enterprise service from the flats should be relocated into the new employment enterprise centres.

Sport Facilities:

Talks are underway with the two boxing clubs in Coultry, i.e. the St. Pappin's boxing club and St. Paul's Boxing Club (Lift Shaft 12) regarding relocation to an upgraded Poppintree Community and Sports Complex.

Coultry Park is to be upgraded as part of the regeneration programme with proper railings and landscaping provided.

There is also a recognised need to provide changing and storage facilities for the football clubs in the area. It is recommended that talks begin between BRL, the sports development officers for Ballymun and the local clubs to discuss the best location for these facilities.

5.4.4 Identify gaps in the provision of community facilities.

- While it is clear that Coultry is well served by existing community facilities, it is recognised that those facilities are inappropriate for catering for all the youth and community needs of the neighbourhood. There is additional need that cannot be met by the existing facilities, thus requiring either upgrading and/or new premises.
- The existing pitch in Coultry is frequently traversed by horses and is in need of an upgrade. There is also a need for the provision of changing and storage facilities to cater for the football clubs who use the pitch.
- There are numerous small green spaces which are in need of upgrading, for example land behind St. Pappin's Church and the open space beside the senior citizens. These should be dealt with in the context of Environmental Plans and also in conjunction with future housing developments.

5.5 Recommendations

- Neighbourhood Centre

It is proposed that the designated neighbourhood centre site should accommodate local retail provision, the local forum and estate offices and crèche facilities.

It is proposed that plans for this site be drawn up within the coming few months to ensure that use is made of the existing tax designation status. It is also proposed that an agreement be entered into between the private developer and BRL to ensure that the retail provision provides a stream of income to help sustain the community elements of the neighbourhood.

- Ballymun East Community Centre.

This centre is in need of refurbishment both to upgrade the existing facilities and to improve the visual image along the new link road between Coultry and Shangan.

It is proposed to examine this centre and surrounding open space to explore if it can be developed to accommodate the relocation of the youth and community elements.

- New youth and community building.

If the Ballymun East Community Centre proves unsuitable to accommodate the youth and community groups of Coultry and Shangan, then other sites will be looked at in the vicinity of the church and school to accommodate local youth clubs and community groups.

- It is proposed that changing and storage facilities should be provided to cater for local football teams.

- Enterprise Units

Throughout the Masterplan a number of sites have been reserved for enterprise development. It is proposed that a number of units be reserved to allow for community enterprise groups.

6.0 CRÉCHE FACILITIES

- 6.1 The recent **draft childcare guidelines** for planning authorities stated that planning authorities should have regard to the National Policy on Childcare –
- *to increase the number of childcare places and facilities available, and*
 - *to improve the quality of childcare services for the community, including crèches and other childcare facilities.*

Childcare includes services involving care, education and socialisation opportunities for children. It includes pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, childminding and after-school groups.

The Government's National Anti-Poverty Strategy identified childcare provision as one measure to address poverty and social exclusion. Childcare can help to combat poverty in four main ways:

- Through combating educational disadvantage among children;
- Facilitating labour market participation among women;
- Supporting women in accessing training, education and employment within the childcare sector;
- Alleviating family stress and social isolation.

Childcare is therefore valuable as a mechanism in supporting and enabling social and economic development and regeneration in disadvantaged and marginalised communities.

- 6.2 There are currently a number of childcare providers operating in Coultry and the surrounding area:

- ❑ Glor na nGael provides sessional playgroups for approx. 40 children out of a Dublin Corporation flat.
- ❑ Early Start provides a playgroup for 30 children in the Virgin Mary National School.
- ❑ The Ballymun East Community Centre caters for roughly 100 children during playgroup sessions, and 40 children for after-school groups.

- 6.3 The provision of childcare facilities is being carried out in consultation with the Childcare Task Force and the childcare co-ordinator for Ballymun. Initial talks regarding the relocation of Glor na nGael have looked at the possibility of the designated neighbourhood centre site and surrounding area as a future location. This is felt to be a good location due to the synergy between Glor na nGael and the Gael Scoil.

7.0 PLAYING FIELDS

7.1 The Recreation, Sport & Leisure Strategy, produced by Holohan Leisure for BRL in December 1999 outlined a number of facilities which would be desirable in each neighbourhood in order to cater for the neighbourhoods sporting and leisure needs. The recommendations from this report included the provision of:

Indoor:	Small Hall	(badminton court size)
	Multi-Purpose Room	(meetings, classes, etc.)
	Kitchen	(linked to both halls)
Outdoor:	Multi-Use Games Area	
	Small Changing Rooms	
	Playground	
	Childcare Facilities	

7.2 Indoor Facilities

Coultry is well served in terms of indoor facilities by St. Pappin's Youth Centre, the Virgin Mary National School, and the Ballymun East Community Centre. However if St. Pappin's centre is to relocate there will be a need to provide new indoor facilities for sporting and youth activities. In addition a new meeting room will be provided as part of the proposal for the forum and estate offices, which could serve local needs for meetings, classes etc.

7.3 Outdoor Facilities

Proposals in the Masterplan include the need to:

- Improve the quality of remaining or relocated pitches and facilities. By improved drainage, pitches can be used over a longer period of time.
- Provide safe changing and parking facilities near sports grounds.
- Manage letting slots on pitches to allow full use of remaining pitches.
- Provide a lit all weather facility to provide year round use. Increasing range of sports facilities available.

Coultry Park is a district part serving the east of Ballymun. Prior to regeneration it contained 2 senior soccer pitches and a schoolboy pitch which were used to varying degrees by a number of local teams. These pitches were poorly drained and their open nature meant that horses frequently traversed them. In the future there will be one well-drained senior pitch which will be railed off within the park, in addition to a children's play area.

There is a clear need to examine the neighbourhoods of Coultry and Shangan with regards to playing pitches and sporting provision. It is recommended that BRL work with Dublin Corporation's sports development officers in identifying the right sites for changing rooms and storage space. It is also proposed that better use be made of the indoor and outdoor facilities behind the Junior Comprehensive schools.

8.0 PLAYGROUNDS

- 8.1 Generally existing play facilities in Ballymun are in a poor state with few opportunities for safe play. The re-development programme can be seen as an opportunity to provide a rich and varied outdoor environment for the whole age range of children and young people in Ballymun.
- 8.2 Ballymun Regeneration Ltd has engaged specialist Playground Consultants to design and oversee the installation of twelve playgrounds in Ballymun.

Throughout the Ballymun area there will be:

Four regional playgrounds for children aged up to 12 years. This age group require play areas which provide a challenge and adventure. These playgrounds are best located within the larger parks since this group will use all of the locality for play and need stimulating play opportunities outside of formal 'Play Areas'.

Eight local playgrounds for children aged up to six years. Children at this age play near other children and learn by watching other children. They need to be supplied with play equipment to stimulate learning and need activities and toys which assist their physical co-ordination and manipulation of objects. A key is having a safe clean surface and a sense of enclosure with sitting areas provided in sheltered spots for adults to sit while their children play.



- 8.3 Playgrounds will be located in strategic locations, with the focus centred on proximity to:
- Schools
 - Crèche facilities
 - Neighbourhood Centres
 - Regional/local parks

8.4 The proposals for Coultry include the provision of one regional playground and one local playground.

8.5 Proposed location of playgrounds in Coultry:

Regional Playground - Coultry Park.

Local Playground - In the proposed local park planned to the rear of St. Pappin's Church.

A temporary play area has been installed in Coultry Park with equipment catering for older children. This play area will be relocated within Coultry Park when the design of the park is finalised.

8.6 As well as providing formal play areas it is also hoped, through the development of housing areas, to provide stimulation in the design of the external environment to encourage games and imaginative play. This can be achieved by the changes in pattern or texture of paving, design of low walls as sitting areas, and tactile elements such as railings and street furniture.

In addition many residents will have gardens for the first time which in addition to traffic calmed streets will allow 'doorstep' play where children, especially 4-6 year olds, can play with a degree of independence but still be in calling distance from home. This type of play also allows a degree of informal and unobtrusive supervision from surrounding homes. Residential areas will be designed for low traffic speeds of <20 mph to allow for safe play.

9.0 CONCLUSION

- 9.1 Neighbourhood and community facilities are a vital element in any neighbourhood and should be provided for within a two-year time-frame.
- 9.2 It is proposed that retail facilities be provided along the new access road into Coultry, between Coultry Lawn and Coultry Crescent to cater for local needs. This site will also cater for the local forum and estate offices, a local crèche and other community needs that are shown to be required.
- 9.3 It is proposed that maximum use be made of school facilities to help integrate the school into the community, thus ensuring sustainability through maximising existing knowledge and resources.
- 9.4 It is proposed that St. Pappin's Youth Centre be relocated away from the main road to a more central location for the parish of the Virgin Mary.
- 9.5 It is proposed that the Ballymun East Community Centre and surrounding area be examined to provide for the youth and community groups of Coultry and Shangan.
- 9.6 It is proposed that two playgrounds be provided in the neighbourhood.
- 9.7 It is proposed that new crèche and childcare facilities be provided in the Neighbourhood in the vicinity of the neighbourhood centre.
- 9.8 It is proposed that a landscape architect be appointed to design the new layout for Coultry Park catering for both sporting and passive recreation.
- 9.9 It is propose that the community representatives for Coultry are involved in the final draft of the Action Plan thus providing local knowledge and experience.