



BALLYMUN

REGENERATION NEWS

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The winner of the £100 Comments Draw was Sean Dixon, 58 Silloge Avenue.



Ms Helen Armstrong, MP, Minister of State at the Department of Local Government and Housing in the UK is pictured with Ciaran Murray, when she came to see Ballymun and the exhibition centre at Stormanstown House. She is very interested in our plans for the area and wants to be kept informed of progress.

THUMBS UP TO NEW HOMES

The Open Day at Stormanstown House was extraordinarily successful.

People streamed into the exhibition hall all afternoon to view the exhibition of the first 750 new homes. Comments about the quality of the designs were almost universally positive. Representatives of all thirteen firms of architects involved were there to answer questions and explain the detail of the plans. Even architects who weren't involved in the designs came along and were impressed with what their fellow professionals are recommending for the new town.

85% of those who completed questionnaires about the exhibition felt very positive about the new homes and about the regeneration project. While people were very definite about the designs they preferred, all designs have their own individual attractive qualities.

Some have bay windows, or double height living rooms. Some are overlooking parks. Others have a driveway in the front garden. All the houses have a toilet and washbasin downstairs, as well as a bathroom upstairs. Some of the houses can be easily adapted as people get older. Lots of the apartments

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What You Said



Mick McDonagh, Architect, Ballymun Regeneration, talking at the Open Day with Des Brophy and Barry Carey, who will be moving into new Phase 1 homes.

Typical comments received at the Open Day include the following;

"Very interesting. Very encouraging and very tastefully executed". (Shangan)

"Why not give everyone the same home, because it will keep everybody happy". (Balcurris)

"Hurry up and start. You are doing a good job". (Balcurris)

"Very few old people live alone, so why not have two bed homes as a minimum"? (Santry)

All of the new homes will have at least two bedrooms, to answer that last comment first .



Garda Sgt. Jacinta Harley, from Ballymun Community Service with Kay & Seamus Kelly and Anita Byrne, at the Open Day.

The reason there is a variety of designs for the new homes is so that every scheme in the five neighbourhoods will have its own identity. We want to avoid the monotony of large quantities of the same type of homes, as was done in the past with local authority housing. Having too many identical houses can also make it difficult for people to find specific addresses, as we know from the Courtyard and Garden schemes in



Jackie Greene with her 7 year old daughter Tracey looking at the model at the Open Day.

Ballymun.

In more prosperous areas of the city, there are a variety of house designs to suit different tastes and budgets. We want to encourage a social mix in Ballymun and having a variety of well designed new homes will help us attract people with salaries in to the area. Salaries bring buying power and that in turn, brings shops and local facilities needed in Ballymun.

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have own door entry. Some have their own private garden space. There are balconies, terraces and patios where private gardens are not possible.

None of the designs include a flat roof. Roofs are either 'A line' like a traditional house, with attic storage or 'mono-pitch', or variations of both roof types. Mono pitch allows the ceiling height to vary, adding character to rooms. It also allows some

rooms to be double height, taking advantage of early morning light to brighten up the living areas, while in others people can have an extra room in the roof space. On houses overlooking large parks, where the scale of the park demands tall houses, the mono-pitch roof means the houses can be three storey in front, providing the scale needed, with two storey at the rear, so they don't overlook existing housing.

Specially Designed 3rd Level Programme for Ballymun

The National College of Ireland (NCI) has established an outreach campus in Ballymun in Stormanstown House.

Education has a key part to play in economic and social development. Making education a viable option for all groups in society is a central part of life long learning to which NCI are committed and formal accreditation is a key issue for community based education programmes.

Along with delivering its normal third level courses NCI working with the Ballymun Housing Task Force, the Ballymun Partnership, Dublin Corporation and Ballymun Regeneration is in the process of developing some exciting and interesting programmes specially designed for Ballymun.

The first such course is the Ballymun Transition Programme (Housing) which will be offered free of

charge to all tenants in Phase 1. The programme will involve a variety of different delivery methods to enhance the learning experience. It will be delivered by a number of different tutors sourced from local service providers, third party organisations and NCI. The course will include group discussions and off campus visits and will examine issues involved in regeneration and will look at how to manage the changes which people will encounter at both the individual and community level.

Moving home is recognised as being a very stressful time and this programme is designed to support people in dealing with the problems which they will meet. It will also look at ideas for the home including maintenance issues. The course will look at the issue of communal space, personal boundaries and responsible citizenship.

Tax Incentives For Residential Element

We spent a lot of time last year lobbying to get Ballymun included in the next round of Urban Renewal Tax Scheme. It paid off. The Integrated Area Plan submitted by Ballymun Regeneration to Government, along with 77 others, was among the 43 successful ones.

Anyone buying a new home in Ballymun will be entitled to write off 5% of the construction costs, each year for ten years, against income tax. Anyone wanting to refurbish an existing house will be entitled to write off 10% of the refurbishment costs against income tax - again for ten years. Section 23/27 relief for investors will apply to 2 small town centre sites, to encourage the

development of private housing to rent by students and workers.

Speaking about the successful areas, Bobby Molloy, Minister of State at the Department of the Environment & Local Government said incentives were recommended only where they were absolutely necessary and where investment in the areas targeted would not otherwise take place.

Apart from Section 23/27 areas the tax reliefs apply to owner occupied housing only. There has been no decision yet about possible incentives for commercial developments which the Government are awaiting EU approval.

National Planning Award for Ballymun

The Masterplan for the new Ballymun received a national award from The Irish Planning Institute.

The judges said the extent and breadth of consultation, in particular public participation and the attention to detail in all aspects of the plan... "has been particularly impressive".

"Equally impressive is the emphasis on quality design in all aspects of the plan, including its public and private spaces and its buildings".

O'Mahony Pike, one of the architectural firms involved in designing the first new homes, also won an award for their development of Ballsbridge Terrace, Dublin 4 on a redundant industrial site.



The National Planning Awards were established by the Irish Planning Institute to recognise outstanding projects which reflect new ways of moving planning beyond the traditional emphasis on infrastructure.

Plenty of Sport in New Town

We have commissioned a consortium consisting of Gar Holohan, Holohan Leisure, Frank Fahey, Fizzical and Morgan Buckley, Atlantic Sports and Leisure Management. This consortium will work with the community in Ballymun to develop a sport and recreation strategy for the new Ballymun.

Ballymun Regeneration Ltd. needs to hear your views. You can contact Eleanor Brennan or Evelyn Hanlon at 842 1144 if you have any ideas.

The people who attended the public meeting on the 2nd February 1999 will be contacted soon about another meeting.

Lisney Appointed to Attract People and Investment to Ballymun

Following interest from major Irish and UK auctioneers and property firms, Ballymun Regeneration Ltd. have appointed top Irish company Lisney to market the new town of Ballymun to potential investors and people who want to move into the area. Ballymun is the largest and most challenging urban renewal project ever to be undertaken in Ireland.

Lisney is a firm with unrivalled expertise in all aspects of the property world. They'll be looking for investors for industrial sites, commercial offices and retail outlets, as well as leisure space and residential homes. We are looking forward to working closely with them.

Anyone who has put their name down for private housing will be contacted shortly by Lisney.

**Ballymun Regeneration Ltd (BRL) Stormanstown House Ballymun Road Dublin 9
ph: 8421144 fax: 8421443 E-mail: brl@brl.ie http://www.brl.ie**