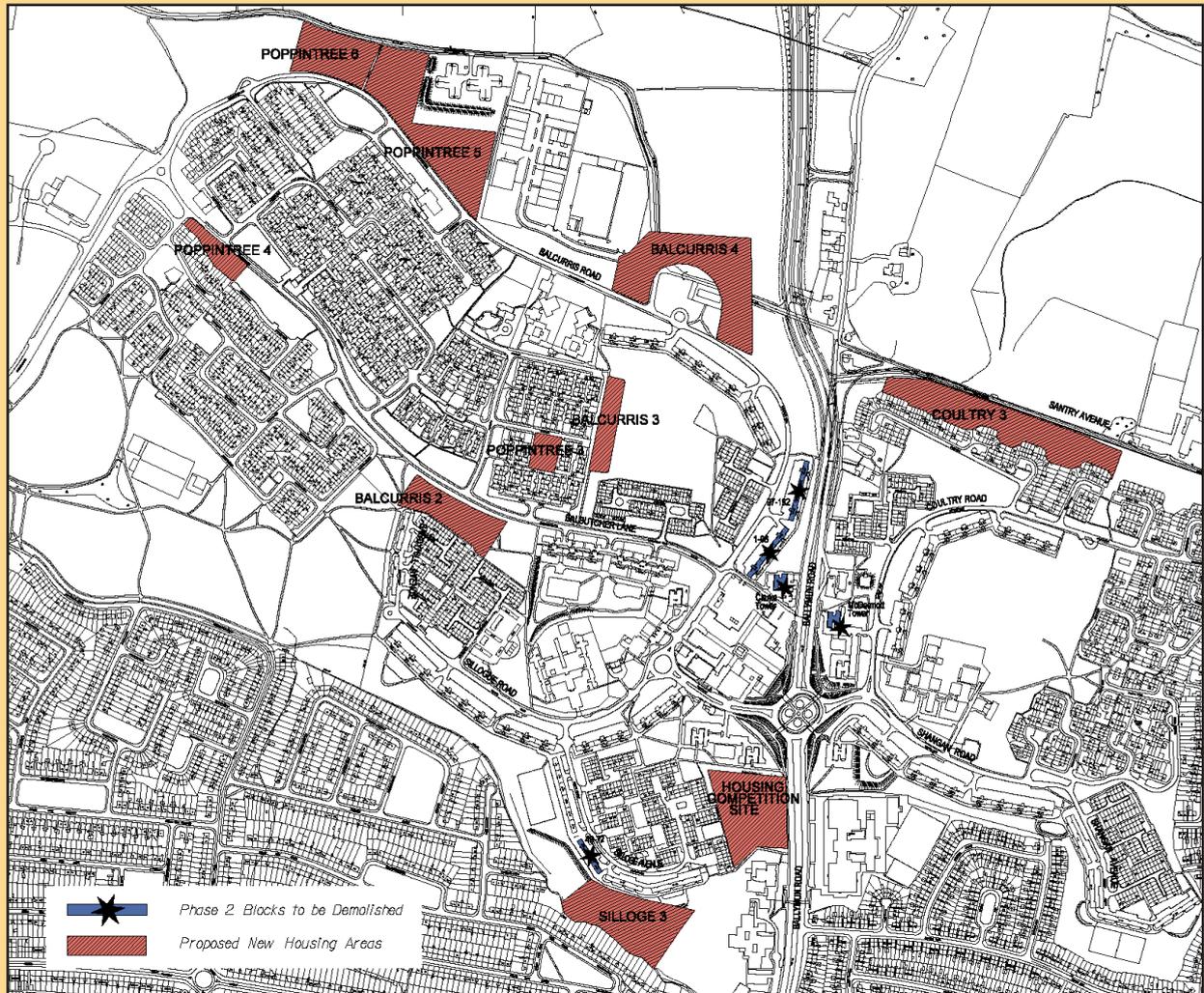




BALLYMUN

REGENERATION NEWS

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Map of Phase 2 showing demolitions and new build sites

PHASE 2 OF REGENERATION ANNOUNCED

Phase 2 of the regeneration programme has been approved by the Board of Ballymun Regeneration. It will involve the demolition of two tower blocks and two eight storey blocks as well as the demolition of a four storey block.

"Phase 1 of the regeneration of Ballymun may be delayed by Planning appeals lodged against three of our housing schemes, and five more are threatened with a judicial review," says Dr Danny O'Hare, Chairman of the Company.

"This is all part of the democratic and legal process. However, we expect to have decisions on these appeals within the next few months. In the meantime, it is important to look at the positive side and to recognise how much has been achieved in the last two years. We need to focus on the bright new future which has been promised and which will be delivered without any doubt whatever. Phase 1 housing will go on site as soon as the way is clear. As an indication of the certainty of Phase 1 happening and because it is timely to do so, BRL is

Continued overleaf

now announcing that the planning and designing of Phase 2 has begun."

Brendan Kenny, Principal Officer Dublin Corporation in charge of housing says Ballymun Regeneration and ourselves will begin discussions immediately with residents in the blocks to be demolished. "Just like in Phase 1, the number and sizes of families in the blocks will determine the exact mix of the new homes," he says.

Planning and designing the Phase 2 homes will begin immediately. The blocks to be demolished are all in central locations on sites which are required for the development of the Main Street. The strategy for the Main Street development will be launched by the company in conjunction with Lisney's in September.

Brendan Boyle the Manager of the Ballymun Housing Task Force also welcomes the announcement that the regeneration is going ahead.

"The regeneration of Ballymun has the support of all parties in Government, the money is there for it and the people want it to go ahead. This is Ballymun's window of opportunity and we must seize it while we can. The Government has made tax incentives available to certain sites in Ballymun and these must be cleared and ready for the developers to move ahead with the economic regeneration of Ballymun which the Masterplan has promised."

Architectural firms from a panel already drawn up by BRL will be assigned sites on which to design the new homes.

Design sub-committees from each of the five Forum Areas will begin meeting with the architects to work on the design of the new homes.

The Design and Planning Process will take up to six months. It will take a further six months to prepare documents to go to tender and it will then take twelve months to build the new homes. **So it will be up to 2 years before the Phase 2 demolition takes place.**

All the tenants in Phase 2 will be invited to a public meeting to launch Phase 2. This will be a very important meeting at which all the details of the size of units to be allocated and the location of the sites, the names of the architectural firms designing the new housing and issues about rent and heating will be discussed. The meeting will take place early in September. Once this meeting has

taken place the real work will begin.

"It is inevitable that some people will feel disappointed that they were not in Phase 1 and now they are not in Phase 2 either," says Ciaran Murray Managing Director of Ballymun Regeneration. "The decision as to which blocks needed to be demolished was determined by the need to free up sites for investors to secure jobs for the new Ballymun. The sites along the new Main Street hold the key to the success of the whole regeneration project. The tax incentives are only available for the next three years, until the end of 2002. Ballymun can't afford delays"

Every resident in Phase 2 will receive an invitation to the meeting in early September. In the meantime, if you have any queries about what is being proposed, you are welcome to call to Ballymun Regeneration at Stormanstown House any afternoon or phone 8421144.

DEVELOPMENT SITES

Coultry 3 at Santry Avenue - extending from new access road into Coultry to the junction with Ballymun Road.

Balcurris 3 at Balcurris Park - West Side.

Balcurris 4 at Balcurris Road - Crescent site at St Margaret's Rd.

Poppintree 4 at Balbutcher Lane/Belclare Park.

Poppintree 5&6 at Balbutcher Lane - adjacent St Margaret's Halting Site.

Poppintree 3 at Dolmen Court infill housing, **Silloge 3** on the site between Silloge Avenue and Willow Park Grove and the **Competition Site** between Silloge Gardens and Ballymun Road will be going ahead immediately.

DEMOLITIONS

Clarke Tower

McDermot Tower

Silloge Avenue Nos 49 to 72

Balcurris Road Nos 1 to 96 & 97 to 192

Silloge Avenue Nos 73 to 128 will proceed before Phase 2