

Phase 2 - Your Questions Answered

1 What flat blocks are included for demolition and rehousing in Phase 2?

The blocks in Phase 2 are McDermott Tower, Clarke Tower, 1 to 192 Balcurris Road and numbers 49 to 72 Sillogue Avenue.



This handy new booklet answers residents' questions about the size of new homes, demolitions, money matters and lots more.

2 When will Phase 2 begin?

In many ways Phase 2 has already begun:

- The blocks to be demolished have been identified
- Sites for new homes have been identified
- Tenants have been informed by newsletter
- Architects have been chosen.

The next stage is the design of the Phase Two housing.

3 What height will the houses be?

Most will be two or three storey but a few may be single storey. Another option could be duplex or maisonette in some circumstances depending on the site.

4 What about the apartments; how high will apartment buildings be?

Again these will usually range from two storey to three and four storey.

5 Will there be any flat roofs in Phase 2?

No, there will be no flat roofs in Phase 2, some roofs will be "A" pitched, and some may be monopitch, especially if the front of the house is three storey and the back of the house is two storey. Monopitch roofs will be provided where the design of the housing requires it but flat roofs will not be provided.

6 How will individual queries from tenants be dealt with?

Individual queries can be answered through BRL, the Housing Task Force, Dublin Corporation or the Estate Forum for the area.

7 Will the rent go up?

No. The rent will not go up as a result of moving to a new home. In addition no heating charge will be included by Dublin Corporation. Rent will continue to be assessed on household income as at present.

8 Will people be paid compensation for moving?

No. But Ballymun Regeneration Limited and Dublin Corporation will provide a furniture removal services to help with the move and will arrange for the transfer of phone, TV and electricity connections for tenants.

9 What kind of heating will be provided and will it be included in the rent?

Heating will be gas central heating with radiators and an individual boiler for each house. The heating can be paid by the tenant using smart cards purchased from the Gas Company or direct payment to the Gas Company. Tenants will not be expected to pay for installation charges for phones, gas or electricity.

10 Will there be any open fires?

There will be open fires in all the houses and some apartments.

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



BALLYMUN

REGENERATION NEWS

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MAIN STREET LAUNCH ATTRACTS ALL THE BIG INVESTORS



Mr Noel Dempsey, TD, Minister for the Environment & Local Government at the launch of Ballymun Main Street with Paddy Brennan, Cllr. Eamonn O'Brien, Peter Davitt, Ciaran Murray, Noel Martin, Willie Lee, Brendan Boyle and Desmond O'Malley

Over 250 leading property developers and investors attended the launch by Mr Noel Dempsey TD, Minister for the Environment of plans for Ballymun's new Main Street at the beginning of October.

Minister Dempsey praised the plans and confirmed that the Government has committed £348 million to Ballymun's regeneration programme. John Fitzgerald confirmed that Dublin Corporation was fully

supportive of the programme.

There are 32 development sites totalling 150,000 sq metres on the Main Street, stretching for an entire kilometre from the existing roundabout to Santry Avenue.

The Main Street will be the centre of the new town of Ballymun. Offices, businesses, shops, a hotel, leisure facilities and an Arts & Community Resources Centre are all proposed for the new Main Street.



Construction workers moved on site on 18th October to start enabling work.

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Main Street at the heart of Ballymun



The Main Street at Night.

The Main Street will change from being a fast and busy dual carriageway to a street where people can work, shop, live and socialise.

There will be:

- Shops • Entertainment • Jobs
- Hotel • Offices • Health Centre
- Garda Station • LUAS
- More parking spaces
- Dublin Corporation Headquarters

...and lots more.

What will the new Main Street look Like?

- Buildings on the Main Street will be designed to the appropriate scale for a major urban centre. Public squares and plazas are planned along its length.
- The roundabout and underpasses will be removed

and pedestrian crossings put in their place

- Lots of large trees and tubs of plants
- The design of the roadway, the location of junctions and the provision of pedestrian crossings will ensure that traffic is calm and pedestrians move about in a safe and comfortable environment.
- Cycle lanes and cycle parking will be an important part of the regeneration of the Main Street, especially where children are concerned.
- Art will be important at the building stage to make hoardings more attractive. Events will be recorded as they happen. Competitions will be held for local and national artists (including local children.)



Minister Noel Dempsey TD, studying the model of Ballymun's new Main Street with Ciaran Murray, MD, BRL and John Fitzgerald, Dublin City Manager.

Playgrounds & Neighbourhood Facilities

Playgrounds and other neighbourhood facilities will be developed alongside the new homes, with local shopping facilities and other community services.

Tax Incentives

Existing residents who have taken the opportunity to purchase their homes in years gone by, can now avail of tax incentives to refurbish their home.

Stonehenge Site

Two gateway buildings, located on either side of Ballymun Road just on the city side of the roundabout, will be among the first buildings in the new Ballymun. The winners of the architectural competition to secure the best buildings for the gateway to the new town will be announced by Mr Bobby Molloy, Minister of State at the Department of the Environment on 25th November, in Ballymun Regeneration.

The competition was organised by the Royal Institute of Architects in Ireland (RIAI) and BRL. The winning entry will go on display at Stormanstown House Exhibition Hall during November.

The Main Street will eventually be about one kilometre in length. It will run from the gateway or sentinel buildings to Santry Avenue.

Initial construction will concentrate around the new Civic Square - where a theatre and civic offices will be built together with apartments, shops and offices.



Sketch of site.

Ballymun Main Street also benefits from Urban Renewal Tax Designation and certain sections also have the benefit of Section 23 / 27 tax incentives for apartment investments. As Dublin City University is close-by and good bus routes serve other universities from Ballymun, the opportunity also exists to avail of tax incentives for student accommodation.

Science & Technology Park

The Science and Technology Park is a 40-hectare site right beside the M50 junction. The land has full tax designation and represents one of the last opportunities in Dublin to avail of such incentives. If location is the key when it comes to property, then the Science and Technology Park has it all.

The first phase of the Science and Technology Park will commence construction in 2000 and the first buildings will be available for occupation in early 2001. The units will be completed by end 2002.

Anyone who wants to make an enquiry about property opportunities in Ballymun, should contact Hugh Markey, Ann Hargaden, Peter Stapleton or Niall O'Higgins at Lisney, 24 St Stephen's Green, telephone, 01-638 2700 or Ballymun Regeneration.



The Right Honourable Lord Mayor of Dublin, Cllr Mary Freehill, visited the Ballymun Regeneration exhibition in July. Cllr Freehill was welcomed by Ciaran Murray, Managing Director, Ballymun Regeneration and accompanied by her City Council colleagues, (l-r) Cllr Eamonn O'Brien, Cllr Pat Carey, Cllr Roisin Shortall, TD, Cllr Dessie Ellis and Cllr Deirdre Heney.

Community celebrates arrival of first bulldozers



Enjoying the massive party in Coultury Park to celebrate the start of enabling works were (back l-r) Wayne Tjyrell, Eoghan Coke, PJ Thompson and (front l-r) Shane Malone and Stephen Hanaphy.

Ballymun celebrated the arrival of the first construction workers and the start of enabling works with a big party at Coultury Park on Sunday 17th October. The party, organised by Ballymun Task Force, Ballymun Regeneration and Dublin Corporation, started with a parade, led by local children and bulldozers, from Ballymun Shopping Centre to Coultury Park.

Cllr Roisin Shortall, TD, Deputy Lord Mayor of Dublin, turned the historic first sod at Coultury Park. Face painting, jumping castles and live

music entertained hundreds of local residents for the afternoon.

Padhraic Moneley, Building Contractor, from Kilsaran, Co Louth moved onto site the following day and started enabling works to prepare for construction of the 250 new homes in schemes at Coultury 1, Shangan/Coultury 1 and Coultury / Shangan 1. The £2.5 million enabling works include building an access road, new sewers and removing overhead electricity cables and pylons. Two local unemployed people have already been recruited by the contractor on the works.



Also enjoying the party in Coultury Park were Jo Dalton (age 6), Josh Dalton (age 5), Jamie Dalton (age 8) and Keith Connors (age 5).

Arts & Community Resource Centre

The contract will be signed shortly for the construction of the Arts & Community Resource Centre. Construction will take about a year.

Meanwhile, Ballymun Artists Association held an exhibition of their work in Ballymun Regeneration's Exhibition Hall from 11th - 22nd October. The exhibition was very successful and attracted several hundred visitors.



Paddy Kavanagh, Sculptor, shows his bronze work, 'Manannan Mac Lir', to Cllr Eamonn O'Brien at the Ballymun Artists Association exhibition in Stormanstown House recently.

Full steam ahead for Phase 1 housing

We are ready to proceed with ten of the 13 Phase 1 housing. Three schemes are still on appeal to An Bord Pleanala - two at Sandyhill and one in Balcurris. An Bord Pleanala has confirmed that they will give a decision on these appeals by 24th December this year.

The High Court action delayed the start of the remaining schemes. It wasn't possible to place contracts for constructing roads and services in Coultury and underground cables on Santry Avenue in August as was originally planned. This work has now started.

· The scheme at Poppintree, at the back of Belclare Drive designed by Architect Fionnuala Rogerson, the three Shangan Avenue schemes and BRL's own scheme at Coultury Way will be the first housing schemes to start, either before or immediately after

Christmas.

· The schemes at Burren Court in Poppintree designed by Cathal Crimmins Architect will go on site in February / March 2000.

· The schemes designed by architects McCormac Jamieson Pritchard and Levitt Bernstein will begin in March / April 2000.

· Schemes on Santry Avenue designed by Gilroy McMahan Architects and Peter Twamley Architects will now begin in May 2000 because of the delay in under-grounding the electric cables.

"The top quality of the Ballymun Regeneration programme is an important statement of the high standards we are setting for the redevelopment of the city in the next Millennium," said John Fitzgerald, Dublin City Manager at the launch of the Main Street plan.

Locals build new town

The Masterplan for Ballymun states that local people will be employed during the construction of the new town.

The Ballymun Jobs Centre has been actively encouraging local men and women to register with them if they are interested in trade apprenticeships, construction skills training or direct employment in building their new town.

Over 300 local people are now registered with the Job Centre who have mentioned a specific interest in getting involved. Many of these registrants already have skills in the construction industry and they can receive assistance to access direct employment.

"We are absolutely delighted that the enabling works have started and provided jobs for four local people so far," says Desmond O'Malley, Employment Officer, Ballymun Jobs Centre.

Another area of training interest is in general construction skills and approximately 20 Job Centre registrants have already completed a five month Construction Operative course, run in co-operation with FAS. The course covers site skills, site safety,

bricklaying and pipe laying.

As well as construction based courses, the Jobs Centre is planning for future employment opportunities that will arise in Ballymun. In particular, their FIT - Fastrack into Technology - course has been specially designed to equip staff with the necessary skills to work in the Science and Technology Park when it comes on stream.



Desmond O'Malley, Employment Officer at Ballymun Job Centre with construction workers from P.&O. Lynch Plant Hire carrying out enabling works at Santry Avenue