



BALLYMUN

REGENERATION NEWS

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NEWS FLASH!

Details of the work starting on Phase 3 Housing will be announced at a special reception in August. Members of the BRL Board, the Task Force, the Forums and local City Councillors will be invited to the reception in Stormanstown House on a date soon to be confirmed.



4-year old Eric Rooney helped An Taoiseach, Bertie Ahern, TD, and Cllr Mary Freehill, Lord Mayor of Dublin, turn the first sod to mark the start of building the first new homes in Shangan on Friday 19th May.

TAOISEACH & RESIDENTS CELEBRATE BUILDING START

History was made in Ballymun on Friday 19th May 2000 when An Taoiseach Bertie Ahern TD and the Lord Mayor of Dublin, Cllr Mary Freehill, turned the first sod to mark the start of building the first 137 homes in Poppintree, Shangan and Coultry. Residents were entertained on the Shangan site by the Earl Street Stringers jazz band and celebrated in style with a champagne breakfast. The high-profile launch was also attended by the Minister for the Environment & Local Government and local representatives from Dublin City Council.

Bertie Ahern said it was an important, historic occasion for him and he was

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delighted that the regeneration programme was now truly underway.

Building contractors are now on site building

- 10 units in Poppintree - McCabe Builders
- 67 units in Shangan - Gem Contractors
- 60 units in Coultry - McInerney Construction

As soon as the first 137 houses are built, the residents will move into their new homes and when the balance of Phase 1 is completed next year, ten of the high rise flat blocks will be demolished.

These new home designs were designed by five of Ireland's top architectural firms and will have high-energy efficiency, thanks to specifications that are higher than the current recommended Building Regulations. McCrossan O'Rourke, McGarry Ní Eanaigh and Derek Tynan Architects designed one scheme while Fionnuala Rogerson Architects and Ballymun Regeneration's own in-house team of architects designed the other two schemes.

As well as re-housing existing residents of Ballymun we'll be building a number of homes in each phase for sale on the open market," said Ciaran Murray. "All will be

affordable homes and we expect demand for them to be very strong. Ballymun is now being seen as a good location to live in and invest in and we are getting a lot of enquiries from people interested in the new town," he said.

A total of 2,820 homes will be built over the next 8 - 10 years in Ballymun.

The area forums made vital and valuable contributions during the consultation process and we are most grateful for their involvement," said Peter Davitt, Chairman, Housing Task Force.



Doctor of Sociology Laurence Cox, researcher with Eneclann with Kathleen Higgins and Joan McDonald from Coultry Grove at the launch of the Ballymun History Project.

Building Blitz

These days it seems like everywhere you look there's building contractors, site offices and large machinery. The construction phase of the regeneration is well and truly underway and more work is scheduled to start before the end of the summer.

Shangan Forum Area

- Gem Construction Ltd. started building the three schemes of 67 houses at Shangan Avenue in early May for the residents of 57 to 120 Shangan Avenue.
- The construction of the new road and drains at the Virgin Mary church is almost complete. This will allow the Levitt Bernstein scheme to start on site in August.

Coultry Forum Area

- McInerney Construction started building 60 new houses on site near Coultry Way, Shangan Park and Shangan Crescent.
- Work also started on the new pitch at Coultry as well as a temporary kick-about area near the last block on Coultry. This should be available for limited use in the new year and the kick about area will be available early in August.

- Tenders are being examined for the MJP scheme of 101 houses and the LBA scheme of 95 houses. Building work is expected to start on these schemes in August when the Roadworks and drains are completed. Tenders are being examined for 60 new houses along Santry Avenue and building work is expected to start at the end of September.

Silloogue/Sandyhill Forum Area

- A contract has been signed with Harvey Constructing to build 101 new houses on the site between Sandyhill Avenue and Belclare Crescent. The building is expected to start on site in August.

Poppintree Forum Area

- Work is in progress on the scheme at Belclare Drive.
- Work is also in progress on realigning Balbutcher Lane between Belclare Drive/Crescent and Dolmen Court. When this work is completed, construction will start on 71 new houses at this location.

Balcurris/Balbutcher Forum Area

- Tenders are being examined in respect of the 57 new houses adjoining Balcurris Gardens.

Have you got a story to tell?



Mary O'Connor snr (sitting) from Sandyhill Gardens, with her grandchildren Patricia (11), Karen (6) and Stephen (3) and her daughter Mary from Balcurris Road at the launch of the Ballymun History Project.

Ballymun Regeneration and Eneclann, professional Historians and Sociologists from Trinity College Dublin, launched the oral history project to a capacity crowd on Thursday 29th June 2000.

Ballymun Regeneration have commissioned Eneclann to work with residents and local historians to record the history of Ballymun. The project will involve architecture, stories told by local people in face-to-face interviews and on video, documents/photos and footage from RTE and other media.

Eneclann will compile all of this information to create an archive that will hopefully be updated and maintained by the local community.

Architectural history

A history of the architecture of Ballymun from the time it was farm land to the present day will be researched and compiled. An Architectural Historian will compile



Marie Kenny from Silloge, 1st Tenant to move into Ballymun (2nd August 1966) and Bridget Cushen, Burren Court.

a comprehensive set of original maps and drawings of the housing built in the 1960's and 1970's. This will be displayed with the drawings and plans for the new housing and buildings being designed as part of the regeneration process.

Documents and film footage

The second part of the project will examine the history of Ballymun as told in documents and film footage. If you have documents like letters, photos, old rent books, etc that would help to tell the story of Ballymun, please let the historians know. Eneclann will also compile an archive of film footage from RTE and other sources.

Oral history

The final and very important element of the project will involve recording the oral history of Ballymun as told by local people and people living in the surrounding areas. A number of local people will be recruited to research,



Also at the launch were (back row l-r) Pat McBride, Researcher from Eneclann and Evelyn Hanlon, Ballymun Regeneration; (front row l-r) Molly Moran, Shangan; Maura Walsh, Silloge Gardens and Ellen O'Neill, Santry (formerly Silloge Gardens).

interview people and record their stories and memories. People can also tell their story at video booths which will be located around Ballymun. Interviews recorded by the local researchers will be written up for current residents and future generations to look back at how the community developed.

Get Involved

Ballymun Regeneration wants to hear from people wishing to tell a story to the researchers and from anybody with documents or photographs they feel would be of interest.

Eneclann wants to hear from people interested in doing research for the history project and are hoping to source funding so an allowance can be paid to the local researchers. They are also interested in hearing from anyone interested in obtaining their Masters Degree (MA) as part of the project. All enquiries to Ballymun Regeneration at 01-842 1144.

Minister told of Ballymun's sport and leisure needs



Dr. Jim McDaid TD, Minister for Tourism, Sport & Leisure, Cllr Deirdre Heney and Ciaran Murray, Managing Director, BRL.

Dr. Jim McDaid TD, Minister for Tourism, Sport & Leisure visited Ballymun on 18TH May, where he heard about Ballymun's regeneration plans. Ciaran Murray, Managing Director of Ballymun Regeneration compared Ballymun to towns of a similar size such as Sligo and spoke to Minister McDaid about the need for Ballymun to have the sports and leisure amenities and facilities that towns like Sligo have.

Ballymun Regeneration did a Feasibility Study on a Town Centre Sports Complex incorporating a Swimming Pool and Sports Hall. The existing pool is over twenty five years old and is quite inadequate for the existing population in Ballymun, never mind the extra people who are expected to work and live in the area as a result of the regeneration programme. The pool is used mainly by school children with fewer than 200 adults using it last year.

The Feasibility Study concludes that it would not be feasible to refurbish the existing pool and turn it into

a Town Centre facility. Ballymun Regeneration has identified a number of alternative sites for the proposed new complex and is currently preparing a brief for the architects who will be designing the new complex.

"In the meantime, we've been doing a lot of consulting with schools, clubs and other local organisations, as well as local people of all ages, to see what sports and leisure facilities people are currently using, as well as what recreation and fun facilities they need and would use, if they were available," said Ciaran Murray.

The kind of facility planned is a 25m leisure pool, with fun additions to attract a family and youth market. The emphasis will be on recreation and swimming, rather than lane swimming. It will have a kiddies fun pool, viewing area, health suite, sauna, steam room, showers and changing facilities and a café or snack bar. A mutli purpose sports hall, with a fitness gym and aerobics studio will complete the complex.

The project is expected to cost in the region of £6 million, BRL is confident that half the money can be raised through Dublin Corporation, its own resources, together with contributions from the local community. It is hoped that the Government will fund the balance of the project.

It is vital that we develop outreach programmes to encourage people to try different activities, according to their interests and ability. This work has just begun and two Sports Development Officers have recently been appointed by Dublin Corporation to help move the process along quickly. The two SDOs will be working mostly with young people and will be a very welcome addition to the community in Ballymun

Physical activity is one of the most important things you can do to maintain your health as you get older. As part of Active Living Ballymun, we want people to encourage people to be more active. A fun physical activity session for older adults is being held every Wednesday during July at 3.15pm in Stormanstown House. Activities will include bowls, petanque, walking and swimming and transport is provided. For more information, please contact Nuala in Ballymun Regeneration, tel. 01-842 1144. Information on activities being held in August will be distributed soon.



Site safety is everyone's responsibility



Pupils in an Gael Scoil Bhaile Munna watching the "Game Over" video.

Ballymun Regeneration is committed to an "all accidents are preventable" policy. We aim to establish a strong and lasting culture of Health and Safety throughout the development of the regeneration. We will endeavour to achieve this as follows:

Safety Guidelines Produced

We have produced a "Project Health, Safety & Environmental Strategy" document outlining the high level of standards required from Contractors.

All building sites will be fenced-off and patrolled round the clock by security staff to prevent unauthorised persons, particularly children, entering the site.

Safety Monitor Appointed

John Rizzolo has been appointed as Ballymun Regeneration's Health & Safety Monitor. John is responsible for overseeing compliance of health and safety laws by the Contractor's staff and the public. John is an Engineer with a Masters Degree in Safety Science. He is a full member of the Institute of Occupational Safety and Health.

However, the day-to-day responsibility for the implementation and compliance of health and safety on site rests solely with the Main Contractors.

Protecting Children

- Ballymun Regeneration are taking considerable steps to protect children once building work starts. A series of safety awareness programmes have started to inform children and parents of the dangers on construction sites and in particular unauthorised entry to sites by children. The awareness programmes for children will

continue throughout each year of the project.

- All local Ballymun infants and junior schools have seen the first showing of the "Game Over" video highlighting how dangerous building sites can be for children.
- A series of videos highlighting the dangers of construction sites will be commissioned and offered to all local schools and parents; poster design competitions will be held and Health & Safety Newsletters produced.
- Attractive, safe, children-friendly playgrounds will be provided during the construction period so there is space for children to play. These playgrounds will be designed in consultation with Ballymun children and will be provided at various locations.

Public Involvement

Weekly meetings are proposed between the local residents and H&S Officers / Site Managers from the Building Contractors.

Members of the public can report any observed unsafe or unhealthy conditions to Site Managers (at the site office). If you are unable to contact them or are not satisfied with their response, contact John Rizzolo, Project H&S Monitor at Ballymun Regeneration, tel. 01-8421144.

Members of the public who have been injured, or who have suffered any damage to their property, vehicles etc. from the construction activities, are asked to inform BRL as soon as possible, so that immediate, corrective action can be taken to prevent further injuries or damage.

Let's all work together to keep Ballymun safe for residents, children and workers during the construction phase of our regeneration.

Looking for a job?

Ballymun Regeneration Ltd are advising the contractors to recruit labour through the Ballymun Job Centre in order to maximise local labour on the new construction sites. If you are looking for work in the building sector, please register with the Ballymun Job Centre, telephone 01-842 5722.

Transition Programme

The first module of the Transition Programme developed by National College of Ireland (NCI) for Ballymun Regeneration for the 600 Phase 1 tenants is nearing an end.

NCI employed the services of local education and training providers like CAFTA for the programme which was attended by over 200 residents so far.

Contributors to Module 1 include BRL, Dublin Corporation, Money Advice and Budgeting Services and An Gardaí Síochána.

Residents meet in groups of no more than 25 people on Mondays, Tuesdays or Wednesdays in Stormanstown House from 8.00pm - 10.00pm. The small size of each group gives people a chance to meet their new neighbours and discuss issues of concern to them.

Issues raised include

- how the new town will be managed

- waste disposal
- energy conservation
- landscaping
- naming of new streets and roads
- security
- neighbour conflicts.

One very positive aspect of the programme is the extent to which people are coming together to discuss common problems and solutions including looking at options for working together to ensure that the new town of Ballymun becomes a better place for people to work and live in.

The Transition Programme consists of four modules. The next module will concentrate on interior design, gardening, waste management and energy conservation. There will be specialist contributors to the next module looking at each of these areas including the architects who designed the new housing.

New playgrounds for Ballymun children

Contractors have moved on site in Sillogue and Shangan to begin the ten week building programme on the first new playgrounds in Ballymun. In addition a hard surface kick-about and play area is under construction in Coultury.

A total of 12 playgrounds are being built at a cost of approximately £1.5m. Eight of the new playgrounds will be aimed specifically at younger children while the other four will be regional for all age groups.

As part of the overall playground strategy it is hoped that local people will undergo training and become involved in managing and inspecting the facilities.



Sample of play equipment for 0-6 year olds that will be in the new playground behind Silloge nursery.

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