



BALLYMUN

REGENERATION NEWS

July 2001 Issue 22

INSIDE

- Greener future for Ballymun
- AXIS opens
- Active Living
- New Civic Centre
- £10 million Leisure Centre
- Vandals jeopardise building programme



Shangan 1a Phase 1 housing nears completion.

RESIDENTS 'DELIGHTED' WITH NEW HOMES

A few more months to the start of Ireland's Biggest House Move

Nearly 100 Phase I residents donned safety boots and hard hats for a guided tour by Ballymun Regeneration architects and site managers to see some of the Phase 1 homes under construction on our building sites at Coultry, Shangan, Balcurris, Sillogue and Poppintree.

The residents were amazed to see their new homes and excitedly discussed curtains and paint colours as the prospect of moving this year becomes a reality. The site visit was organised as part of the Transition Programme, co-ordinated by the National College of Ireland (NCI) and delivered by CAFTA. The Transition Programme provides



If you have concerns about health & safety issues, please contact the Project Health & Safety Monitor, John Rizzolo at Ballymun Regeneration Ltd 8421144

Your Plan - Your Future

continued page 2

continued from page 1

residents with the skills to strengthen community networks and provides assistance in choosing appropriate home furnishings, interior decorating and gardening for their new homes.

“Construction workers are now on-site building almost 500 homes and we expect to hand over the keys to the first new home owners later this year,” says Eamon Farrelly, Ballymun Regeneration.



Shangan/Coultry Phase 1 building nears completion.

- **So far Ballymun Regeneration Ltd will construct 622 new homes in Phase 1.**
- **665 homes are at either planning application or tender stage in Phase 2**
- **The design process is commencing for 9 Phase 3 sites.**
- **The first demolitions will take place when residents have moved into their new homes**



Ann McLoughlin beside the foundation of her new home in Shangan.



Mary Masterson & Catherine Murphy discuss their new homes with BRL's Eamonn Farrelly

“It’s brilliant. I’m so lucky,” said Mary Masterson when she saw her new two-bedroom bungalow, which will be ready to move into later in the year.



Building work continues on Phase 1 Sillogue and Poppintree sites.



Santry Ave. Phase 1 housing underway.



Pat & Lisa Turner examine plans with BRL Architect Susan Leahy.



Work progressing on the new Main Street, Plaza, Civic Offices and Gateway Buildings. The new Arts and Community Resource Centre (AXIS) opened on 27th June.

Flats and tower blocks will only be demolished when residents in each building have been rehoused. We expect residents from Shangan to be the first to be settled into their new homes. These will be the first flats to be demolished .

What's so great about timber framed housing?

Timber frame construction has become very popular in Ireland in the last few years but it has been an approved building technique for some time. Timber framing is easy to erect and homes can be completed quickly.

They build timber frame homes in the colder Scandinavian countries because they provide great insulation and heat. In Ireland, timber frame construction will only be certified by HomeBond, the home builders' authority, when approved timbers are used. The timber frame manufacturer

must supply a certificate to the Building Contractor stating that the design complies with all technical requirements and the building contractor must build the frame to the manufacturer's instructions.

Concrete block party walls are constructed in all timber-framed homes to prevent the spread of fire and to reduce noise levels.

The roof, as well as door and window frames, are weather protected by polythene.

Pat Kelly R.I.P.

Pat Kelly represented the community on the Board of Ballymun Regeneration since 1998. Pat worked tirelessly to ensure that the regeneration would be successful. She always gave serious thought and consideration to how decisions would affect the local community and her contributions to Board meetings were always pertinent.

We will miss Pat and offer our sincerest sympathy to her family and many friends. Ar dheis Dé go raibh a anam.



Active Living Ballymun



Christy O'Connor, Joyce Doherty, Patricia Dawson, Age & Opportunity, Eddie O'Keefe and Carol Lucy, BRL at the Go for Life physical activity training workshop.

The Active Living Campaign for Older Adults is now in full swing with activities being held three days per week. The activities on offer include outdoor pitch and putt, social walking, petanque, a fun swim, indoor pitch and putt, a fun exercise class and indoor bowling. An afternoon of dance is held once a month.

Recently we organised a Go for Life Physical Activity Leaders workshop which was kindly sponsored by Age and Opportunity. Congratulations to all those who attended. We are still looking for people to get involved in leading and organising activities and training can be provided training free of charge. Best of luck to Ellen Reddin, Mary Donnelly and Christie O Connor who will be attending an Irish

Heart Foundation Walk Leader Training Course in Wicklow which is being held in July .

Active Living Campaign for People with a Physical Disability is now under way. An advisory group has been established and we hope to organise activities for people with a physical disability in the next few months. First we need to find out what you want to do. We will be sending out a questionnaire over the next few weeks to help us organise the activities that you want.

So get involved and tell us what you would like to do.

If you are interested in being involved, or for more information, please contact Carol in Ballymun Regeneration, tel 8421144.



Vandals jeopardising building programme

Unfortunately, some of the building contractors have reported vandalism on the building sites. Some of the vandalism has been very expensive to repair or replace and has caused delays in the building project.

More worrying, vandalism on our sites sends out a negative message to building contractors and could discourage other contractors from working in Ballymun. We need to respect the building contractors and not vandalise their sites so that the building project will be completed and everyone in Ballymun can benefit from new homes and great

new town facilities as soon as possible. CCTV cameras have identified some of those involved in vandalising building sites so far and there is only a minority involved.

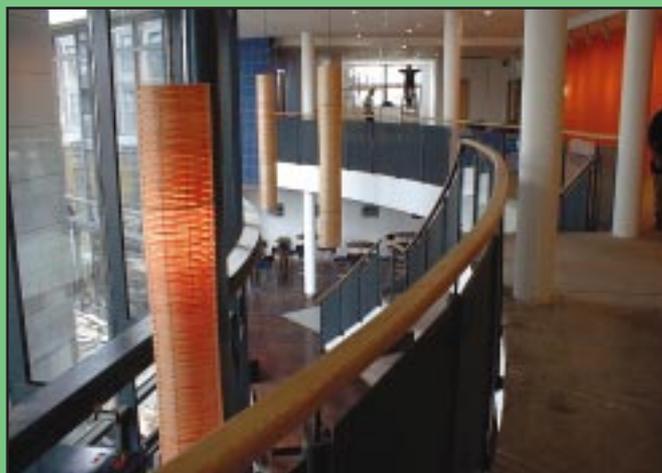
We ask parents to please explain to children and teenagers that vandalising expensive equipment/materials on sites, throwing stones at workers and abusive language delays the building project and prevents builders from coming here to work. The message is clear: if the regeneration of Ballymun is to be completed, we need vandalism free building sites.

First new building opens

The new Arts and Community Resource Centre (AXIS) opened on 27th June.

Designed by BRL's in-house architects, the centre will include a 200-seat theatre, a second performance space, training rooms, crèche, café bar, recording studio and offices for community development groups.

AXIS is a coalition of local arts and community development groups, funded from the URBAN programme through ROUND Ltd (Regeneration of Urban North Dublin).



AXIS (Arts and Community Resource Centre) foyer.

Ballymun Civic Centre



Computer visualisation of new Civic Centre on Ballymun Plaza, next to AXIS (the Ballymun Arts & Community Resource Centre)

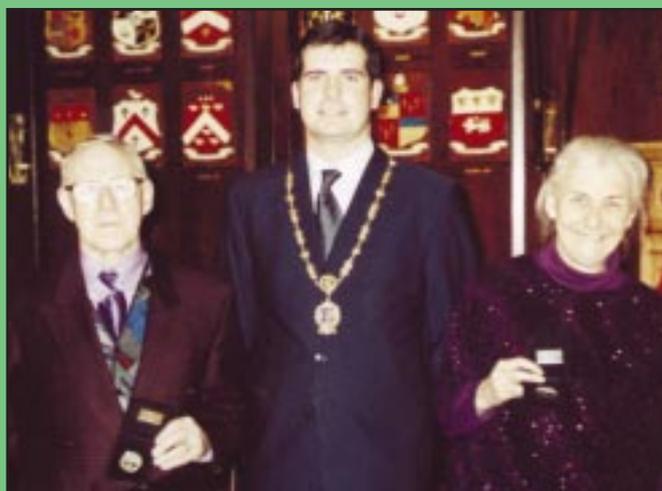
A £40 million Civic Centre planned for the new Main Street commenced on site in June this year and should be substantially completed by the end of 2002. The LUAS line will run directly in front of the Civic Offices.

The main building will be four storeys high fronting the Main Street, lowering to three storeys to the south containing offices, a nursery/crèche, meeting rooms, health centre, space for a pharmacy, shops and a restaurant. A large atrium, accessible from the civic plaza, will contain exhibition space, a coffee shop and a waiting area for health centre patients. "60% of the office space has been pre-let to Dublin Corporation for area based services as part of its commitment to decentralisation, and to the North

Area Health Board for a District Health Centre," says Ciarán Murray, Managing Director, Ballymun Regeneration. "All facilities on the site have attractive tax incentives for investors or owner-occupiers."

A mixed-use five-storey block fronting Shangan Road will accommodate retail space, offices and 47 private apartments as well as a 110-space basement car park.

Millennium Medal



Deputy Lord Mayor Royston Brady presenting Daphne and Alex Sproule from Ballymun with The Dark Horse Venture's Millennium Medal awarded to older people who undertake a project to commemorate the Millennium.

Interested in the history of Ballymun?

The Ballymun Oral History Project has been up and running since September 2000 to research and record the lives, experiences, knowledge and activities of people in Ballymun. Oral history sets out to generate a community history by and for local people. That community history might, for example, incorporate themes like 'local movements in Ballymun', or 'people's everyday life and work'.

Between September and December 2000 a community consultation process with local individuals and groups was undertaken by historians Pat McBride and Laurence Cox from Eneclann, who were appointed by BRL to carry out this work. The consultation helped build essential community ownership and participation in the project.

A group of local people undertook a training course in oral history research methods in January to learn practical and technical interviewing skills. At this stage six local adults have completed the introductory module of the training course and a group from Ballymun Youthreach is also participating. By identifying what themes to highlight, who to interview, what questions to ask and what to do with the results of the completed interviews, participants are working towards producing a history of Ballymun which is told in the words of local people themselves.

Anyone who wants to know more about Ballymun Oral History Project or wants to get involved should contact Pat McBride, telephone 01-862 5794 or 087 848 6877.

Parents in Education



*Graduates of the highly successful NCI **Parents in Education** programme sponsored by BRL. Thanks to The Holy Spirit NS who accommodated the group over the 20 week period and to the Home School Liaison Co-ordinators in Ballymun who provided on the ground support. 18 parents from all over Ballymun took part in the programme and most of these are planning to sign up for the second year.*

Plans for £10 million Leisure Centre

Permission has been granted for a £10 million leisure complex on the new Main Street. The proposed leisure centre will include:

- a swimming pool and water leisure centre
- gymnasium, including a weights room and health suite
- crèche for children while their parents are using the centre
- viewing areas
- shops, offices, restaurant and underground car park for about 100 cars

There are also plans for offices, 89 apartments and roof gardens over the complex.



Ciarán Murray, Managing Director of Ballymun Regeneration and the Board of BRL have warmly welcomed the granting of £500,000 from the Minister for Tourism, Sport and Recreation, Mr Jim MacDaid, towards the building of the £4 million Sports and Leisure Centre. The Department of Tourism Sport & Leisure money will be put towards building a multi-purpose hall in the complex.

“We’re delighted to get this money and know exactly how we will use it to get best value for every penny,” confirms Ciarán Murray, Managing Director, BRL. “The remaining capital costs of building the Leisure Centre will be raised through the sale of Dublin Corporation sites in the area and we have submitted a separate grant application for £3million to the Department of Tourism, Sport and Recreation to cover the cost of building the swimming pool and the water leisure centre.”



Computer generated image showing the north elevation of the leisure complex facing the shopping centre.

“The Area Committee Members and the Chairman of the Area Committee are fully supportive of the project and have been instrumental in pushing the project forward as quickly as possible,” confirms Ciarán Murray. “The start date for construction is dependent on a positive response to the £3 million grant application and we hope the Minister will back our plans and allow us to forge ahead quickly”.

Welcoming the news of the £500,000 grant, Alderman Noel Ahern, TD said it is proof of the Government’s commitment to sport and recreation facilities and to the overall regeneration of Ballymun.

“It’s very important that sports and recreation facilities are provided for the new Ballymun and I hope the Minister will announce shortly that a major grant will also be provided for the proposed water leisure centre”, he said.



Computer generated image of the new swimming pool and water leisure centre on Main Street

Greener future for Ballymun



Lots of people are already involved in Ballymun's environmental project through Action Teams and Input Groups. Eric Forsmark and Jo Faulkner from GAP Ireland have been working with individuals and groups to improve awareness of environmental and energy issues through Action Teams. Action Teams work on a neighbourhood basis and to date nearly 70 people have signed up and 10 teams are up and running.

"We are delighted with the number of people involved and already jobs are being created as a result of the project," says Jo Faulkner, GAP. "It's not too late for more people to join and to be part of a project that makes a difference by improving our environment."

Environmental Action Teams are working to raise awareness and use natural resources wisely in the following areas:

- **Waste minimisation and recycling**
- **Water conservation**
- **Shopping sensibly to reduce the amount of packaging waste and to buy products that do not contain chemicals which are harmful to the environment**
- **Transport methods which are environmentally friendly**
- **Energy – using energy efficient appliances and promoting well-insulated buildings**

Action Team members receive a free home composting bin for garden waste like grass cuttings and

kitchen waste like vegetable peelings, fruit skins and newspapers, to create a fresh, organic compost for the garden. Action Team members also receive free sample products like eco-friendly washing-up liquid and low energy light bulbs, which, over their lifetime do save money. A certificate is awarded to participants who complete six two-hour sessions.

Believe it or not, Ballymun is the largest GAP project in Ireland, ahead of Macroom and Tipperary. Towns and cities are participating in GAP projects in countries like the UK, Spain, Russia, Poland, Norway, Holland and Sweden.

"All of the environmental changes made in Ballymun will be recorded on the GAP worldwide database and will be accessible through the web," says Jo Faulkner.

To sign-up for an Action Team, contact Jo at GAP, telephone 4738017.



Olive Kearney from Balcurris with her free Compost Bin which she received on joining a GAP Action Team. Olive uses the bin to create compost from kitchen and garden waste including vegetable peelings, grass cuttings and newspapers.

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



A Dublin Corporation Initiative