



BALLYMUN

REGENERATION NEWS

AUGUST 2004 ISSUE 39

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An Taoiseach Bertie Ahern and Queeny Barnes at the Demolition Ceremony on Saturday 10th July 2004.



Demolition of Pearse Tower in progress.

DEMOLITION MUNCH BEGINS

BRL would like to thank everyone who attended the “wake” on Friday night and the demolition ceremony at Pearse Tower on Saturday morning 10th July 2004. An Taoiseach Bertie Ahern T.D. summed up the occasion when he said, “We really are marking the end of an era and the beginning of a new one.”

Thanks too to Muriel McAuley, grand-daughter of Thomas MacDonagh, Noel Scarlett, grand-nephew of Padraic Pearse and singer Andrew O'Donnell. A special thanks to Dermot Bolger, who wrote an incantation to mark the occasion. There was huge interest in Dermot's incantation so we have attached a copy to this newsletter for anybody who didn't get a copy on the day.

It is impossible to thank all those who took part individually, there were so many performances over the weekend, but each performer contributed to the overall ceremonies in their own special way and we thank each of them for their contributions.

We were honoured also to have the Lord Mayor, Cllr Michael Conaghan, Deputy Lord Mayor, Cllr Andrew Montague, Minister for Housing, Noel Ahern, T.D, the City Manager, John Fitzgerald, along with BRL Board Members and local representatives in attendance to mark the event.

It will take a few weeks to demolish Pearse Tower. The super long reach crane will be used until Pearse Tower is reduced to 4th level when the smaller machines will take over to complete the demolition. When the super long

HEALTH & SAFETY
If you see anything outside of working hours that you are concerned about on the building sites please contact Ballymun Gardai at 01 666 4400



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reach crane is finished working on Pearse Tower it will move to MacDonagh Tower.

“The new Ballymun will be built in part from the bones of the old”, says Ciarán Murray, Managing Director of BRL. “The rubble will be crushed and 85% of it will be re-used; some of it for road construction in Ballymun.”

Three 15 storey tower blocks, Pearse, MacDonagh and Ceannt Towers will be demolished in Phase 1 of the demolition programme; as will two 4-storey blocks at Sandyhill, two 4-storey blocks at Shangan and an 8-storey block at Coutry. It will take until early next year to complete this work.

THE STORY SO FAR...

This article focuses on progress in implementing physical regeneration projects. In the following newsletters, we will cover social and economic regeneration including topics such as local labour, childcare, education and training initiatives, art, history and cultural projects, environmental projects, sport and summer activities.



Example of Phase 2 housing complete and occupied.

- Over 740 new homes have already been built in Ballymun with a further 1,313 currently under construction.
- By November 2005, a staggering 2,054 homes will be completed.
- Of these 53% will be replacement housing for families in the flats, but in addition 8% are voluntary/affordable homes and 39% are private housing.
- Along with the homes already built or under construction a further 3,553 homes are at pre-construction stage.

All these homes have their own style and design, and they form part of the changing landscape of Ballymun.

Housing Update July 2004			
	Complete	On site	Tender/Planning
Local Authority housing	550	553	1,389
Voluntary & Co-op housing	50	96	447
Private housing	141	664	1,717
TOTAL	741	1,313	3,553

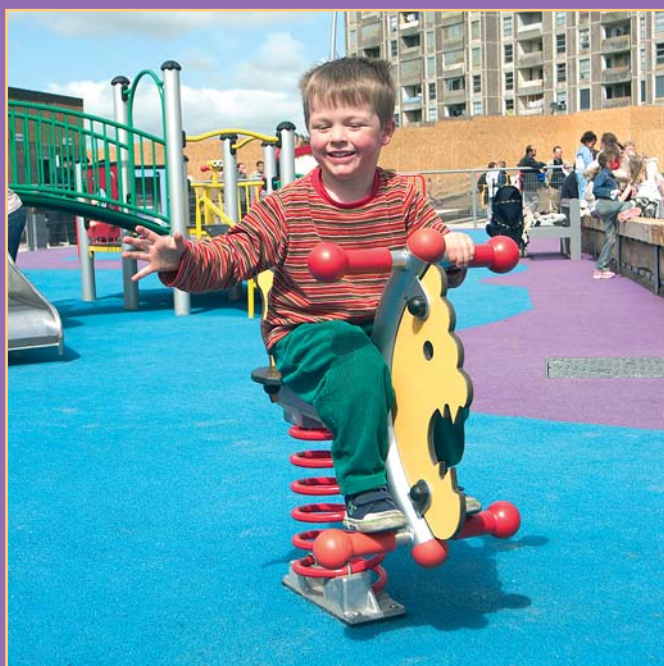


Example of Phase 1 housing complete and occupied.

But building the new Ballymun is not only about new homes. BRL has provided lots of temporary playgrounds over the years and two new permanent ones, at Sillogue and at Balcurris Park. Balcurris Park Playground, opened in May 2004, is divided into three distinct areas of play: a toddler section, a junior play area and a teen zone. The newest temporary playground cum community garden was officially opened in July 2004 between Connolly Tower and the first block on Sillogue Road.

Nearly one third of the population in Ballymun is less than fourteen years old, this means that there are close to 5,000 young people living in Ballymun. The regeneration and development of Ballymun is reflecting the needs of this young population by providing lots of parks, playgrounds, leisure facilities, youth club buildings, a new swimming pool and a new purpose built youth centre at Sillogue Road, behind the shopping centre.

Copies of Ballymun Regeneration Progress Report 2002-2003 are available on request by contacting: 01 675 5660 or by visiting the BRL website: <http://www.brl.ie>



Children enjoying the activities at Balcurris Park. (Photo July 2004)

Neighbourhood Centres will be focal points for local communities; offering crèche facilities, shops, forum offices, meeting rooms, and other commercial services. Workshop spaces are also included in the Poppintree centre. Apartments, are being built as part of the centres in Coultry, Poppintree and Shangan and these will be sold to private people wanting to live in Ballymun. Two of the new neighbourhood centres are currently under construction in Coultry and Poppintree. Shangan Neighbourhood Centre should be on site this Autumn. Hopefully Sillogue's centre, being built by Cluid Housing Association as part of their new older people's residential scheme, will also go on site in the next few months as it is going out to tender shortly.



Central Youth Facility Centre, Sillogue Road. (Expected to start on site this Autumn 2004)

Because there will be lots of different types of activities in the centres there will be activity during the day and in the evening. This will help to ensure that the centres are lively welcoming places which are a focal point for local people and can help form an identifiable

centre in the heart of each neighbourhood, rather than as places which cause concern because of anti-social behaviour.



Progress in developing the new Ballymun Main Street. (Photo July 2004)

The new Main Street for Ballymun town is unfolding before our eyes:

The Leisure Centre, incorporating residential units, shops, a new public swimming pool and fitness centre, is expected to be open to the public later this year.



Interior of new swimming pool. (To open Autumn 2004)

McCabes Pharmacy recently opened its doors and SuperValu will open shortly on Main Street. We welcome them and wish them well with their new businesses and hope they enjoy the same kind of success as can be seen in the new Centra shop which was officially opened by Minister Noel Ahern on Friday 30th July 2004.

The Arts and Community Resource Centre (AXIS) has been open since 2001 and includes offices for many different community groups and also is an important base for art and art activities in Ballymun. Axis's theatre, recording suite and dance studio as well as its art and conferencing rooms are becoming very busy and exciting places with new events being organised by the new arts team headed up by Ray Yeates. Breaking Ground have recently moved into Axis. The Axis restaurant and café is a good place to have a coffee and a chat about arts and community development issues.

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The Civic Centre opened to the public last August. Here you can find the Motor Tax office, BRL offices, Dublin City Council Area offices and the North West Area Committee Chamber there. The health board are expected to begin their fit out soon and this centre will then become an important civic building for Ballymun. Other civic buildings are also planned including a courthouse and garda station.

New commercial developments are also planned including a completely redeveloped shopping centre with lots of new shops, cinemas and bowling centre. A new hotel is planned beside Axis and this has already got planning permission. There are also proposals for a second hotel as part of Santry Cross.

You can see that the regeneration of Ballymun is well underway and already the principle elements of the Masterplan are becoming a

reality from the Main Street developments to the many housing schemes and neighbourhood developments. It was an ambitious undertaking but after years of work the evidence of the physical, economic and social regeneration can be seen on the ground and is reflected in the new confidence which people have about what can be done when people work together to achieve a vision.

You can find out more about progress made in achieving the objectives of the Masterplan by reading the annual Monitoring Report. The report is on our website, www.brl.ie or you can order a copy from BRL, telephone 01 675 5660.

The next newsletter will include a report on the achievement of the objectives in the Masterplan in relation to economic development.

BRL Adventure Sports

Emma Byrne, Sports Development Officer with Ballymun Regeneration Ltd, has developed a course of adventure activities for young people as part of a social regeneration strategy. The current group goes away every Monday for seven weeks to take part in a programme of outdoor adventure sports. The activities include: canoeing, rock-climbing, caving, orienteering, bouldering, gorge walking and hill walking. This programme has been set up for a group of twelve boys, between the ages of 14 and 19, and is intended to encourage participants to develop new skills and interests.

Adventure Activities Ireland provide the facilities and because they are very experienced in the field, the young people are guaranteed to have an enjoyable experience.

The programme received funding from Ballymun Regeneration Ltd with financial support from the Ballymun Local Drugs Task Force. Other Youth Projects can contact Emma on 01 675 5617 if they think their groups would benefit from taking part in similar programmes.

Photo Competition Winner June 2004



Mrs R. Cunningham, of Gateway Crescent, won first prize of €150 in the June photograph competition for her striking photograph of the old roundabout in Winter, which caught the attention of the judges.

This image with its view of the roundabout taken from the flat block serves as a poignant reminder of the old Ballymun.

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