



BALLYMUN

REGENERATION NEWS

APRIL 2006 ISSUE 51

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HEALTH & SAFETY

If you see anything, outside of working hours that you are concerned about on the building sites, please contact Ballymun Gardaí at 01 666 4400



Melanie Drea, Fairtrade Mark Ireland (far left), Alivera Kiiza, from Tanzania (second from left) and the GAP (Global Action Plan) Team

BALLYMUN FAIRTRADE TOWN CAMPAIGN

Alivera Kiiza, a coffee producer from Tanzania, joined Global Action Plan and the Ballymun FAIRTRADE Towns Steering Committee and the wider Ballymun community for a very enjoyable FAIRTRADE Coffee morning on March 16th. After attending the G8 summit in Edinburgh with some of the world's most powerful leaders, our coffee morning was a walk in the park for Alivera.

Alivera Kiiza and Frank Flood of Development Cooperation Ireland (the Irish Government's programme of assistance to some of the poorest countries in the world) wanted to highlight the fact that FAIRTRADE is not about aid, charity, or just 'doing good': it is about recognising that all workers in the global community have rights and we the consumer has a responsibility to respect that. By buying FAIRTRADE products, you are guaranteeing that workers in the poorest parts of the world are being paid fairly. In addition,

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you are using your own hard-earned cash to register a vote. It's not about boycotting something, it's about supporting something positive. Speaking before receiving his freedom of the city in Dublin, Bob Geldolf said, "Just as our trade unions fought for a fair day's pay for a day's work, so we must pay what is fair for others' labour in other parts of the world."

Ballymun is currently attempting to become Ireland 9th FAIRTRADE town. The Ballymun FairTrade Towns Steering committee and the people of Alivera's community in Africa urge those in Ballymun to support FAIRTRADE.

To find out more about Ballymun FAIRTRADE Town campaign, contact Global Action Plan (GAP) at 01 862 58 46 or info@globalactionplan.ie



Melanie Drea, Fairtrade Mark Ireland (far left), Frank Flood, Department of Foreign Affairs, Alivera Kiiza (middle), with members of the Ballymun Fairtrade Steering Committee: Roger Warburton (second from left), Cllr. Andrew Montague (third from right), Ann Scully (second from right), and Alison Gray (far right)

Over 300 families will move into new homes this year



Jane and April Thompson who recently moved into their new 3-bedroom home in Balcourris Park West

More than 300 families in Ballymun will move into their new homes in Ballymun this year. They will join the 800 other families who have already settled in to their new homes, in each of the five neighbourhoods in Ballymun.

The size and design of the houses and apartments vary to accommodate the families moving into the new homes. BRL carry out surveys with every family/individual



Jane chose the Fanfare Jazz range kitchen units with basalt countertop

moving into a new home, to ensure the living space accommodates their needs. The following chart outlines the unit sizes for residents.

If you have any queries about what kind of new home you are likely to be allocated, you can contact BRL Allocations Teams Ronan Doyle 01 222 5652 or Joanne O'Hagan 01 222 5649.

Size of Home	Number of Residents
50 square metre units	One person
60 square metre units	Two people (adult + child or a couple)
80 square metre units	Three people (adult + two children)
90 square metre units	Three to five people
97 square metre units	Six people
105 square metre units	Seven or more people

Regeneration update

Balcurris/Balbutcher

■ Balcurris 1

Work is currently being carried out to the entrance to this scheme and the homes will be occupied shortly. The last homes will be completed by middle of April.

■ Balcurris Park

Construction of the park is well under way and is expected to be completed this Summer.

■ Balcurris 4a

Enabling works including the re-alignment of Balcurris Road/Balbutcher Lane North commenced at the end of February. Details of traffic management measures will be available very shortly.

Silloge

■ Silloge 3a and 3b

Silloge 3b Phase 1 is due for completion at the end of March and Phase 2 will follow at the end of April.

Silloge 3a is due for completion at the end of July.

■ Silloge 4

This scheme is progressing well and the first units are expected to be completed towards the end of summer.

■ Silloge 5

Some initial investigation work took place on site in March. The building contract itself is expected to start on site in early summer.

■ Silloge 6

Planning permission was granted in November last year and tenders have been invited from builders. Hopefully building will start in August.

■ Balcurris 7a/b

Consultation exhibition has been on display from 6th March to 16th March in the Atrium, Civic Centre, Ballymun. Adjoining residents were given the opportunity to view the plans and discuss any concerns with the architects involved before the plan is lodged for planning permission.

Poppintree

■ Poppintree 5a/b

The scheme is expected to be completed in the summer with the first families moving in the spring.

■ Poppintree 7

The decision to grant planning permission has just been received for this project.

The scheme will be developed by Habitat for Humanity and will provide an opportunity for local people to purchase a new home.

■ Poppintree 12

It is expected to start on site this April.

■ Termon Court - Proposed redevelopment

BRL have completed the comprehensive consultation with Termon Court residents. The outcome of this process has been that 16 of the 24 households have no objection to BRL applying for planning application for the design proposals as presented. However, a number of residents have not given consent for the planning application in respect of the refurbishment of the courts and it prevents us from developing the scheme further at this time.

■ Poppintree Neighbourhood Centre

All the apartments were sold out. Two of the shop units have been fitted out by Centra convenience store, while the other three units are being leased to a pharmacy, a barber shop and a beauty salon.

■ Poppintree Community Centre

BRL is currently reviewing the lowest tender.

■ Poppintree Park

Planning permission was granted last November and the tenders are about to be invited for the first phase of the park, which will include the pond and new eastern boundary to the park.

Coultrey

■ Coultrey 4/5

The new homes are due to be completed later this year.

■ Coultry Neighbourhood Centre

Completed in December last year. There are some external works outstanding. All the apartments have sold out very quickly since it went on sale late last year. Three of the 4 shop units are to be fitted out as convenience store, hairdresser and a barber shop.

■ Coultry 6

The draft layout drawing is completed and a pre-planning consultation with adjoining residents will be carried out shortly. BRL representatives will meet individually with residents directly adjacent to the new scheme and all other residents in the immediate area will be invited to a public exhibition.

■ Coultry Gardens

Demolition of 1–17 (apart from No 3, 4, 5) Coultry Gardens is expected to start on site soon.

Shangan

■ Shangan 4

It started on site last November and is expected to finish in summer 2007.

■ Shangan 5a/b

It is currently being designed and pre-planning consultation with adjoining residents will be carried

out shortly. BRL representatives will meet individually with residents directly adjacent to the new scheme. All other residents in the immediate area will be invited to a public exhibition.

- Shangan Neighbourhood Centre will be completed later this year.

Main Street

■ Hotels

The new hotel under construction at Santry Cross is well under way and expected to be open in May of this year. The other hotel on Main Street opposite the Civic Office is also expected to be open this year.

■ The Gateway Student accommodation

Construction is well under way and is expected to be completed shortly. Already many college students have moved in to their new homes in Ballymun.

Demolition

Two more of the 15 storey tower blocks; Clarke and Connolly towers will be demolished this year, along with 1–93 Balcurris Road, 417–512 Balcurris Road, 187–282 Coultry Road, 1–93 Silloge Road, 49–128 Silloge Avenue.



Thomas Clarke Tower

Welcome newcomers warmly

People in Ballymun are known for their warmth and the incredible community spirit that flourished in the area, despite many years of hardship. Those who have moved into the area in recent times will not remember the 80's when Government grants encouraged anyone who could to buy their own home. It encouraged a lot of people to move out of Ballymun because the flats were not for sale and there were no houses to buy.



Students Conor O'Brien and Colm Noonan in their new Gateway apartment

Ballymun lost a lot of good people and when they moved out, shops and other services in the area suffered. It's a different story now. New homes are being built for sale in Ballymun and people want to come and live here. The new town has the potential to become home to between 25,000 and 30,000 people.

Ballymun needs the buying power that the new people moving into the area will bring. Services and amenities will grow and improve where there are people to use them and pay for them. Axis needs a constant audience so the Arts Centre can continue to flourish and attract great acts to perform in Ballymun. The Leisure Centre needs a continuous stream of new members to use its fantastic facilities. The two new hotels currently under construction on Main Street, will need people to hold functions in them and to have people come to stay. The upgraded shopping centre will need shoppers and the local shops will need lots of local people so they can extend the range of goods they offer and lower the price at which they offer them.

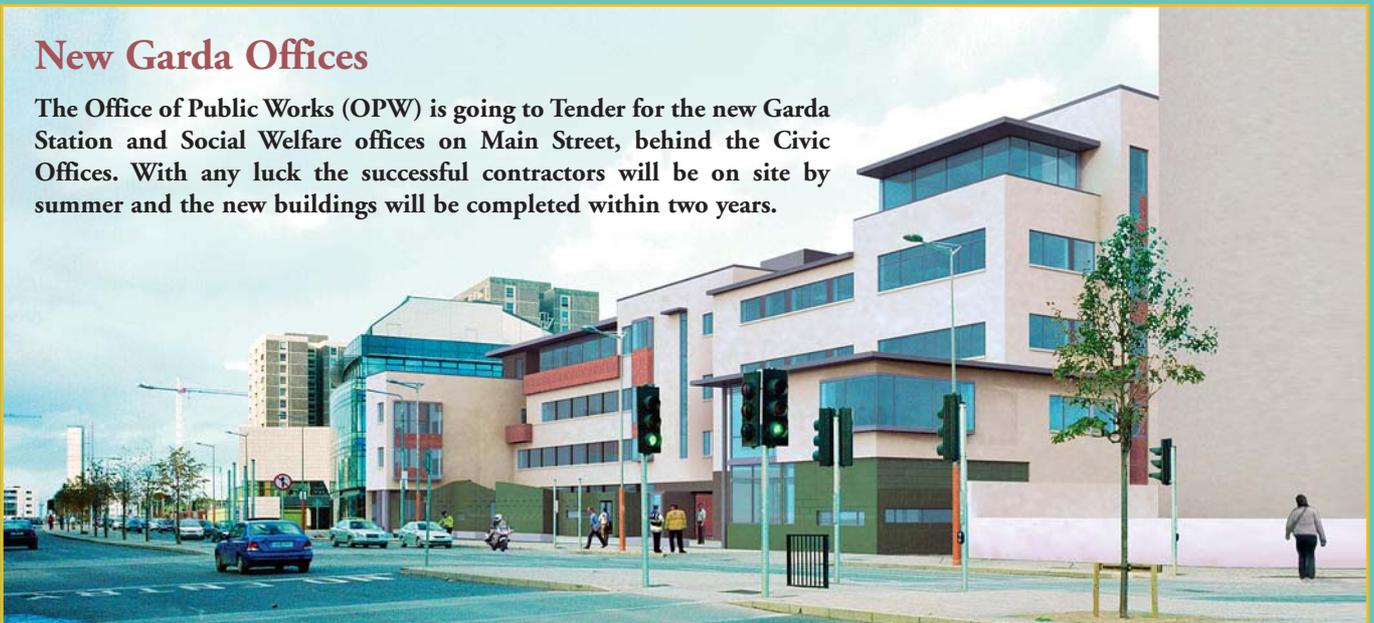
Welcome all the newcomers to Ballymun and encourage them to become part of our vibrant community. They will be a real asset for the next generation and they will benefit this generation of Ballymunners too.

Welcome to the North West Area Health Services Executive Staff

275 new people will be working in the Civic Centre, now that the HSE staff have moved in. We look forward to them being here and hope they will be very happy. People will now be able to come to the Civic Centre to tax their car, get their health checked as well as for Dublin City Council and Ballymun Regeneration services.

New Garda Offices

The Office of Public Works (OPW) is going to Tender for the new Garda Station and Social Welfare offices on Main Street, behind the Civic Offices. With any luck the successful contractors will be on site by summer and the new buildings will be completed within two years.



Poppintree Courts Refurbishment Update

In late 2003 Ballymun Regeneration Ltd prepared a proposal to refurbish the Courts and presented these plans to the community. At that time BRL conducted surveys with residents about the level of community support and individual household concerns. Subsequently, architects and engineers undertook an in-depth study with a view to pilot Termon Court to demonstrate how the other Courts may be improved.

Plans for Termon Court were drawn up and in October 2005 Ballymun Regeneration Ltd began an in-depth consultation process with the residents in Termon Court. Home visits to each of the 24 houses were carried out, to outline the proposed plans and discuss any concerns residents had. An exhibition was then organised to further discuss the proposal and show residents a model of the scheme.

During the consultation BRL were asked to review some aspects of the design namely:

- Making the road adjacent to the Aisling Centre a one way road.
- Designing an option for the courts without any cars.
- Reducing the impact of the mews type houses on the existing houses, including making a real life mock-up showing the intended position of the rear wall of the mews houses.

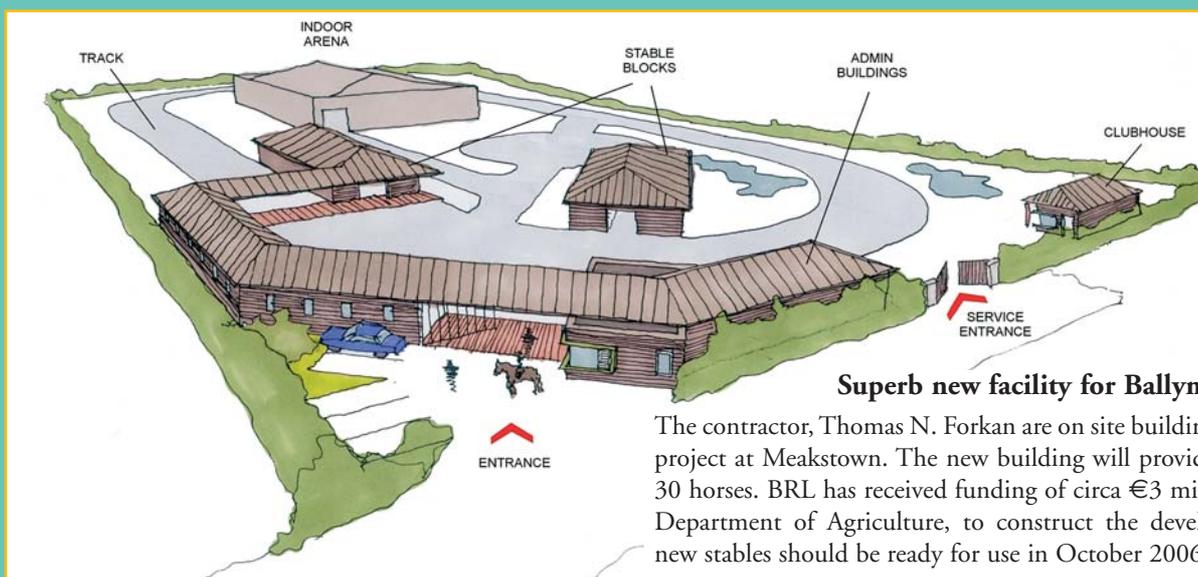
In response to this BRL revised their designs, as follows:-

- It was not possible to make the road adjacent to the Aisling Centre a one way road.
- Revised landscaping proposals were made which confirmed the feasibility of having no cars in either court.
- Several changes were made to the mews houses behind 2-5 Termon Court, however over impact couldn't be dramatically changed without undermining the objectives of the scheme.

In January and February these changes were presented to the residents who were undecided about the scheme and a mock up was erected behind 3 Termon Court to show people the position of the new buildings.

Following the consultation the final outcome was that 16 out of the 24 residents in Termon Court confirmed they had no objection to BRL applying for planning permission.

In view of the objections to the development, BRL are unable to proceed with the further development of the proposed refurbishment in Termon Court and therefore the rest of Poppintree Courts.



Superb new facility for Ballymun's horses

The contractor, Thomas N. Forkan are on site building a new horse project at Meakstown. The new building will provide stabling for 30 horses. BRL has received funding of circa €3 million from the Department of Agriculture, to construct the development. The new stables should be ready for use in October 2006.