



Public Meeting in St. Joseph's School Hall

We're Continuing to Consult

- Get Involved -

The public consultation process in relation to the Regeneration Project continues. We held three public meetings in the first half of January for residents of Ballymun. We then extended the consultation process by having a further three public meetings for residents of Cedarwood, Pinewood, Willow Park, Oakwood and Glasnevin Avenue. Our thanks to the many people who braved the elements to attend. We are now making arrangements to hold public meetings for residents of the Shanliss, Oldtown and Shanard areas. Flyers will be dropped into people's homes to let them know the date, the time and the venue.

Fr. Frank Brady attended the first public meeting as a representative for the Chairman of the Task Force. He made the point that unless people in Ballymun get involved in the regeneration, other people will make the plans for the new Ballymun. "The development is going to go ahead and we have to be involved", he said. "If we believe in ourselves, nothing will stop us developing Ballymun the way we want it to be developed. It's a matter of convincing ourselves that we are onto a winner".

At the meetings lots of questions were asked about what might or might not be included in the new Ballymun and many people wanted to know how long the whole process will take. "The project will take at least eight years, with the first building work, hopefully, taking place in each of the five

Forum Areas before the end of this year" according to Ciaran Murray, Managing Director, Ballymun Regeneration Limited.

Other questions Ciaran answered at the meetings include

Q *What is Ballymun Regeneration Limited doing about what is happening with Santry Woods?*

A We are supporting the development at Santry Woods provided there is a gain for Ballymun in what is proposed. We're in contact with Fingal County Council and Woodford, the development company, about their proposals and we hope we will be able to shape whatever proposal is eventually agreed on. We would like to see a combination of a park, housing and business

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development on the site. We are particularly keen that there should be physical links from Ballymun into the new development, so that it becomes an amenity for Ballymun as well as a development for neighbouring areas.

Q *Is there money earmarked to replace the wooden houses in Ballymun and what about the £2.9 million needed to sort out drainage problems in the area?*

A The timber clad houses are not in our brief and are not covered under the £180 million made available by Government. Having said that, we will be using our Masterplan to lobby the Government and hopefully convince them to fund the work that needs to be done. The same goes for the drainage problems. We do not specifically have money for drainage work but we will be replacing a lot of existing roads and sewers and that should have a beneficial effect on some of the current problems.

Q *What about the needs of older people in Ballymun?*

A The special needs of older people in Ballymun will be factored into the Masterplan. They are an important sector of the population with particular needs and we are very aware of them. Any older people who wish to discuss their hopes and fears for a new Ballymun should come and talk to us.

Q *Have any decisions been made about the size of the new houses to be built in Ballymun?*

A Not yet, though we hope to have some news on this within the next couple of months. We are still gathering the information that will let us assess correctly the population profile of Ballymun. We want to make sure we have accurate figures for the numbers of people in each age group living in the area.

Q *What kind of heating will the new houses have?*

A We do not know yet but we are looking at all options and we are very aware of the importance of this issue. When we were appointing consultants to the regeneration of Ballymun we specified that they should have extensive expertise in the area of energy conservation and heating. Both our Irish and UK consultants have done a lot of work in this area and they tell us the best way is to get the design right so the buildings are energy efficient. After that it will be important that people should be able to control their own heating and reduce their bills.

Q *Will the £180 million promised by Government for the regeneration of Ballymun be spent on housing alone, or will some of it be needed to promote economic development and investment in the area?*

A The £180 million will be spent on demolishing the high-rise flats and building replacement housing in Ballymun for everyone living in the area who wants to continue to live in Ballymun. Additional money will be needed to encourage investment in the area and to promote social development in the new Ballymun. The Masterplan, to be published in March, will be used as a lobbying document to attract additional finance from Government, EU and private sector sources. An application is being made for tax designation in the area and agencies like FAS, the Partnership and the Job Centre all have funds to contribute to the development of the new town.

Q *Will there be enough space to build houses for everyone in Ballymun and will Poppintree Park be used for house construction?*

A At present there are approximately 2,600 occupied flats in the Ballymun area which require to be replaced with houses. We are confident that we will be able to provide housing for everyone who wants to stay in Ballymun and we

hope that everyone will want to stay in the New Town. We plan on it being of such high quality design that people will want to stay here or move to here if they do not already live in the area. We propose to build on the fringes of Poppintree Park adjoining Belclare Estate and to the rear of the houses on Pinewood Crescent. We are also considering the sale of a site to the rear of the Oakwood Community Centre and houses on Cedarwood Road/Oakwood Close for private housing in



Cecilia Moore, Eileen Roche, Patricia O'Mahony, Linda O'Conner, Mabel Murphy and Seamus Kelly.

order to shape and secure the park and to help finance the undergrounding of high tension cabling in addition to upgrading the remaining 42 acres of Poppintree Park. There will be no loss of pitches in the park and the upgraded facilities envisaged would include the provision of new dressing room accommodation and car park in the park opposite the FAS Training Centre.

Q *Is it proposed to extend existing roads in the Pinewood/Willow Park areas into Ballymun?*

A It is not proposed to create any new pedestrian links or roads from the adjoining areas into Ballymun.

Q *Are there any proposals to extend the LUAS link to the new Ballymun?*

A We are having ongoing discussions with the Light Rail Project Office, the promoters of the LUAS Project, and are confident that the LUAS will be brought up the existing Ballymun Road to service the new Ballymun with a likely extension through Ballymun to the Poppintree Industrial Estate area with possible links on to the Airport and to Finglas.



Sarah Madroill, Elaine Berigan, Helen Burke, Eamonn Byrne, Michael O'Rourke and Edward Tobin (in the front seat) at the first of the three public meetings for the residents of Ballymun.

WORK GROUPS to Tackle Local Issues

At the three public meetings recently in Ballymun, Ciaran Murray Managing Director of Ballymun Regeneration Ltd., gave details of four **WORK GROUPS** that are being set up in the area. The four areas covered by the **WORK GROUPS** are:

1. To promote a New Image for Ballymun: This is critical if we are to successfully encourage the industrial and commercial sector to get involved. We have to change the current negative image of Ballymun and project an image of pride in the area among the people who live and work here.

2. Training and Employment Issues: Working through the existing State agencies, we need to get relevant training programmes set up in Ballymun, so we can target specific jobs for people here. It's a matter of empowering people so they can take advantage of employment opportunities that arise.

3. Matters relating to Estate Management and Home Ownership: At the moment people living in the flats cannot buy out their homes and they may never have considered the possibility of becoming

home owners. We need to get people to aspire to owning their own homes in the new Ballymun - even if it's five or ten years away. That raises a lot of issues, including the big one of people managing their own estates.

4. Tax Incentives to Promote Economic Development: This is a specialised area that will be critical to the overall success of the new town.

The **WORK GROUPS** will be made up of representatives of the local community and people with specialist skills in each of the four areas. They will look for area based solutions to issues that affect people's lives. The Master Plan will provide the framework within which the **WORK GROUPS** will operate.

The **WORK GROUPS** are a natural extension of the six Focus Groups who held eighteen meetings before Christmas. Some of the Focus Groups worked extremely well and a large number of ideas were generated overall. We hope people who were involved in the Focus Groups will stay and work with the **WORK GROUPS** and that new people will also come forward to join them. The ideas generated in the Focus Groups will be carried forward and be further discussed and developed in the **WORK GROUPS**.

The Forums & Ballymun Regeneration

Ballymun Housing Task Force last year set in motion a new way for Ballymun to be represented. They aim to get a Forum set up in each area of Ballymun. A Forum is a democratically elected body that has a mandate from the residents of their area to represent them.

An Estate Forum allows the residents and their local authority to address a range of issues, from housing maintenance and the local environment to anti-social behaviour, in a co-operative manner. The Forum as a representative group works with the Corporation and other agencies to improve the way their area is managed.

At the moment there are three Forums set up in Ballymun

**Poppintree,
Silloge/Sandyhill, and
Balcurris**

comprising 58 elected people from the community. The **Coultry** and **Shangan** forums are in the process of getting off the ground.

As the Forums are formed, Ballymun Regeneration meet a group elected by the community to talk over ideas for their area, as they draw up outline plans. So far Ballymun Regeneration has assigned an architect to each Estate Forum and has met with

all three established Forums. Each group has had the opportunity to be involved in the design of the new facilities in their community and address issues that their community is concerned about, like the heating, the effects of regeneration on the existing houses, and facilities for children.

The people on the Forum can point out to the architects what open spaces are or are not important to the community, where flooding takes place, where cars speed, where they think would be the most suitable location for a shop etc. The architect gets to explain the thinking behind their ideas - houses being built overlooking parks to make them safer for the kids playing there. Each Forum will continue to meet the Regeneration Company on regular basis as the plans develop for Ballymun.

The Architects assigned to each Forum are:

Colum O'Ruanaidh	Poppintree
Mick McDonagh	Balcurris
Aidan O'Connor	Silloge/Sandyhill

We hope people in **Shangan** and **Coultry** will set up their Forums soon, so we can all work together to progress the design of each area.

The Masterplan

The Masterplan is just the beginning of the process of regenerating Ballymun. It has to be ready to be submitted to Government by the end of March 1998. It will consist mainly of maps and a written statement saying what we want to see in the new Ballymun. The teams of consultants who have been working in Ballymun since last October will draft the contents of the Masterplan. It will then be used as the frame within which all other decisions about the new town can be made, over the next eight years.

The Masterplan will be a high level strategy document. It will address such issues as:

- Securing sustainable social and economic regeneration
- Employment, enterprise and training opportunities
- Land use and building design
- Social facilities and local amenities
- Reducing waste and maximising energy efficiency

It will also include details of rundown areas within Ballymun where we will be seeking Tax Designation Status to encourage investors from the private sector to invest in Ballymun. We need developers to invest in the area and this will be one of our top priorities. The application for Tax Designation status must be made to Government before 31/3/1998.



Fr. Frank Brady and Ciaran Murray at the Public Meeting for the Shangan and Coultry areas.

What Happens Next?

- The **Design Group** to continue to meet weekly to develop the Masterplan.
- **Planning Day** in early March 1998 to present the draft Masterplan proposals. Date to be finalised soon.
- Weekly **Information Desk** in the Shopping Centre Thursdays 11 a.m. to 2 p.m.
- Further **Public Meetings** in adjoining neighbourhoods.
- Meetings between the **Architects** and the **Forums**.

For more information please contact **Eamon Farrelly** at
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