

BALLYMUN

REGENERATION NEWS

April/May 1998 Issue 5

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- Presentation to Masterplan exhibition prize draw winners

Any individual or group who haven't seen the Masterplan exhibition yet and would like to do so should contact Eamon Farrelly at Ballymun Regeneration on 8421144 to arrange a viewing.

IT'S TIME TO BUILD THE HOUSES

he Masterplan and Integrated Area Plan were delivered to the Government on the 31st March, 1998 and we are now starting on the detailed design of the new houses.

We want to achieve a variety of house designs so that the New

Town of Ballymun will not look like a town where everything was developed at the one time and where everything looks the same.

We are anxious to get a number of different architectural practices involved in house design. You may have seen our advertisement in the newspapers looking for Irish architects to be included on a panel of consultants to design both small Continued on Page 4



Junior Minister for Housing and Urban Renewal Bobby Molloy T D presenting Masterplan exhibition draw winners Fiona Place, Shangan and Sean Redmond, Poppintree with their prizes.

What You Told Us

At the Launch of the Draft Masterplan

RESPONSE TO DRAFT MASTERPLAN DISPLAY

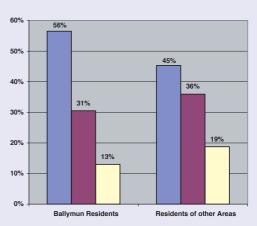
Over 5,000 people visited the display of the Draft Masterplan over the weekend of the 7th and 8th March and we got a wealth of feedback from the questionnaires people filled in on the spot or sent back to us afterwards.

Since then we have been analysing all the comments we received from members of the public, from the five Elected Forums in Ballymun and from other community groups and interested parties. Some people are concerned about houses being built and whether training will be available in time for people in Ballymun to be able to get jobs on the construction of the new

The following charts show the broad acceptance of the Masterplan proposals with 87% of Ballymun residents and 81% of residents from other areas, who responded to the questionnaire, indicating satisfaction with the Masterplan and it's submission to the government.

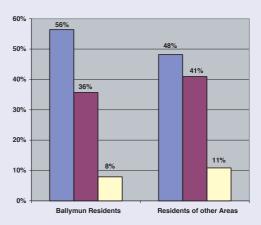
Many people, including those who are broadly satisfied, have concerns about individual aspects of the plan such as how many homes are to be built in particular locations, how near to existion houses will they be, who will occupy them and many more. These will be addressed by way of of further consultation with interested groups during the detailed design phase of the masterplan proposals.

1. Having seen the Masterplan are you satisfied that we submit it on 31/03/98 with the Integrated Area Plan for Tax Designation under the Urban Renewal Scheme?



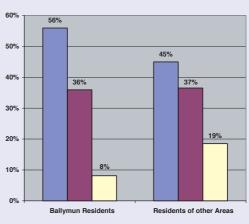
■ Very Satisfied ■ Satisfied ■ Not Satisfied

2. Having considered the "land use proposals" are you satisfied that these uses will help to improve employment opportunities for people living in Ballymun?



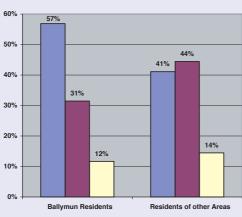
■ Very Satisfied ■ Satisfied □ Not Satisfied

3. Are you satisfied that the way we have shown community facilities such as shops, playgrounds, sports and community halls, childcare and group meeting places will cater for the needs of all the people of Ballymun?



■ Very Satisfied ■ Satisfied □ Not Satisfied

4. Good roads and public transport are essential in every community. Our proposals for these two important areas are shown in the Masterplan. Are you satisfied that we have taken care of the transport needs of Ballymun?



Ballymun Residents Residents of other Areas

Very Satisfied Satisfied Not Satisfied

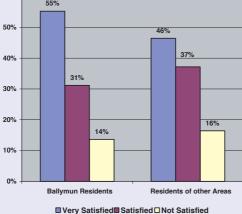
55%

46%

37%

70% 7. Each neighbourhood in Ballymun has its own identity. We 45% 44% have tried to build on this by 31% recognising the need for each one to have its own 10% neighbourhood centre and a strong Ballymun Residents Residents of other Areas positive image of ■ Very Satisfied ■ Satisfied ■ Not Satisfied its own. Are you satisfied that we

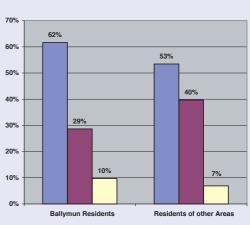
5. Public open space is about more than just grass. We have shown our plans for Ballymun and its surroundings in the Masterplan. Are you satisfied that this treatment will improve public open space in the area?



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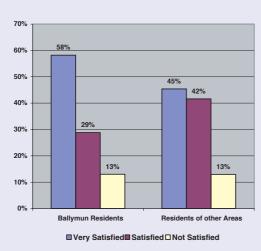
8. The Masterplan concentrates on settings for housing not detailed layouts and designs. Looking at how the Masterplan approaches housing are you satisfied that it will improve living conditions for people in Ballymun flats?

achieved this?

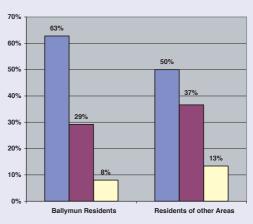


■ Very Satisfied ■ Satisfied □ Not Satisfied

6. We have tried to balance the need to use land for housing with the need to use land for the recreational needs of the community. By improving the quality of pitches we believe we have succeeded. Are you satisfied with our approach?



9. Overall are you satisfied that the Masterplan as shown in the exhibition and the regeneration process so far has begun to change the image of Ballymun for the better?



■ Very Satisfied ■ Satisfied ■ Not Satisfied

Continued from Page 1

infill housing schemes and larger schemes of up to one hundred houses or more. We are also advertising internationally for architects who might be interested in designing bigger schemes and hope to attract the best talent around to build the quality housing we are determined will be in the New Town. The successful architects will work alongside our in-house team and, between them, they will be designing up to 400 houses each year for the next seven years.

The site for the proposed Civic Centre and Community Arts Centre has been identified and the design of the building is progressing. The proposed site is close to Thomas MacDonagh Tower and it is likely that the new building will not be able to function with MacDonagh



Children's entertainment at the launch of the Draft Masterplan

Tower still standing and so it is likely that MacDonagh Tower will be among the first buildings to be demolished. In turn, the first large scheme of houses would need to be built near the space left when Thomas MacDonagh Tower is demolished. The nearest available site, (i.e. one that has no buildings on it at present), is the land bordered by Virgin Mary Church, Shangan Road, the rear of Shangan Green, Coultry Way and the proposed new Coultry Park. Up to 150 houses could be built on the site.

Other sites which might be developed at the same time are around the proposed new green space behind the four-storey blocks in Silloge Avenue, between Balcurris Gardens and the proposed new Balcurris Park, the site south of St. Margaret's Road and north of Balbutcher Lane. Having houses built on these sites would allow for the first demolitions to take place. The development and demolition proposals are currently under discussion with the five Forums.

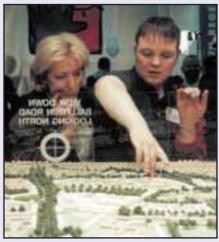
New road links to Silloge, Shangan, Coultry and Balbutcher will also be developed early so the roundabout can be removed and other Town Centre sites be made available. Putting the overhead power lines underground will be another early priority, as will providing some playground facilities.

Working Groups set up

hree key areas have been identified by the people in Ballymun as essential for the success of the project; (i) housing management, (ii) promoting economic development, (iii) training & education. The regeneration of Ballymun will depend on the extent to which it is successful in all these areas.

Three Working Groups have been set up to address these areas. The Housing Working has already met twice. One of the tasks of the housing working group is to develop and recommend a policy for allocating the new houses to BRL and to Dublin Corporation.

We'll be bringing you updates on all three Working Groups in the next issue of the newsletter.



Examining the model at the launch of the Draft Masterplan

If you have ideas about topics that should be covered in the newsletter let Eamon Farrelly know at Ballymun Regeneration Ltd (BRL) Stormanstown House Ballymun Road Dublin 9 ph: 8421144 fax: 8421443 Email: brl@brl.ie http://www.brl.ie