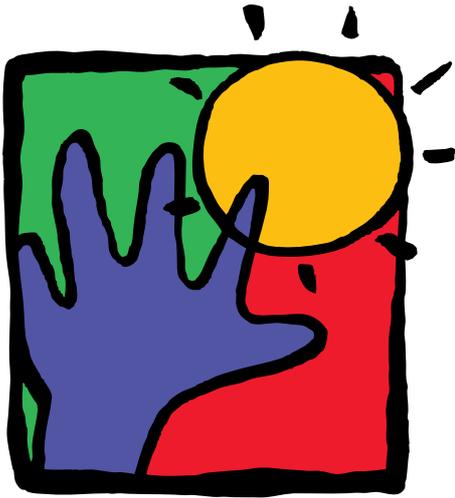


# BALLYMUN

## REGENERATION NEWS

July/August 1998 Issue 6



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## 4-STOUREYS GOING - IT'S OFFICIAL

**M**inister Bobby Molloy, who recently visited Ballymun, has given approval for the demolition of the four storey blocks. This is very welcome news for the tenants and Ballymun Regeneration who had been lobbying very hard for this decision. Six of the ten 4 storey blocks are scheduled for demolition in

the year 2000 as part of Phase 1. Two of the 15-storeys and two of the 8 storeys are also in Phase 1.

**P**lanning approval still has to be obtained but the money is now secure to replace all the existing flats with new homes for the people of Ballymun. The map on Page 4 shows the Phase 1 Programme.

## NEW HOMES FOR LONG TERM TENANTS NOT ALREADY IN PHASE 1

Ballymun Regeneration will be building more homes than will be needed for all Phase 1 tenants and we will be offering anyone who has lived in Ballymun for at least 15 years a chance of getting one of the first new homes in a draw.

**To be eligible you must be a tenant of good standing, in**

**a flat in Ballymun for 15 years or more and have a good rent payment record.** Entry forms are available from Ballymun Regeneration's offices at Stormanstown House. The draw will be made in public, before the end of September and winners will be notified directly.

## Community Consultative Panel

We have set up a Community Consultative Panel of representatives from residents' associations and interested groups in Ballymun and adjoining areas. Those who have nominated representatives to attend are:-

Balcurris/Balbutcher Forum  
Willow Park/Pinewood Residents' Association  
Shangan Forum  
Cedarwood Residents' Association  
Ballymun Road Residents  
Glasnevin North Community Council  
Greenfield Park Residents' Association  
Ballymun Housing Task Force  
Oakwood Residents' Association  
Sillogue/Sandyhill Forum  
Glasnevin Avenue Residents' Association  
Willow Park/Pinewood Residents' Association  
Willow/Cedar Action Group  
Coultry Forum  
Poppintree Forum  
East Finglas Residents' Association  
Ballymun Garda Station.

Panel Meetings will give groups a regular opportunity to see how proposed developments in their area fit into the overall regeneration project and to discuss and debate the issues of concern. They can then update the Committees which they represent on progress.

The first Community Consultative Panel meeting

took place on the 8th June, 1998 in Stormanstown House with representatives from nine groups. Some people referred to the meeting as "historic" since it was the first time that such a meeting had taken place with resident groups from Ballymun and adjoining communities. Members shared their views and experiences of Ballymun from the '60s and '70s up to today.

All agreed that a successful regenerated Ballymun area would be good for the whole northside, not just Ballymun and its immediate surroundings. Residents of Glasnevin North spoke about Ballymun being used as a dumping ground and about protesting against proposals some years ago to locate an incinerator in Ballymun.

Among the issues raised at the meeting were the new Main Street, including the new Garda Station, the Art and Community Resource Centre and the proposed Municipal Centre and Public Library. The future of the existing library on Ballymun Road was the subject of debate. The Panel will meet every 2 to 3 months and the next meeting has been arranged for the 7th September, 1998.

## Working Groups Update

All three of the working groups have now met and are working away.

The **Housing Working Group** prepared a report for the Board of Directors and recommendations include: In each phase there will be a number of extra houses and these will be available for first time buyers and for tenants in good standing with more than 15 years tenancy, who have a good rent payment record. The Working Group is recommending that lifetime housing should be the main consideration in determining replacement unit size. This will mean that households will get the same number of bedrooms as they have at present except that larger families will get four bedrooms, some people in two bedroomed homes will get a third bedroom where necessary and people living alone will get a maximum of two bedrooms.

The **Training and Education Working Group** will prepare a report to lobby Government for a more focussed approach to Education and Training in Ballymun.

The **Economic Working Group** were very adamant that Ballymun needs to get special tax designation if it is to achieve the economic objectives set out in the Masterplan.



Gerry O Donoghue, Joe Farrell and Dave Dinnegan from Dublin Corporation's Regional Office

## "No place for anti-social behaviour" - tenants agree.

As soon as the Phase 1 Programme was announced, Ballymun Regeneration invited the tenants in the blocks to be demolished, to a series of evening meetings in Stormanstown House. Buses were provided to help people to participate and there was a good attendance despite the World Cup. Among the questions people asked were:

**Q1. What will happen to those involved in anti-social behaviour?**  
The message to anyone involved in anti-social behaviour is that there will be no place in the new Ballymun for people who don't behave with respect towards their neighbours.

**Q2. Will all tenants in Phase 1 be rehoused at the same time?**  
Some homes will be ready before others, depending on how soon planning permission is received and individual site problems resolved. People will be involved in the design process with the architect for their own site and will know which house/apartment is theirs from the plans. Since most of the new building will be close to the flats which are being demolished, people will be able to see their new home being built.

**Q3. Will people be able to get a transfer out of Ballymun as part of the regeneration process?**

Ballymun Regeneration has been given a brief to provide new high quality housing in Ballymun for all tenants in good standing with Dublin Corporation; there is no proposal to rehouse existing Ballymun tenants in areas outside of Ballymun. Tenants who are on the transfer list may be able to transfer out of Ballymun in the future, but no special priority will be given to tenants for transfer out of the area. Most people have said that they want to stay in their own area.

**Q4. How will the construction sites be managed to minimise noise, dust and construction traffic?**

Ballymun Regeneration were able to reassure residents that the highest standards of construction and site management will be enforced with contractors to ensure that any inconvenience is kept to an absolute minimum. We are also able to confirm that people we will be planting trees in advance of the building of new homes.

## Vice-Mayor of San Jose impressed with Ballymun Masterplan

On a recent visit to Ballymun the Vice-Mayor of San Jose, Marjorie Fernandez, called in to see the exhibition of the Masterplan in Stormanstown House. San Jose which is known as the the Silicon Valley of the USA is shown here with some of the other visitors from San Jose meeting the Dal Cuinn who were present at the lunch which was organised by ROUND Ltd. ROUND Ltd are responsible for funding the Arts and Community Resource building which Ballymun Regeneration are designing and which will be built with (URBAN) EU Funding on the site close to Thomas McDonagh Tower. The visit was organised as part of the Computers in Schools Project.



The Dal Cuinn with Vice-Mayor Marjorie Fernandez and members of the San Jose delegation during a recent visit to Ballymun Regeneration's Offices at Stormanstown House.



This map shows the Phase 1 new housing sites (coloured grey) and the flat blocks to be demolished in Phase 1 shown with a star. The blocks to be demolished include six, 4-storey blocks at 57-120 Shangan Ave, 73-96 Sillogue Ave, and 1-48 Sandyhill Avenue, two 8-storey blocks at 283-378 Coutry Rd, and 417-512 Balcurris Rd, and two 15-storey tower blocks are also included; Pearse Tower and McDonagh Tower.

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> (please note that the Website is still being developed but should be completed by the end of September '98)



*Michelle Crogan, Aisling O'Reilly & David Byrne at a recent meeting for tenants of Phase 1*

## DESIGN SURVEY

Ballymun Regeneration is carrying out a Design Survey of all the families who live in the flats included in Phase 1 demolitions. The purpose of the survey is to find out the make up of the families involved. This will help the Architects design new homes to suit these families. If you are part of the Phase 1 demolitions and have not yet completed a design survey questionnaire you should call to Stormanstown House or phone Graham Fagan in Ballymun Regeneration at 842 1144. Delays in completing the questionnaires may cause delays in designing and building new homes.

## ARCHITECTS APPOINTED

Ballymun Regeneration held a seminar meeting for the first group of architects who will design the new homes. Meetings between the Area Forums and the Architects will take place in August/September. Tenants will also get to meet their architects as the designs progress. Details of the design survey questionnaires completed by tenants have been given to the architects to help them get to know the people for whom they are designing the new homes.



*Mick McDonagh from Ballymun Regeneration, showing Peter Twamley a perspective impression of the proposals for the new main street.*