



BALLYMUN

REGENERATION NEWS

October/November 1998 Issue 7

INSIDE

- **Ballymun Visitors**
- **Designing Homes**
- **Resource Centre for Ballymun**
- **NCI in Ballymun**
- **Ballymun Lotto**
- **Voluntary Housing**
- **New Playgrounds**

Disappointed that you are not in the first phase? Would you like a new home now? Are you 15 years or more in your flat? Enter the Phase 1 draw and, subject to certain conditions, you could win a place in Phase 1 by completing the entry form available from your local estate office, the Corporation Regional Office or Stormanstown House.



President Mary McAleese visiting Ballymun for the launch of the Computers in the Schools project .

Ballymun Visitors

Mary McAleese President of Ireland launched the Computers in Schools project in Stormanstown House . The launch which was attended by the Lord Mayor of Dublin Senator Cllr Joe Doyle included a video conference link with San Jose in California. Local school children met the President and spoke to children

in San Jose via a live link.

Ciaran Murray showed the President drawings and models of the new homes for Phase 1. These are almost ready to be submitted for planning permission. The President, who seemed very knowledgeable about Ballymun, expressed her interest in the regeneration project and said she will be

Continued on Page 2



An Taoiseach Bertie Ahern TD views the model of the new Ballymun with local residents during his visit to the exhibition in July.

Ballymun Visitors (contd)



Noel Dempsey TD Minister for the Environment and Local Government with members of the Special Committee on Ballymun; Noel Ahearn TD, Pat Carey TD, Roisin Shortall TD, Cllr Brendan Brady, Cllr Michael Barret and Cllr Eamonn O'Brien.

following its progress with interest.

During the Summer An Taoiseach, Bertie Ahern, T.D. paid a visit to the Ballymun Regeneration exhibition. An Taoiseach called in to visit on his way back from the launch of the “Closed Circuit TV” cameras in Ballymun. He spent some time at the exhibition centre, meeting tenants and confirming his support for the Regeneration Project. He is delighted with the rate of progress and spoke of “a great sense of hope”. An Taoiseach did warn that it won’t happen overnight, but said that he is “committed to seeing the project go through.... I think we can move it fairly sharply, particularly with the consultation and the great effort that is going into it.”

Speaking about the tax incentives application, An Taoiseach said “designation only works if all the other things work too”. By that he means the active support of everyone living in the area including ensuring that anti-social behaviour does not scare off potential investors. “If



Senator Cllr Joe Doyle, Lord Mayor of Dublin with Cllr Eamonn O'Brien, Joe Higgins TD, Minister of State Chris Flood TD, Cllr Michael Barrett, Ciaran Murray MD and Dr Daniel O'Hare, Chairman of Ballymun Regeneration on his recent visit to Ballymun

industries come into an area, it’s very much the attitude of the people that decides if they stay. They form their views on more than tax incentives. They are people who look at security, the quality of life and the people that are around the area. I’ve no doubt that with a Plan like yours, going forward and where they see you’re all positive about tackling drugs and other problems in the area, that they will be supportive.”

An Taoiseach finished by confirming that the expert group who are assessing all the IAP applications are due to make their recommendations by the end October. We wait in hope for their decision.



Bishop Jim Moriarity and Fr Liam O'Cuiv viewing the model for the new Ballymun on their recent visit with Ciaran Murray and Eamon Farrelly of BRL.

Mr Noel Dempsey, T.D., Minister for the Environment and Local Government made a special visit to the Ballymun Regeneration offices one evening in July, where he met some tenants who will be among the first to move into the new houses being built next year. He toured the exhibition and sat down and listened to individual tenants who had their own perspective on the regeneration project. Minister Dempsey impressed everyone with his understanding of the project and of people’s fears and hopes. He confirmed that the Government is committed to getting it right for Ballymun this time round. He said no-one wants to be coming back in another thirty years to have another go at building a new Ballymun.

Continued on Page 5

New Arts and Community Resource Centre for Ballymun



A new Arts and Community Resource Centre for Ballymun will be one of the first projects to be built as part of the Regeneration. The design is well advanced and an application for planning permission has just been lodged.

The project, the result of a lot of hard work by a coalition of local Arts and Community Development groups is funded from the URBAN programme through ROUND Ltd. (Regeneration of Urban North Dublin) The design is by Ballymun Regeneration Limited's in-house team of architects.

Facilities at the centre will include a theatre for about 200 people, a second performance space, training rooms, a crèche, a cafe bar, recording studio, offices for community development groups and ancillary accommodation.

The building will be located on the new Main Street near McDonagh Tower. It will form part of the southern edge of the new civic plaza and will be one of the centre pieces of the new town. The building should go on site in spring of next year and will take about a year to build.

BALLYMUN LOTTO a Chance for Long-Term Tenants to Win the Tenancy of a Home in Phase 1

We will be building more houses than are needed to rehouse the families in the first phase demolition.

All tenants of flats in Ballymun for the last fifteen years or more are eligible to be considered for a LOTTO style draw for a place in Phase 1 of the re-development.

The closing date for the lottery has been extended until the 23rd of October. Get your application in now. All you have to do to qualify, is have a good rent record and be in good standing with the Corporation. An information meeting for interested tenants will be held on Monday 19th October 1998 at 7.30pm in Stormanstown House.

Entry forms are available from the Ballymun

Regeneration offices at Stormanstown House or Dublin Corporation's Regional Office.

For more information about the lottery or homes for sale, contact the Dublin Corporation Regional Office or Eamon Farrelly in Ballymun Regeneration at 01 842 11 44.



Playgrounds and Advance Planting



Ballymu Regeneration Ltd are fast tracking the design of a number of advance planting projects including play areas as part of the first phase building works.

Shangan Park

At Shangan Park it is proposed to provide edge railings and tennis courts with lighting and surround fencing.

Silloogue Creche

At the area set aside for a creche in Silloogue play

areas are being proposed including play equipment with safety surfaces and planting. The public area in Silloogue will have boundary railings with a large play area, seating and safety surfaces.

Balbutcher Lane

The proposals include road side planting to the west of the shopping centre and bordering the road at the Poppintree Industrial Estate.

Ballymun Road

It is also proposed to provide advance planting along the road to the north of Ballymun's central roundabout at the junction of Santry Avenue and to the south of Ballymun's central roundabout as far as the library.

M50 Roundabout

There is enough space in the central reservation just south of the M50 to provide a single avenue of trees, for immediate visual impact these should be semi mature trees of 5 to 7 metres high and these should significantly improve the approach to Ballymun from the M50.

Designing Homes for the New Ballymun

Phase 1 consists of over 650 dwellings to be built on eleven existing open areas (including the site known locally as "Stonehenge"). The designs for the housing for 10 of the sites are at an advanced stage. They will be built during 1999 and 2000. The site known as Stonehenge will be the subject of an architectural competition to secure a unique design of mixed uses for this high profile site which is at a prominent location at the entrance to Ballymun.

Most of the new houses will have three bedrooms with front and back gardens. Some houses will be three storey although most will be two storey. New apartments of three and four storeys are mostly for smaller households and for those households who specifically request an apartment rather than a house.

Because we have employed 13 architectural firms to design the houses and apartments in Phase 1 there will be a variety of styles and shapes. Such diversity of design, height and shape is essential to ensure that the urban design concepts which are fundamental to the Masterplan are achieved. With a strategic Masterplan in place it will be possible to create a new town for Ballymun which has its own distinct character, without the problems which

often occur in new towns where uniformity of design and height leads to a feeling of anonymity and monotony and a lack of a sense of place.

When the architects who are designing the new homes were being briefed they were asked to ensure that they designed streets and individual homes in such a way as to minimise the opportunities for anti-social behaviour.

Ballymun Regeneration arranged for tenants to work with the consultant architects to review the design work before plans are lodged for planning permission. Each forum has selected a design sub committee which has been meeting regularly with the architects selected for their area. A public meeting between the



Architects John O'Mahony and Mick Hussey from OMP at a recent meeting between Architects and Phase 1 Tenants.

architects and all tenants affected by the first phase demolitions has also been held in each forum area. The meetings which lasted for up to two hours were well attended and have proved useful and informative. The public meetings were in addition to the meetings with each of the neighbourhood estate forums. Further public meetings will be held before the planning

applications are lodged.

Continued on Page 6

Ballymun Visitors (contd)

Continued from Page 2

Another visitor to Stormanstown House recently was Bishop Jim Moriarity who was given a conducted tour of the exhibition and gave his full support to the project. Ballymun Regeneration have asked the Planning Department of Dublin Corporation to list Domville House and St Pappins Church in the new Dublin City Development Plan.

In July, within a week of taking up office, the newly elected Lord Mayor, the Right Honourable Councillor Senator Joe Doyle visited Ballymun Regeneration with some of his Dublin TD and Senator colleagues. Dr Daniel O'Hare, Chairman of Ballymun Regeneration Ltd and Ciarán Murray, the M.D., welcomed the Lord Mayor and his guests. They then gave a short presentation on the plans for building the new town. They all stayed for lunch and talked informally with the architects involved in the regeneration about different aspects of the project and all wished the people of Ballymun well. Minister of State at the Department of Tourism, Sport and Recreation Mr Chris Flood was particularly interested in the plans to bring a hotel to the site near the M50 beside Dublin Airport. As the Minister responsible for Local Development with responsibility for the National Drugs Strategy Team his visit was particularly welcome.

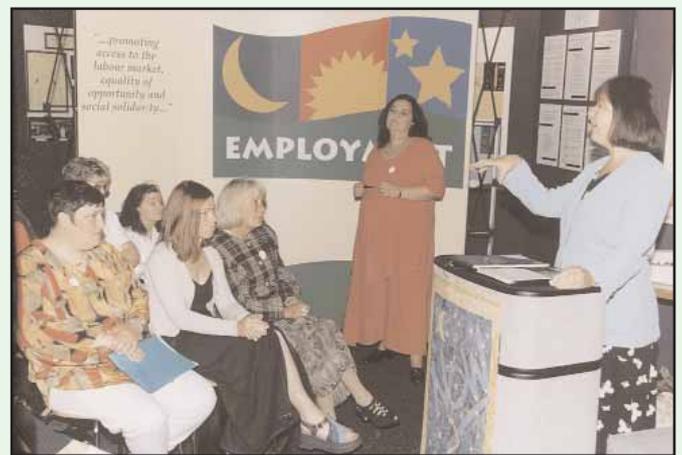
Both Mary Bannotti MEP and Bernie Malone MEP were in Ballymun for the launch of a course in 'Neighbourhood Planning' for women. The course is designed as part of the EU NOW Project run by the Women's Resource Centre in Ballymun. The NOW Project has the overall aim



Mary Bannotti MEP at the launch in Stormanstown House of the NOW Project's new course in Neighbourhood Planning

of empowering local women to participate fully in the redevelopment of Ballymun. This course which is the first in a series will last for 48 weeks. The course is being held in Stormanstown House.

Minister of State Bobby Molloy TD, who is responsible for Housing and Urban Renewal was in Ballymun in July. We were delighted to see him and to be given the opportunity to bring him up to date on the plans for the future of Ballymun. He will be making decisions this autumn on the urban renewal tax incentives that we applied to Government for back in March. We



Bernie Malone MEP with Anne Keating director of Ballymun Regeneration and chairperson of the Womens Resource Centre with course participants at the launch of the Neighbourhood Planning course.

are not alone in looking for this type of help. Ballymun submitted its Masterplan and Integrated Area Plan along with about 80 other areas from all round the country. Minister Molloy listened very carefully as Ciarán Murray, Managing Director of Ballymun Regeneration and local residents told him of the special needs of the area. We are happy that he has a good appreciation of what we're trying to achieve and that he accepts that people in Ballymun need jobs as well as new homes.

It is important that as many as possible of our politicians come to see and appreciate what we are trying to achieve with the people of Ballymun. We are delighted with the positive response of people who have visited the exhibition centre and taken the time to see exactly how exciting are the plans for the new Ballymun.

We are setting up a register of people who are interested in purchasing new houses in Ballymun in Phase 1. These houses will be sold at affordable prices. Existing tenants can purchase their houses when they are allocated a dwelling and need not apply to be included in this Private House Purchase Database. Contact Eamon Farrelly for further information on 842 1144

Architects Designing Phase 1 Homes

Continued from Page 4

During the design phase Ballymun Regeneration also arranged a bus tour for design sub-committee members and some tenants of the flats being demolished. Our in-house architects accompanied the tour. The tour allowed people to see how housing both private and public has developed in response to issues which are similar to those experienced in Ballymun. The tour of housing included examples of recent housing schemes in Finglas, Phibsborough, Bride Street, Crumlin, Marrowbone Lane and Portobello. The housing visited consisted of two and three storey houses, apartments and senior citizen units. Portobello was much admired. It consisted of a mixture of different house types similar to house types required for Ballymun.

The most important lesson to be learned from the mistakes made in Ballymun and in other housing



Residents on a bus tour to look at housing options for their new homes.

estates is that communities must be built on a human scale and that each site must be treated on its own merits with its own individual problems and opportunities for excellence.

National College of Ireland opens a Campus in Ballymun

National College of Ireland, the College for a learning society, will open its new Ballymun campus at the end of September. NCI Ballymun Campus will be located in Stormanstown House. The College will work in partnership with Ballymun Regeneration Ltd., local schools, parents, students, community groups, the Area Based Partnership and the local business to provide a range of new educational opportunities in the community.

NCI's mission and vision is to broaden access to education and to provide a ladder of opportunity by which our students, at different starting points, different stages in life and with different needs, can access the kind of education programme that best suits their situation and aspiration.

NCI's Ballymun Campus will work in partnership with the local community and local education providers to:

- Increase the retention and completion rates, and attainment levels in primary and second-level education;
- Involve parents in their children's education;
- Bring third-level education within the reach of second-level students who may not otherwise consider it;

- Provide appropriate high quality second-chance education in a non-threatening adult environment;
- Enable adult learners to progress to third-level education;
- Externally certify courses provided by local community education providers.

The following NCI courses and programmes will be available at the Ballymun Campus:

- NCEA Foundation Certificate in Social Studies
- NCI Diploma in First-Line Management [Supervision]
- NCI Certificate in Managing Organisations in the Voluntary and Community Sector
- NCI Parents in Education Certificate (Levels 1, 2 and 3)
- NCI Business Mentoring Programme for second-level students
- NCI Student Mentoring Programme for primary and second-level students.

For further information please contact:

Barbara Crowley,
Administrator,
NCI Ballymun Campus:
Tel: 4068035



**Ballymun Regeneration Ltd (BRL) Stormanstown House Ballymun Road Dublin 9
ph: 8421144 fax: 8421443 Email: brl@brl.ie <http://www.brl.ie>**