



BALLYMUN

REGENERATION NEWS

February 2007 Issue 60

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HOUSE PRICES IN BALLYMUN

Investment in Ballymun's housing market has shown an extremely positive upward trend over the last decade. Ballymun's house prices have far exceeded the national growth rate where for example, in 2006 the average price for a second hand home in Ballymun was €310,132 compared with the national average of €257,546.

Going back to 1999, house prices in Ballymun were much lower than their national counterparts. 105,000 was the average price people were paying for houses in Ballymun in 1999 compared to €115,125 on a national level. This highlights the fact that while house prices in general have grown by 224% nationally from 1999–2006, house prices in Ballymun have shown much higher growth levels of nearly 300%.

While the increase in the price of homes in Ballymun can be seen as part of a national trend there are other factors which account for the above average performance of the area. The regeneration project means that many people now see Ballymun as an attractive location to move to. The development of the Main Street and new neighbourhood facilities mean that Ballymun is being seen more and more as a modern, sustainable town. The announcement of Metro and the proposed Ikea store will only help in increasing the value of property in the town.

HEALTH & SAFETY

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



Dublin City
Baile Átha Cliath

Regeneration update

An overall update of the latest regeneration projects in Ballymun is given in detail below. If you have any queries about any of this information please contact the Communication Team on 01 222 7387.

Balcurris / Balbutcher

■ Balcurris Park

Phases A and B of the park, comprising of a Gaelic pitch and playground, are now open.

■ Balcurris 4a - 120 units

Location - End of Balcurris Road

Enabling works including the re-alignment of Balcurris Road/Balbutcher Lane North are due to be completed in February.

■ Balcurris 5 - 55 units

Location - On the site of 417-512 Balcurris Rd.

This scheme will go to tender once demolition of 417-512 Balcurris has started. We expect to make a start on this scheme in the Autumn of 2007.

■ Balcurris 7a/b - 110 units

Location - Off Balbutcher Lane Lower adjacent to 97 - 192 Balbutcher Lane.

The planning application was submitted to DCC in January of this year. These units are for 97-192 Balbutcher Lane.

Silloogue

■ Silloogue 3a - 30 units

Location - Adjacent to Willow Park Grove and south of Silloogue Avenue.

New addresses - Owensilla Terrace.

Due for completion in April.

These units are for residents of 49-96 Silloogue Avenue and Connolly Tower.

■ Silloogue 4 - 124 units

Location - East of Poppintree Park, adjacent to Parc na Cuileann and Marewood.

This scheme is progressing well, and is expected to be completed in September this year. These houses will be for residents of 373-468 Silloogue Road and 1-93 Silloogue Road.



Silloogue 3a/b

■ Silloogue 5 - 135 units

Location - Between Silloogue Avenue and Pinewood.

Started on site in May 2006 and is expected to be completed by the end of this year. These units are for residents of Silloogue Avenue and Silloogue Road.

■ Silloogue 6 - 58 units

Location - Adjacent to Sandyhill Gardens and opposite Marewood, where Sandyhill Avenue 4 stories were.

This scheme was started in January of this year and should be completed in 2008. These units are for residents of Silloogue Road.

■ Silloogue 8 - 60 units

Location - Adjacent to Silloogue Gardens off Silloogue Avenue.

The design of this scheme is progressing and public consultation is ongoing. These units are for 94-186 Silloogue Road. The public exhibition will be carried out early this year and all residents in the neighbourhood will be notified in advance of this.

■ Emerald Co-Op Housing - 37 units

Location - At the end of Gateway Crescent diagonally across from James Connolly Tower.

A contractor has been accepted for this scheme and it is currently being reviewed. Work is expected to start on site this spring.

■ Gateways End - 5 units

Location - Between Gateway Crescent and Silloogue Gardens.

This is a small scheme which will finish off the western end of the original Gateway scheme. We are in the process of applying for planning permission to DCC.

Poppintree

■ Poppintree 5a/b - 148 units

Location- Balbutcher Lane, St. Margaret's Road.

New addresses - Carton Way, Carton Drive, Carton Terrace, Carton Court, Carton Close and Carton Road.

All of Poppintree 5A is occupied. Some of Poppintree 5B is occupied and 10 more units will be handed over in the coming weeks.

■ Poppintree 7 - 14 units

Location - Habitat for Humanity site on the left hand side of Balbutcher Lane heading out of Ballymun, just after the new Poppintree Neighbourhood Centre.

The scheme will be developed by Habitat for Humanity and will provide an opportunity for some local people to purchase a new home. If interested in finding out more about Habitat for Humanity contact them on 01 629 9611.

■ Poppintree 12 - 20 units

Location - Between Balbutcher Way and Graigue Court.

This scheme has started on site and is due for completion at the end of 2007. Allocation of these homes will begin in the near future.

■ Poppintree Neighbourhood Centre

New addresses - Poppintree Terrace, Poppintree Parade and Carrig Road.



Poppintree 5a

This scheme consists of houses and apartments, all of which are occupied. Two of the shops are occupied and others are being fitted out at the moment.

■ Poppintree Community Centre

Refurbishment and extension of the existing building, to provide changing rooms, club rooms, exercise facilities, a large playground and an all-weather 5-a-side pitch.

Duggan Brothers started work in August and the centre is due to be complete in early 2008.

■ Poppintree Park Development

Tenders are being invited for the first phase of the park, which will include the pond attenuation facility, playground for 2-12 age group and new eastern boundary to the park.

Coultrey

■ Coultrey 4/5 - 119 units

Location- Coultrey Drive, north of Coultrey Park

New Addresses - Coultrey Green, Coultrey Place, Coultrey Terrace, and Coultrey Road.

Coultrey 5 is due for completion in March.

Coultrey 4 is due for completion in April.

These units are for 187-282 Coultrey Road.

■ Coultrey Neighbourhood Centre

BRL are awaiting a programme from the contractor for completion of the outstanding external works. All the apartments are now occupied. A hairdresser's now occupies one of the units while Centra and a barber shop are to occupy two other units, leaving one unit available to the market.

■ Coultrey 6 - 64 units

Location - Northern side of Coultrey Park and adjacent to Coultrey Gardens.

Consultation with residents immediately adjoining the development is ongoing.

These units are for 94-86 Coultrey Road.

■ Coultrey Gardens Demolition

Demolition of 1-7 (excluding Nos 3, 4, and 5) Coultrey Gardens is now complete.

Demolition of 3, 4, and 5 to be carried out early this year.

Shangan

■ Shangan 4 - 69 units



Coultry 4/5

Location - At the back of Shangan Gardens.
 New addresses - Whiteacre Place, Whiteacre Crescent,
 Shangan Drive and Shangan Green.
 This scheme started on site in November 2005 and is

expected to finish in Summer 2007.

■ **Shangan 5a/b - 110 units**

Location - At the southern end of Shangan Avenue,
 between Shangan Gardens and Whiteacre.

The draft layout is complete and pre-planning
 consultation with adjoining residents is ongoing. The
 public exhibition will be carried out early this year and
 all residents in the neighbourhood will be notified in
 advance of this.

■ **Shangan Neighbourhood Centre**

This scheme consists of 19 two-bed apartments, 12
 one-bed apartments, 3 retail units and one office suite.
 It will be completed early this year. The apartments are
 on sale at competitive prices and those interested
 should contact Mary Woolhead on 01 222 5618.

■ **Town Centre Plaza**

A Part 8 application has been lodged for the plaza.
 This includes the amaptocare map and an
 underground car park.



Trinity Comprehensive has bright new feature

Linda Quinlan was commissioned by Breaking Ground to make a new work for Ballymun as part of the BG2 per cent for art programme. There were a lot of different aspects to her commission, including working with students at Trinity Comprehensive and Linda has now completed an exciting new mural for the reception area of the new school.

Linda worked with eight students over a period of 3 months on a series of research trips and workshops. The mural is the result of a combination of the students' drawings and ideas, and was painted by the students themselves with assistance from the artist. The students included: Michael Brouder, Ian Coffey, James Coogan, Dean Creedy, Jessica Gibson, Jason Keegan, Ciara Kearney and Sinead Moloney.

The mural, inside the foyer at Trinity Comprehensive, can be seen from outside the building and is a permanent

and exciting addition to the school's future.

Further aspects to Linda's project in Ballymun will launch throughout 2007.



North Wing: Linda Quinlan's new commissioned work for Ballymun

Rediscovery Centre Waste Education Workshop a great success

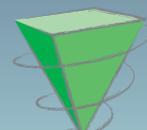
The first Rediscovery Centre Waste Education Workshop took off to a very successful start with the girls from Holy Spirit Girls National School enjoying the **Snakes and Ladders Recycling Game** and other fun-filled activities.

The workshop, which has recently been approved under the National Discover Primary Science Programme, is being run throughout the year as a pilot for the proposed Rediscovery Centre and offers interactive waste education programmes based on the principles of reduce, reuse and recycle.



Holy Spirit Girls enjoying paper making and the Snakes & Ladders Recycling Game in the Civic Centre, Ballymun




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BRL new staff structures

Ballymun Regeneration has strengthened its staff team over the last six months. We would like to introduce you to the people who are now working with you.



Eileen Dennan (Communications and Allocations Manager), Ronan Doyle (Staff Officer), Bernie Moloney (Clerical Officer) and Eamon Pegley (Assistant Staff Officer)

This month we focus on the Communication Team, who are responsible for:

- Pre-planning consultation with the public for all BRL's proposed new schemes
- Monthly meetings with forum representatives and representatives of resident groups to give information on what is happening in their areas
- Publishing the BRL monthly newsletter
- Dealing with general queries and issues from the public
- Presentations to visiting groups
- Street naming in the new schemes
- Organising public events

The Communication Team itself is made up of four people - Eileen Dennan (Communications and Allocations Manager), Ronan Doyle (Staff Officer),

Eamon Pegley (Assistant Staff Officer) and Bernie Moloney (Clerical Officer). As the regeneration project progressed and expanded so much over the last ten years the board of BRL decided that a dedicated communication team was needed. The team is responsible for managing all consultation and communication with local residents regarding all construction contracts.

Carmel Gorman and Willy Dempsey have recently come to work with the team as Community Wardens. Look out for them at work throughout Ballymun.

New Communication initiatives for 2007

In a project as huge as the regeneration of Ballymun, good communication is extremely important. For this reason, the team is implementing several new initiatives during 2007 in order to ensure that people in Ballymun are getting up to date information. These initiatives include:

- A new e-mail address for general comments, suggestions, queries and issues. The address is brl.comms@dublincity.ie,
- A monthly e-mail update, to which anyone can subscribe simply by sending an e-mail with the word "subscribe" to the above e-mail address.
- Notifications of forthcoming new works will be posted under the 'Public Notices' link on the home page of the BRL web-site, www.brl.ie
- Open Days to be held in the Civic Centre in 2007.
- A member of the communication team will be available in forum offices one day a month. Details to be arranged.

BRL operate an open door policy which means that members of the public can come into our office at any time during office hours and speak to a member of the team. You can also phone us on 01 222 7387. Alternatively you can give your queries to our Community Wardens if you see them around the area. They will pass the query back to a member of staff in the office and we will deal with them.