

INTRODUCTION

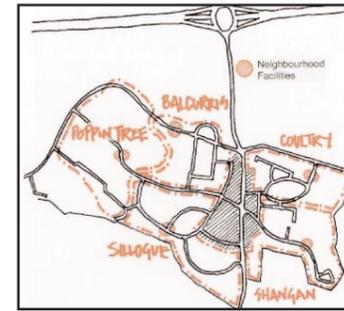
Building new homes is the relatively easy and predictable part of the regeneration project. Managing real economic and social improvements for the community is much harder and often not within the direct control of the regeneration agency. Improving prospects and prosperity is fundamental for a more sustainable and secure future. By the use of particular tax incentives, and the availability of good sites BRL hope to be able to attract appropriate employment, retail, leisure and community development investments from the private sector. To kick start that private sector interest, BRL have identified a number of

important public services which it has targeted for relocation to the high street, e.g. new town hall, new public library, new community arts facility, new social welfare offices, new Garda station and new health board district office.

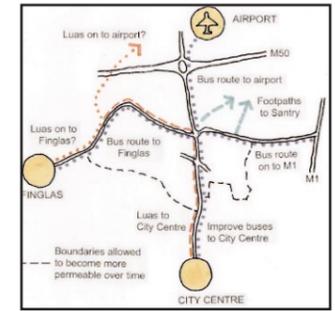
The Department of the Environment are committed to funding the replacement of the homes in the towers and spine blocks; the four storey maisonettes must be included as well. Improvements to the two storey houses are recommended in Section 17.



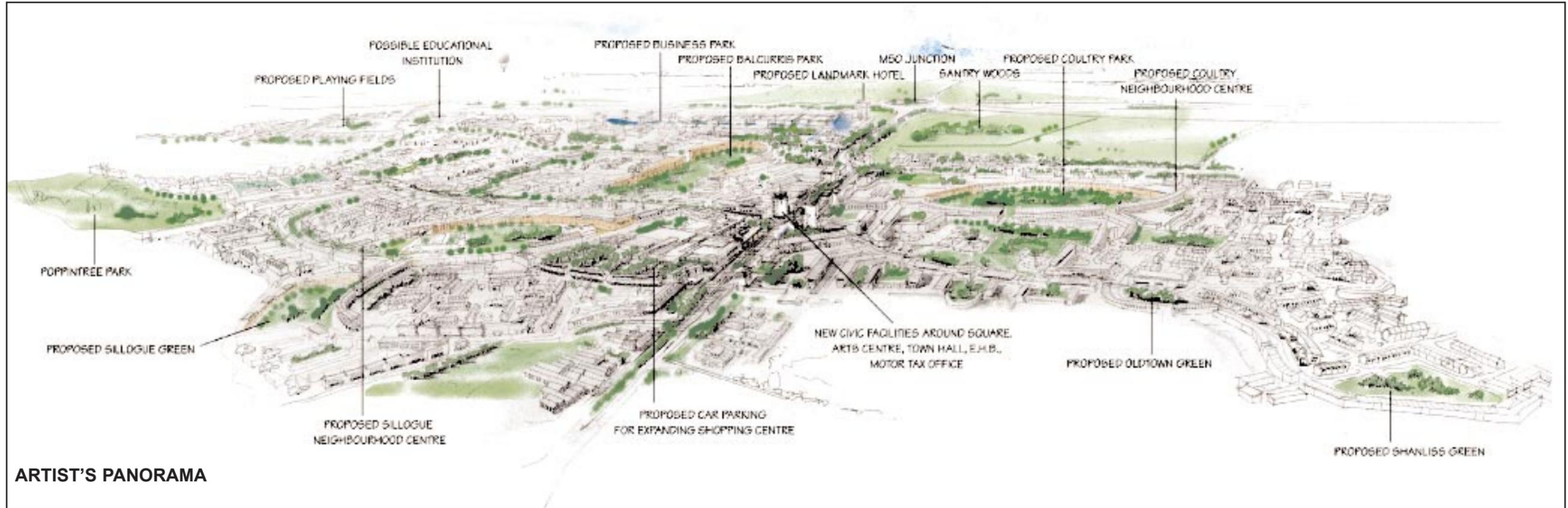
Build a framework for economic improvement



Build a network of neighbourhood centres with proper facilities, shops, meeting rooms etc.



Create new connections between Ballymun and the wider community.



ARTIST'S PANORAMA

What is a Masterplan?

The Masterplan establishes some broad, strategic principles which have to be generally agreed in order to submit the Integrated Area Plan to the DoE by March 31 1998.

The following have to be fixed:-

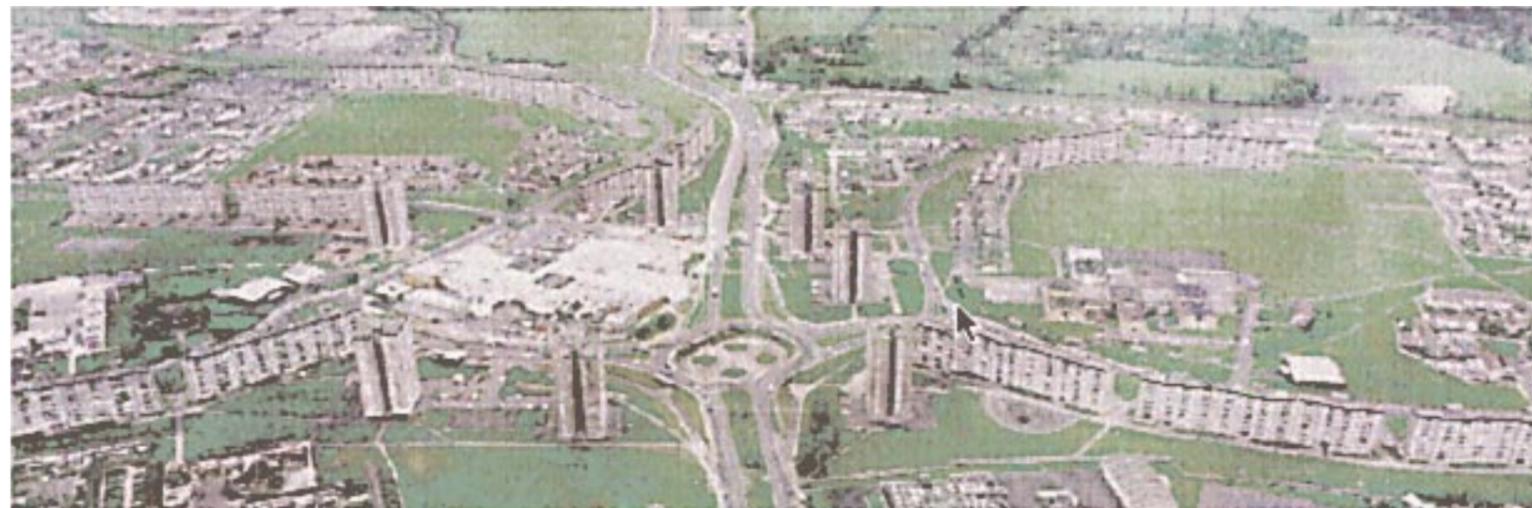
- the possible type, scale and location of land uses - housing, employment, retail, leisure, community, etc
- the location of new main roads and alterations to existing ones
- the size and location of open spaces
- the scale of new buildings

and buildings to be demolished

- the likely housing density
- a phasing strategy that enables early commencement

The Masterplan must be flexible, and so the following remain fluid:

- the actual size of new developments - employment, retail, leisure, community
- the detailed design of the different public places, and all the buildings
- the mix of new homes to be built
- residential car parking layouts
- the sequence of developments



What happens next?

After the Masterplan, the next stage takes about four months and involves the detail design of crucial new road links that unlock sites for new homes. Residents will know who will be moving into the first phases and the homes will be designed with them.

At the end of that stage the plans will show internal layouts, what the buildings look like in detail and the materials to be used for their construction, so that planning applications can be submitted to Dublin Corporation for permission.

The Masterplan attempts to be a flexible framework. Consultation will be on-going throughout the regeneration process.

This section explains what is fixed now and what is flexible.

