



CONSTRAINTS

What are the physical, legal and practical limitations which must be considered when preparing the Masterplan for the new Ballymun?

Housing Constraints

- All of the flats in Ballymun are retained within the ownership of Dublin Corporation.
- 50% of the family housing stock in the estate is privately owned.
- It will be necessary to develop the new housing areas in close proximity to existing households while minimising disruption and ensuring a continuity of access and servicing.
- The amount of land needed to satisfy the housing requirement (approx. 170 acres) is such that all the sites currently occupied by the 8 & 4 storey slab blocks must be built upon and a proportion of parkland associated with Poppintree Park

and Balcurris and Coultrey open spaces must be redeveloped.

Roads

- Ballymun Road divides the community. It cannot unfortunately be moved.

Relocation of Existing Services

There are various sites within the Ballymun area, which require the relocation of existing services and their diversion into the new network to realise the full development potential of the site.



Proposed Network of Services

The redevelopment of Ballymun will require the provision of a new network of services which must respect the areas of Ballymun to be retained. Included in an outline of just one of the 8 private service networks proposed.

Commercial Development

The image of Ballymun is a constraint on inward investment. The introduction of tax incentives is crucial to attracting resources into the new town. Physical restrictions defining the edges of the commercial zone for the new town centre are shown on the accompanying plans.

Archaeology

An Archeological survey of the Ballymun area has been carried out as part of the Masterplan Study. Features have been identified in 4 areas which are intended for potential redevelopment. Detailed investigation of these sites will be carried out by qualified archeologists, if deemed

necessary, and all findings will be published.

Santry Avenue Existing Services

In order to develop this site on Santry Avenue, it will be necessary for the new proposal to take account of wayleaves required by Bord Gais and ESB for the future maintenance of existing gas and high tension power lines through the site.

North Dublin Drainage Scheme

Approval has been given for a scheme to upgrade the foul drainage system for North Dublin. The rising main indicated forms part of this scheme and will be relocated to Ballymun Road within the redevelopment works.

District Heating System

The future of the central boiler house and existing district heating system serving Ballymun is under review and consideration is currently being given to replacing the



existing system with individual boiler units within each dwelling. However these services must be maintained to all tenants during the course of the rehousing work. It is important for residents to understand that the phasing of demolition is very much influenced by this constraint. Blocks at the end of the network (i.e. farthest from the Boiler House) are more likely to be removed early on in the programme.



Overhead Power Lines

The network of 38kv overhead cables which follow the north and south boundaries of Ballymun will be taken down and relocated below ground along designated service routes.

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

This section explains the constraints on the design - this is not a green field site.

