



22. COULTRY

22.1 Constraints

The verge to Santry Avenue has overhead and underground electric cables and a large gas main. Santry Avenue is a busy road and will become busier when Santry Wood is developed. There is a lot of green space within the estate, but pitches are poorly drained and the park is windswept and rather formless.

The current DoE funded redevelopment provides no money for works to the two storey houses. Many are now in private ownership and will be built around so disruption to residents must be minimised. BRL are recommending to the DoE that these dwellings be upgraded, and will be applying for tax incentives and grants to help occupants improve their homes. The drainage defects in the timber clad housing estates should be remedied as part of the overall infrastructure works for the new town.

22.2 Opportunities

The open space is very large and provides an opportunity for an early housing development and subsequent early demolition of some of the spine blocks. The verge to Santry Avenue could provide some early new homes if the services routes permit.

There are convenient gaps in the surrounding housing areas to permit new road links to Santry Avenue and Ballymun Road.

The area around St Pappin's Church is a pleasant enclave and has the only old buildings in the whole estate.

Proximity to the Santry Woods development will offer new job and recreation opportunities. The existing Santry Avenue needs to be widened and provision made for safe pedestrian and cycle ways. Space for this is included in the layout.

22.3 Proposals

To make Coultry an identifiable neighbourhood, two new signed access roads are proposed off Ballymun Road and Santry Avenue. Thus, Coultry can be entered from the north and west without having to go into the centre of Ballymun.

The proposed Coultry Park has elegant sweeping crescents overlooking it that will help ensure it is a safe and pleasant resort. The park will have railings, a playground, be lit and looked after by a warden.

The overhead high tension electric cables must be laid underground. The Santry Avenue verge can then be developed with 'gatehouse' buildings and short terraces. This will create a new, strong residential edge to this important approach and could be in an early phase of the development.

A new children's play area and small green is proposed for the north west corner to enhance the setting of St Pappin's Church and create a pleasant resting point for pedestrians on the way to the Shopping Centre and the proposed main street.

The new links could create a rat-run for rush hour vehicles, however width restrictions and road humps will be introduced at the entry points, along with other traffic calming measures.

Local employment opportunities would be in the Civic Centre, offices, retail and flexible business space units which are proposed along the Main Street. The Santry Woods development will also generate job opportunities.

22.4 Community Facilities

The future requirements of the Gael Scoil which has a temporary planning permission need to be evaluated. On the new link to Santry Avenue is a neighbourhood centre, located to maximise its commercial viability. The facilities might include:

- Convenience store
- Community group offices
- Meeting room
- Small office units
- Childcare club

St Pappin's Church precinct is an attractive setting for community facilities; and a new use must be found for the church before it becomes irretrievably derelict.

The new civic centre facilities will be nearby in the Main Street.

22.5 Objectives

As with all the Neighbourhoods, the main objectives are to:

- Create a distinct identity for the community
- Create focal points so the centre of the community is obvious.
- Create places not just to live in, but to work, shop, learn, worship and play
- Improve community facilities for all ages from childcare clubs, to youth clubs and retired persons lunch clubs
- Improve the landscape setting for retained buildings, schools and churches
- Improve outdoor recreation facilities for all ages
- Create safe and defensible settings for new homes and their car parking
- Improve pedestrian links to the shopping centre and surrounding destinations
- Improve access for bus services
- Provide clear street addresses
- Provide new homes with their own front door on to the street
- Provide family accommodation with a private garden
- Disperse new apartments/flats among family houses
- Locate shops and workspaces in viable locations within 5 minutes walk
- Locate elderly persons homes close to shops and bus stops
- Provide a range of different tenures
- Improve pedestrian and vehicular links to the north to Ballymun Industrial Estate and the proposed new land uses
- Restore St Pappin's Church and improve its setting
- Negotiate pedestrian links across Santry Woods to the new Park
- To utilise the wasteful verge space onto Santry Avenue
- To consider the requirements for the Gael Scoil which currently has a temporary planning permission
- Assist integration of the residents with neighbouring areas

22.6 Recommendations

- Establish outdoor play areas in appropriate places as a priority, (temporary ones if necessary)
- Commence advance planting wherever practical
- Prior to its eventual removal, the boiler house flue should be painted by local artists - hold an ideas competition perhaps
- Two new road links be made to Ballymun Road and to Santry Avenue so Coultry can be independently accessed
- Locate a neighbourhood centre on the new link road to Santry Avenue so it could benefit from passing trade
- To remove the overhead cables and lay them underground
- 3 storey terraced homes surround the new park so as to enclose the space and increase supervision of the park and provide residents with good prospect
- Locate new outdoor play facilities on pedestrian routes
- Landscape the St Pappin's Church precinct
- Create a connecting road through to Shangan
- Relocate the grass football pitch beside the Virgin Mary School for convenience of its students and to improve its setting
- Find an appropriate use for the redundant church building
- Improve the boundaries to existing homes beside the proposed link roads
- The new Park should be well landscaped and have railing and gates to its perimeter
- Design gatehouse buildings at the entrances along Santry Avenue
- Plant an avenue of trees along Santry Avenue
- Use walls and dense planting along the edge to Santry Avenue in the manner of Santry Wood
- The verge at the junction of Santry Avenue and Ballymun road needs a landmark perhaps inspired by St Pappin's Church
- An art and landscape competition could be held for the design of this space
- Seek funding for improvements to existing two storey housing stock

22.7 Existing Properties

22.7.1 Two Storey Houses

See Section 17.1.

22.8 Status of the current plan

The indicative plan illustrated is the synthesis of the objectives and constraints that have been debated with the Design Group and local residents. The proposals are the basis for further consultation and refinement.

Different design teams will be appointed to work on the scheme designs for each phase thus ensuring a variety of design responses.

Feedback from the Exhibition on March 7th. and 8th. has yet to be fully assimilated and incorporated.

A number of concerns were expressed by residents and tenant groups generally relating to detailed design issues such as the precise location and nature of proposed houses and facilities in their immediate neighbourhoods. BRL has made a commitment to the Area Forum Representatives that such issues will be resolved when it comes to the detailed design of individual schemes through in-depth consultation with the Forums and Resident groups concerned.



View West along Santry Avenue.



View from East end of Coutry Park showing the Neighbourhood Centre on Coutry Road.

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