



## 23. SHANGAN

### 23.1 Constraints

The existing roundabout makes a fast and unpleasant route into Shangan and Coultrey; the two destinations are not easily identified.

Demolition of the four storey flats is essential to liberate the greenspace behind them for new homes.

The Virgin Mary Church is a poor quality building and ideally should be given a major facelift. The school building has a very poor setting and only hard play areas within its curtilage.

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.

### 23.2 Opportunities

The Virgin Mary National School and Church need to have an improved setting and with good landscaping their open space can become a prospect for surrounding homes.

If the roundabout on Ballymun Road is removed useful land is regained.

Oldtown and Shanliss will have increased security as a result of the new homes having private gardens backing onto the existing boundary.

Removal of domineering and unsightly spine blocks from the horizon will lead to improved property values generally in the area.

### 23.3 Proposals

To make Shangan an identifiable area, a new signed entrance off a new cross-roads on Ballymun Road is proposed. Shangan Road is largely retained, but at its east end a new park enables safe turning round since this road is a cul de sac.

The footpath link from Oldtown arrives in a new green which has some neighbourhood centre facilities.

New homes are built around the school site, along Shangan Road, and in courtyards behind the road.

Shangan Road and the three greens will be extensively landscaped.

The Virgin Mary National School could have a grass soccer pitch within its grounds. New tree planting along with the new pitch will make a pleasant prospect for the surrounding new homes.

Local employment opportunities would be in the new Civic Offices, Arts Centre and Main Street facilities which will be located near the site of the existing roundabout.

### 23.4 Community Facilities

The existing schools are retained, the setting of Virgin Mary National School is improved. Access from a new residential road to the side of the Ballymun Junior Comprehensive School provides a safe pedestrian entrance and access to the Sports Hall which might, with appropriate management arrangements, be opened for community use.

The Church could be upgraded and the school boundaries reorganised to provide space for an on-campus grass soccer pitch.

The community focus points for Shangan are the schools, neighbourhood centre and three new landscaped places. The range of possible facilities in the neighbourhood centre is:

- Convenience store
- Community group offices
- Meeting room
- Childcare club
- Local health centre

## 23.5 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
- Assist integration of the residents with neighbouring areas

## 23.6 Recommendations

- Re-order access into Shangan off Ballymun Road with new junction at cross-roads adjacent to Town Centre Square
- Locate new link from Shangan directly into Junior Comprehensive School
- Improve setting of Virgin Mary National School with landscaping to include properly drained senior football pitch and play areas
- Create new park and greens, Shangan Park, Oldtown and Shanliss Greens, Shanliss Green to have play and sports facilities
- Enterprise units to be located between Main Street and Shangan to mediate between the differing scales of development and provide places for employment
- Neighbourhood facilities to be located on Oldtown Green
- Upgrade facilities of Ballymun Junior Comprehensive and increase access and usage
- Refurbish and give face lift to Virgin Mary School and Church
- 3 storey terraced homes surround new parks and school grounds so as to enclose the space, increase supervision of the spaces and provide residents with a good prospect
- 2 storey terraced homes to be built in courtyards and small cul de sacs behind principal road frontage
- Seek funding for improvements to existing two storey housing stock

## 23.7.0 Existing Properties

### 23.7.1 Two Storey Houses

See Section 17.1.0

### 23.7.2 Four Storey Flats

See Section 17.5.1

## 23.8 Status of the current plan

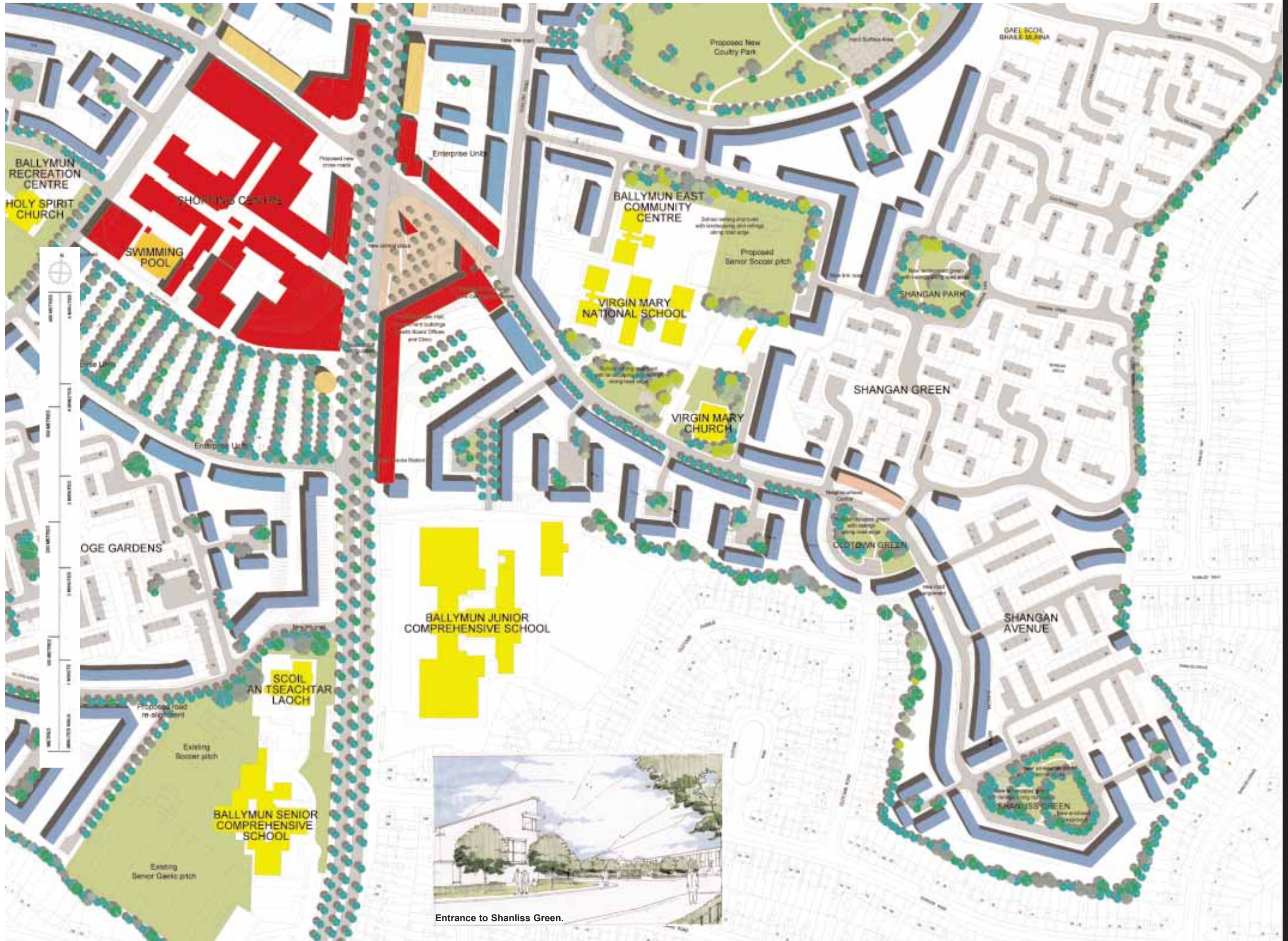
The indicative plan illustrated is the synthesis of the objectives and constraints that have been debated with the Design Group and local residents. The proposals are the basis for further consultation and refinement.

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 in Ballymun 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.





Entrance to Shanliss Green.

