



25. SANDYHILL/SILLOGUE

25.1 Constraints

The overhead electricity cables need to be laid underground to a new route before new homes can commence construction. Demolition of four storey flats is essential to liberate the greenspace behind them for new homes. Demolition of buildings ideally needs to commence from the ends of the district heating main runs.

The existing schools on Ballymun Road need all their existing playing field space so any new entrance off Ballymun Road must be north of the Gael Scoil.

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.

25.2 Opportunities

The underused open space along the southern boundary is crucial land to unlock for new homes.

Road side verges could be much improved with tree planting, and in some places are wide enough for new homes.

Pinewood/Willow Park Grove will have increased security as a result of the new homes having private gardens which will back onto the existing boundary.

The visually obtrusive overhead high tension cabling which runs along the southern boundary will be placed underground.

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

25.3 Proposals

To make Sillogue/Sandyhill an identifiable neighbourhood a new signed access road is proposed off Ballymun Road just north of the Gael Scoil; this will link to the existing Sillogue Road and its west end will be extended to connect into Balbutcher Lane. Thus Sillogue/Sandyhill can be entered from east and west without having to go into the centre of Ballymun.

Two green spaces will be created that will help give Sillogue/Sandyhill a distinctive character. A new green to the south and Holy Spirit School Park which will be embraced by two new housing crescents. The playing fields of the Ballymun Senior Comprehensive School make a pleasant prospect for new homes on its perimeter.

Local employment opportunities would be in the enterprise units proposed around the new car park for the Shopping Centre.

Ballymun library is a pleasant spacious building, but rather isolated and it is proposed it could move to new space in the main street beside the proposed Arts Centre. At an improved location and with more space it could be open longer hours, be more of a community resource centre, and share some facilities with other civic buildings.

25.4 Community Facilities

The existing schools are retained and their settings improved. The Ballymun Recreational Centre - White Elephant - is an important facility that needs extra investment: one option might be to build a new club beside the existing Pool in the Shopping Centre.

The community focus for Sillogue/Sandyhill will be a collection of facilities beside the school and near the already planned Ballymun Day Nursery. This location will maximise the commercial viability of shops. The range of possible facilities is:-

- Convenience store
- Community group offices
- Meeting room
- Senior citizen's day centre
- Enterprise workspaces
- Childcare club

25.5 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, 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 the proposed new land uses

25.6 Recommendations

- Make a new signposted entrance into Sillogue from Ballymun Road
- Take down and bury overhead electric cabling
- Improve settings of Ballymun Senior Comprehensive School and Scoil An tSeachtar Laoch with landscaping retaining senior football and Gaelic football pitches
- Create new Green adjacent to Sillogue Gardens to include play and sports facilities
- Enterprise units to be located between Main Street and Sillogue to mediate between differing scales of development and provide places for employment
- Neighbourhood facilities to be located adjacent to the Holy Spirit National School
- Changing and club house facilities to be located close to pitches behind Ballymun Senior Comprehensive School
- Stonehenge mound and sculpture to be removed and land used for apartments of say 6 storeys, mixed tenure
- 3 storey terraced houses to principal road frontages and park to enclose the space increase the supervision of it and provide residents with a good prospect
- 2 storey terraced housing be built in cul de sacs behind principal road frontages
- Seek funding for improvements to existing 2 storey housing stock
- Preserve mature trees to north of Scoil An tSeachtar Laoch

25.7.0 Existing Properties

25.7.1 Two Storey Houses

See Section 17.1.

25.7.2 Four Storey Flats

See Section 17.5.1

25.8 Status of the current plan

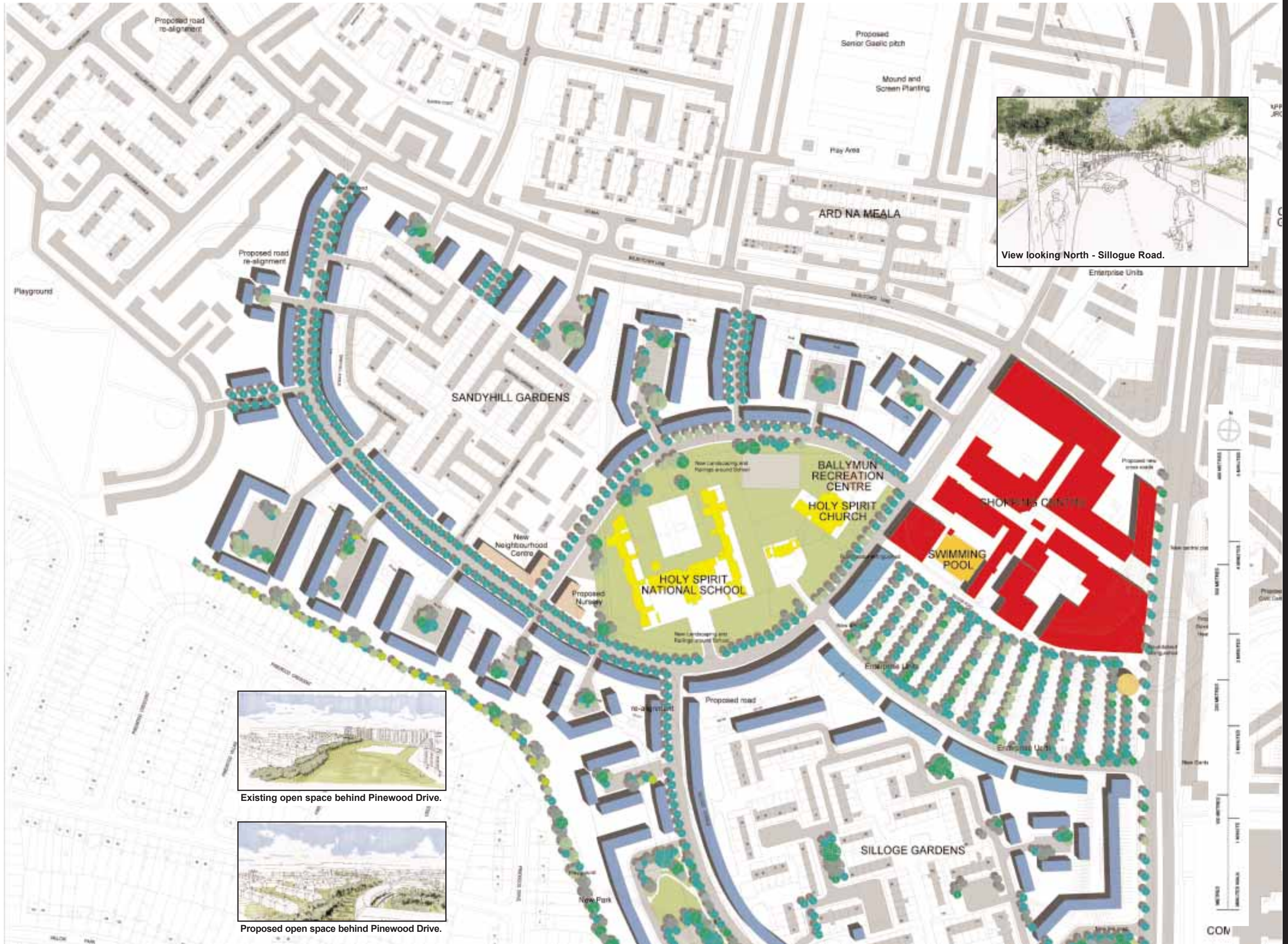
The indicative plan illustrated is the synthesis of the objectives and constraints that have been debated with the Design Group and local residents. The proposals are the basis for further consultation and refinement.

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.

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



View looking North - Sillogue Road.



Existing open space behind Pinewood Drive.



Proposed open space behind Pinewood Drive.

