



26. POPPINTREE PARK

26.1 Constraints

The overhead cables need to be re-routed underground. The area needs a new main foul sewer linking to Ballymun Road. The Park is the best of the open spaces in Ballymun but has never been developed to the standards of a public park. The pitches are not drained, there is no parking and no changing facility.

26.2 Opportunities

Several edges of the Park need better containment for safety and security reasons. The east end of the fenced area is flat grass with few trees and will be the only opportunity in the Shangan/Sandyhill neighbourhood to build first phase housing before any demolition takes place.

Cedarwood Road and Oakwood Close 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.

26.3 Proposals

The proven ways to make parks safer and more secure are to arrange houses so fronts overlook public space, to organise a perimeter road, to provide railings, to light footpaths, and to have park wardens. To these ends, three sides of the Park have new sections of road some of which connect to existing cul de sacs thus making them contiguous. The Park is reduced in area, but the lands to the east have never been landscaped as park and are currently formless; it is crucial for Sillogue to use those lands for new homes.

The new park-side roads link to Jamestown Road thus allowing easier public access to the Park and car parking can cater for sports events. The existing vandalised park compound and tennis courts will be relocated to a more supervised location and new changing facilities will be provided.

The residents of Belclare Crescent will lose their view over open green space, but a new landscaped avenue will lead to the Park. Belclare Park will be properly landscaped and overlooked by new homes. The spare land on Belclare Way will have new homes around a small green.

26.4 Community Facilities

The pitches will be upgraded and drained and new changing facilities and car park provided. The east side will have a new play area at the confluence of footpaths.

26.5 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
- To improve the security and management of the Park
- To facilitate integration of the new homes and their residents with those in the surrounding district.

26.6 Recommendations

- The setting and fabric of the two storey houses, both private and rented, be improved
- Balbutcher Lane grass verges and slip roads be developed so as to help calm the fast roadway, reduce the divide between the estates to north and south, to create a series of useful, defensible greens, to create focal points and communal facilities within the community and to build new houses
- Poppintree Park pitches be reconfigured, with new drainage, and changing facilities in the manner illustrated
- The edges of parks to be inhabited. The fronts of buildings (not gables or rear gardens) should overlook roads on the perimeter of the parks
- The perimeter of the parks should have railings to help define management responsibility and create safe places
- The tenure of new homes immediately adjoining the Park perimeter beside existing communities in Glasnevin be co-ownership, private ownership and/or elderly persons accommodation to assist integration between communities
- Pedestrian routes in and around the Park be lit.
- An equipped play area be established at the west end of the Park as soon as possible
- The remaining vacant spaces within Poppintree be improved as small greens with good landscaping, defined edges, be well managed and overlooked by new homes where appropriate

26.7 Existing Properties

26.7.1 Two Storey Houses

See Section 17.1.

26.8 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.



East end - Poppintree Park.



View down Belclare Crescent.

