

27. POPPINTREE

27.1 Constraints

Balbutcher Lane is a fast and dangerous road which separates Belclare from Poppintree North.

There is a lack of visible open space/recreation area in the vicinity of Poppintree Courtyards.

Poppintree Courtyard schemes with rear lanes and back garden walls facing onto main through routes give poor visual amenity to the area.

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.

27.2 Opportunities

Poppintree is a settled community with a limited opportunity for low scale, infill development to provide screening to exposed rear boundaries.

Opportunity exists to develop on sites north of Balcurriss Road and establish links with employment generating and recreational opportunities on Naul Meadows.

Balbutcher Lane can be downgraded to become a residential street, traffic calmed and provide sites to develop housing and usable open spaces. It also gives the possibility to improve links between North Poppintree and Poppintree Park.

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.

27.3 Proposals

Infill development on edges of open spaces within Belclare.

Development of housing and parks along Balbutcher Lane.

Changing the alignment of Balbutcher Lane and reducing traffic speeds.

Developing new housing area between Balcurriss Road and Naul Meadows.

27.4 Community Facilities

Provision of Neighbourhood Centre at confluence of routes connecting North and South Poppintree and Balbutcher Lane. This location will be for the convenience of the greater number of residents. The range of possible facilities is:-

- Convenience store
- Community group offices
- Meeting room
- Senior citizens' day centre
- Childcare club

It is proposed to upgrade the existing community centre with additional facilities and estate management offices. It is also proposed to locate a playground adjacent to this community centre.

At the western end of Balbutcher Lane it is proposed to locate enterprise units and additional neighbourhood facilities which might develop into a proper Neighbourhood Centre once the Luas line extends to this location and new private housing is developed on adjoining lands to the North-West.

27.5 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 recreate.
- 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.
- to anticipate new links to the new land uses on the M50 corridor.
- to anticipate consequences of the Luas reserve, terminus, possible yard and future links to Finglas/Airport.
- to introduce landscape belts through the courtyard housing area to create shelter belts and reduce the scale of the estate.

27.6 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
- to advocate the Luas be extended to Balbutcher Lane.
- improve the facilities and setting of the Poppintree Community and Sports Complex.
- establish workspaces, and shops if viable, at the west end of Balbutcher Lane.
- establish a neighbourhood centre on the realigned bend in Balbutcher Lane.
- reconfigure the Balbutcher Lane junction with Jamestown Road to create a 'T' junction with new 'gateway' buildings.
- the existing vacant spaces within Poppintree to be improved as small greens with good landscaping, defined edges, be well managed and overlooked by new homes where appropriate.

27.7 Existing Properties

27.7.1 Two Storey Houses

See Section 17.1.

27.8 Status of the current plan

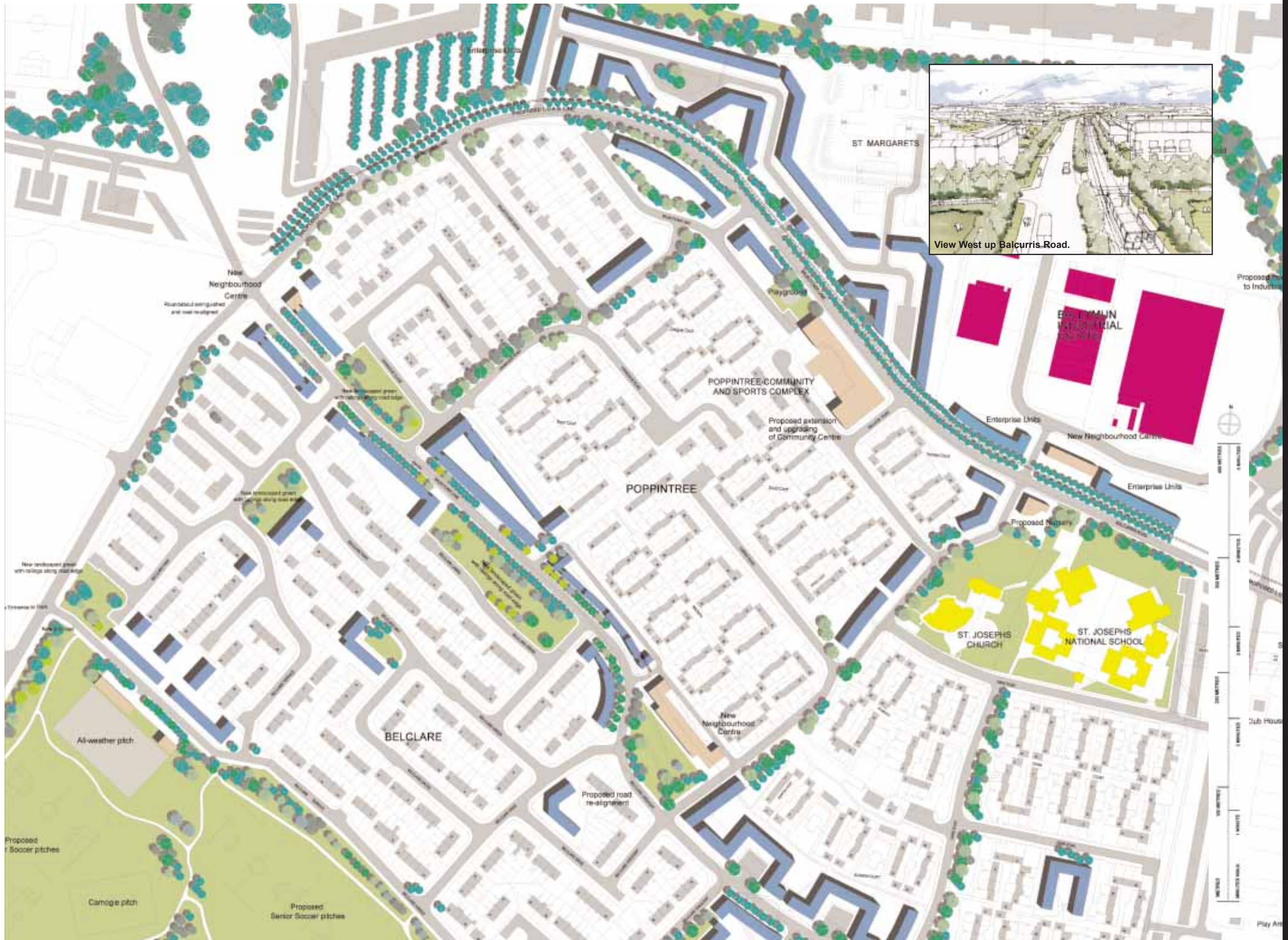
The indicative plan illustrated is the synthesis of the objectives and constraints that have been debated with the Design Group and local residents. The proposals are the basis for further consultation and refinement.

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 up Balcurris Road.

