



## 28. BALCURRIS

### 28.1 Constraints

Two spine blocks and one tower have been refurbished and will therefore be in the last phases of demolition. This neighbourhood is dense and has most flats to be demolished so it will be necessary for some residents to move to other neighbourhoods. There is a large gas main traversing the site which cannot be built over. The Ballymun United pitch is well used and a popular focus of activity. Being close to the existing Shopping Centre Balcurris relies on those facilities, there are only container shops within the area at present.

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.

### 28.2 Opportunities

The playing field area is huge and if smaller and with better containment to its edges and new tree planting it could become a good local park.

The Luas route could come north of the Shopping Centre to the Santry Avenue junction and if a reserve is provided it might run west along Balcurris Road to the far end of Balbutcher Lane. Balcurris Road will become busier, serving new developments off-site to the north and west, this will create passing trade and enhance the viability of local shops.

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

### 28.3 Proposals

To make Balcurris an identifiable neighbourhood a new signed access road is proposed at a new cross-roads junction with Santry Avenue. This new road will link into the existing Balcurris Road running westwards. A reserve is shown for the Luas to serve the whole east and north side of Balcurris.

An early development of terrace houses around the upgraded pitches will create the new Balcurris Park. The pitches should be well-drained, with changing facilities and surrounded by trees and the park enclosed with railings. At the northern end there will be a grand crescent of homes overlooking a landscaped green and Balcurris Park.

There is an opportunity for a bus turnaround within the retail store site. The parking area could be used for a park and ride link with Quality Bus Route system and the Luas. The impact of car traffic from the M50 junction is minimised if park and ride is in this location.

BRL will provide a site for a managed animal care facility on Naul Meadows.

Local employment opportunities would be in the new enterprise units, on the existing Ballymun Industrial Estate, the new employment zone immediately to the north, and in the Main Street.

### 28.4 Community Facilities

The existing St Joseph's School and Church are to be retained and their setting improved by new housing to the east and west. There will be a pedestrian route from it to the playing fields in Balcurris Park. Balcurris Road will be busier and so shops on it become viable especially near a Luas halt. A playground could be provided in the new park.

Balcurris will have the Park and the improved setting of the school and church as new focus points. The range of possible facilities is:-

- Convenience store
- Community group offices
- Meeting room
- Enterprise workspace
- Pub

## 28.5 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 to give dignity to residents
- 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

## 28.6 Recommendations

- A new road link be built to create Santry cross-roads and a specific entrance into Balcurris
- The LUAS reservation be incorporated in design studies
- The playing fields be configured in a properly landscaped setting with new changing facilities
- The neighbourhood centre be located on Balcurris Road near a LUAS stop to maximise passing trade for its shops
- enterprise units be located beside the neighbourhood facilities
- the main east-west road be called Balcurris Road and use of the Balbutcher Lane name stop at the new 'T' junction with Jamestown Road so as to avoid confusion
- relocation of the Animal Care premises to a new site with fenced field and access to a possible bridleway
- establish outdoor play areas in appropriate places as a priority
- commence advance planting wherever practical
- 3 storey terraced homes surround the new parks so as to enclose the space, increase supervision of the park and provide residents with a good prospect
- 2 storey terraced homes be built in courtyards and small cul de sacs behind principle road frontages
- predominantly apartments be built overlooking the park on its north side, these could be 4 storeys high
- the landscape setting of St Joseph's Church and School be improved
- the School and Church be encouraged to upgrade their sites
- the prominent frontages to the new Santry Avenue/Ballymun Road junction have well designed landmark buildings
- new play area be located in Balcurris Park
- Enterprise units and managed workspaces be located between housing and the main street buildings
- Balbutcher Lane have new housing along its frontages
- Safe pedestrian links be made to the shopping centre
- Opportunities for private residential development such as student housing, be explored for main street sites
- Seek funding for improvements to existing two storey housing stock

## 28.7 Existing Properties

### 28.7.1 Two Storey Houses

See Section 17.1.

## 28.8 Status of the current plan

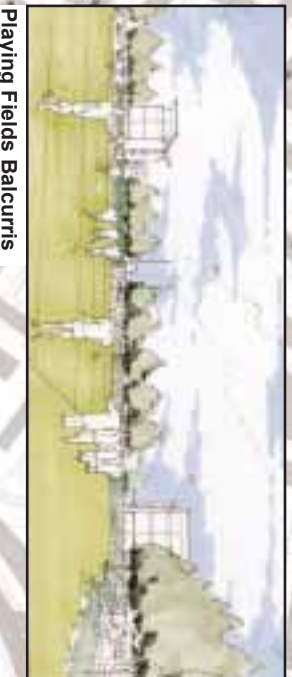
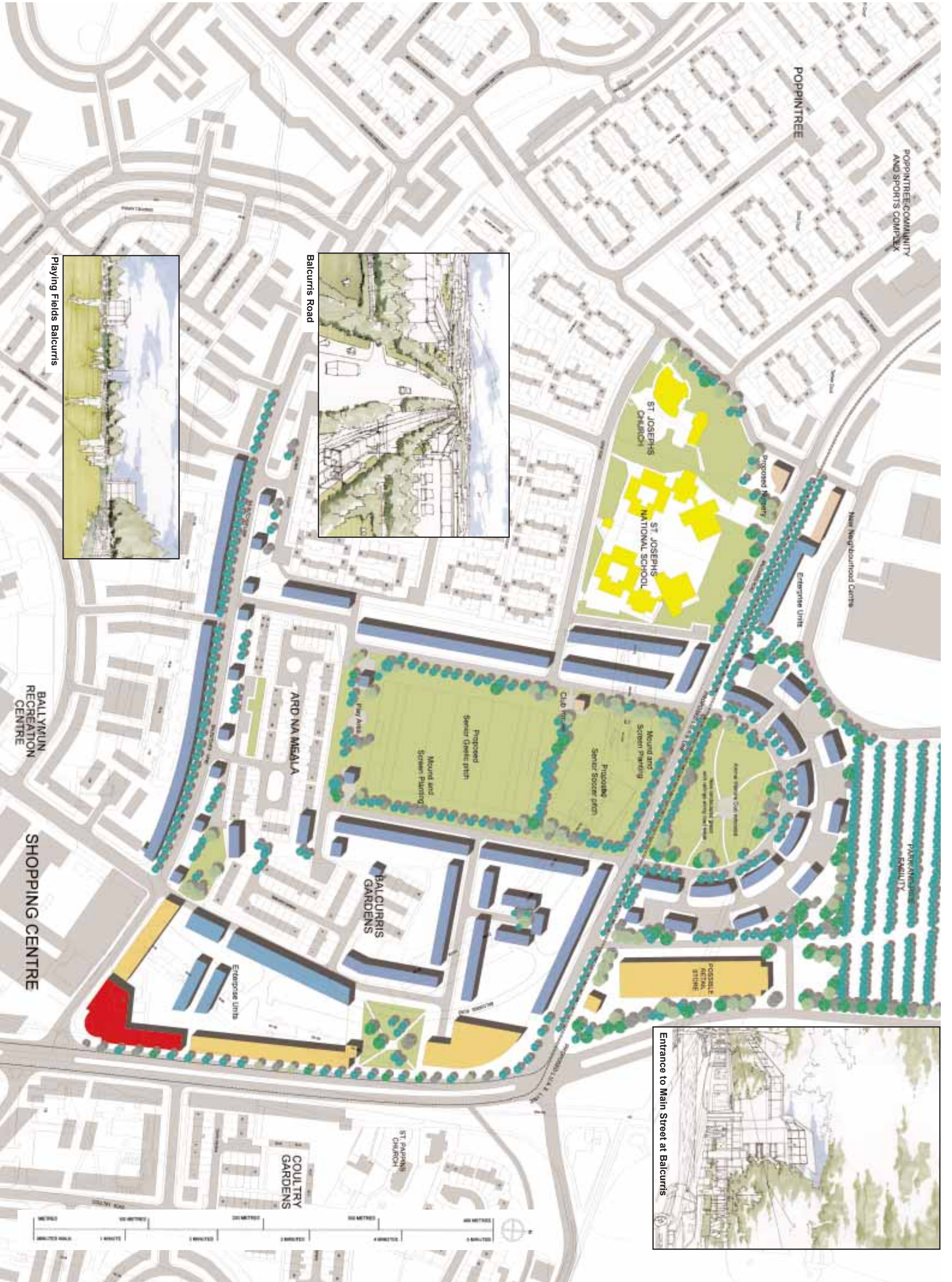
The indicative plan illustrated is the synthesis of the objectives and constraints that have been debated with the Design Group and local residents. The proposals are the basis for further consultation and refinement.

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.

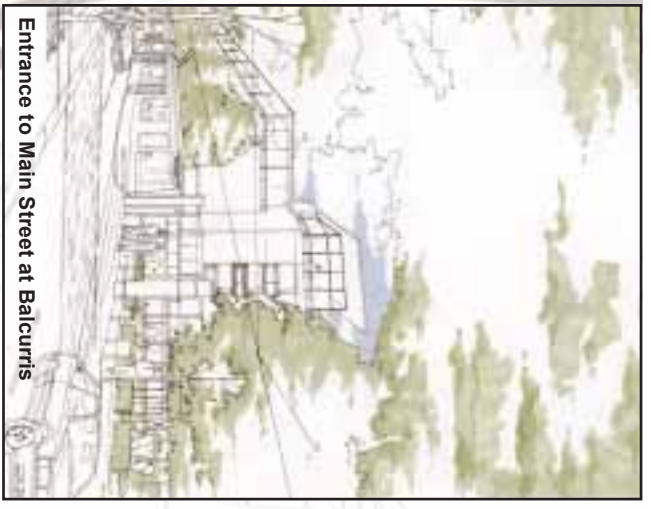




Playing Fields Balcurris



Balcurris Road



Entrance to Main Street at Balcurris

The Masterplan attempts to be a flexible framework. Consultation will be ongoing throughout the regeneration process.

