

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

This section explains the development pressures resulting from the new motorway.

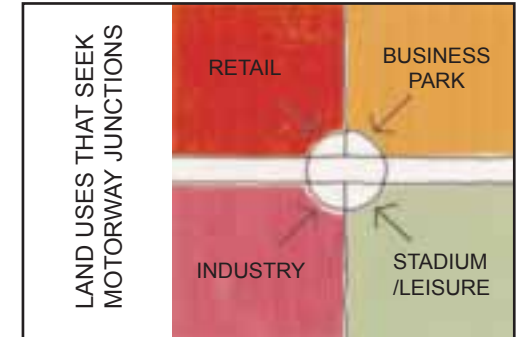


**M50 Corridor**

Recent history has illustrated the pace at which development has lined the M1 corridor. The Ballymun section of the M50 has been open for a year and development pressures are being exerted all along its frontages. This is good for Ballymun because development on its north side means it is not longer on the edge of the City, but embraced by it.

These lands come under Fingal County Planning Authority, and some are owned by Dublin Corporation. The lands within the study area are Santry Woods, Naul meadows (sometimes referred to as Sillogue Park, Naul Park or 7 pitches) and the Technology Park site.

Any significant developments on these lands will depend upon the North Fringe Interceptor Relief sewer project providing foul drainage. This major piece of infrastructure is to be funded by the DoE and is planned to commence in 1999. Early phases of new homes are not dependent upon this infrastructure.



**Technology Park Site**

This received tax designation in 1996 but has not commenced, probably because road access is via St Margaret Road - a minor country lane. The developers are in discussions with BRL concerning a possible land swap and joint venture to transfer their proposals to Naul Meadows so as to be close to the M50 junction. The Masterplan shows the impact of this swap, and proposes new housing on the former site around a recreation park off a realigned Sillogue Lane.

An important factor for the future of these lands is the route of the Luas. The Masterplan advocates extending the Luas along Balcurris Road to the end of Balbutcher Lane. From that location the Luas could run northwards for an economical motorway crossing and/or further west to serve Finglas.

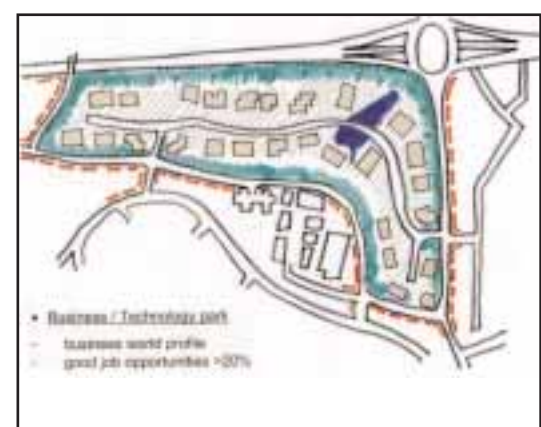
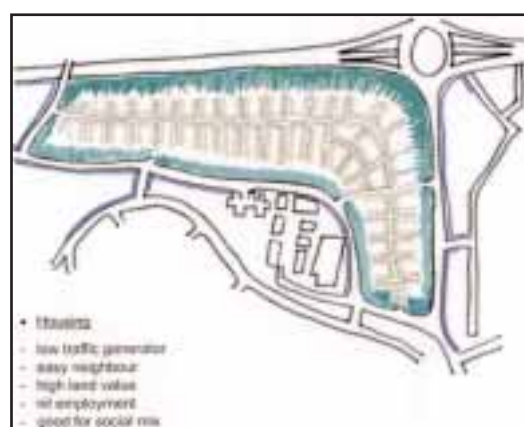
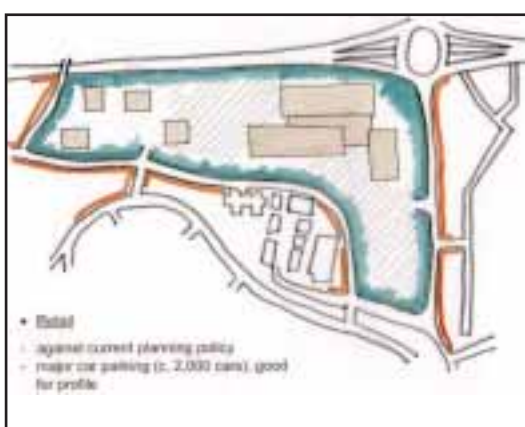
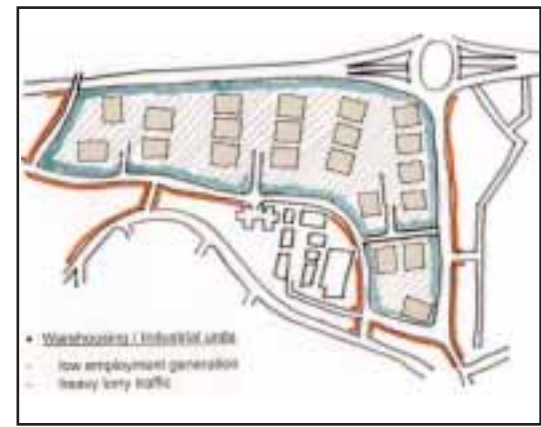
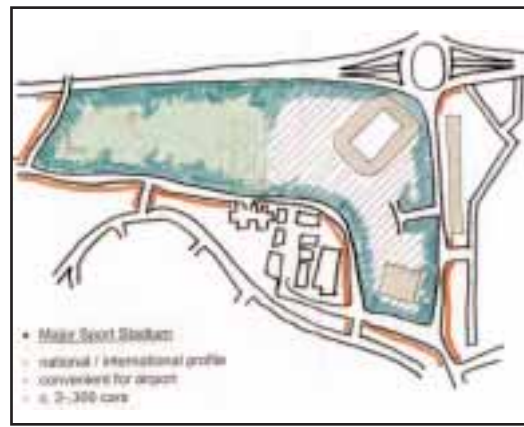
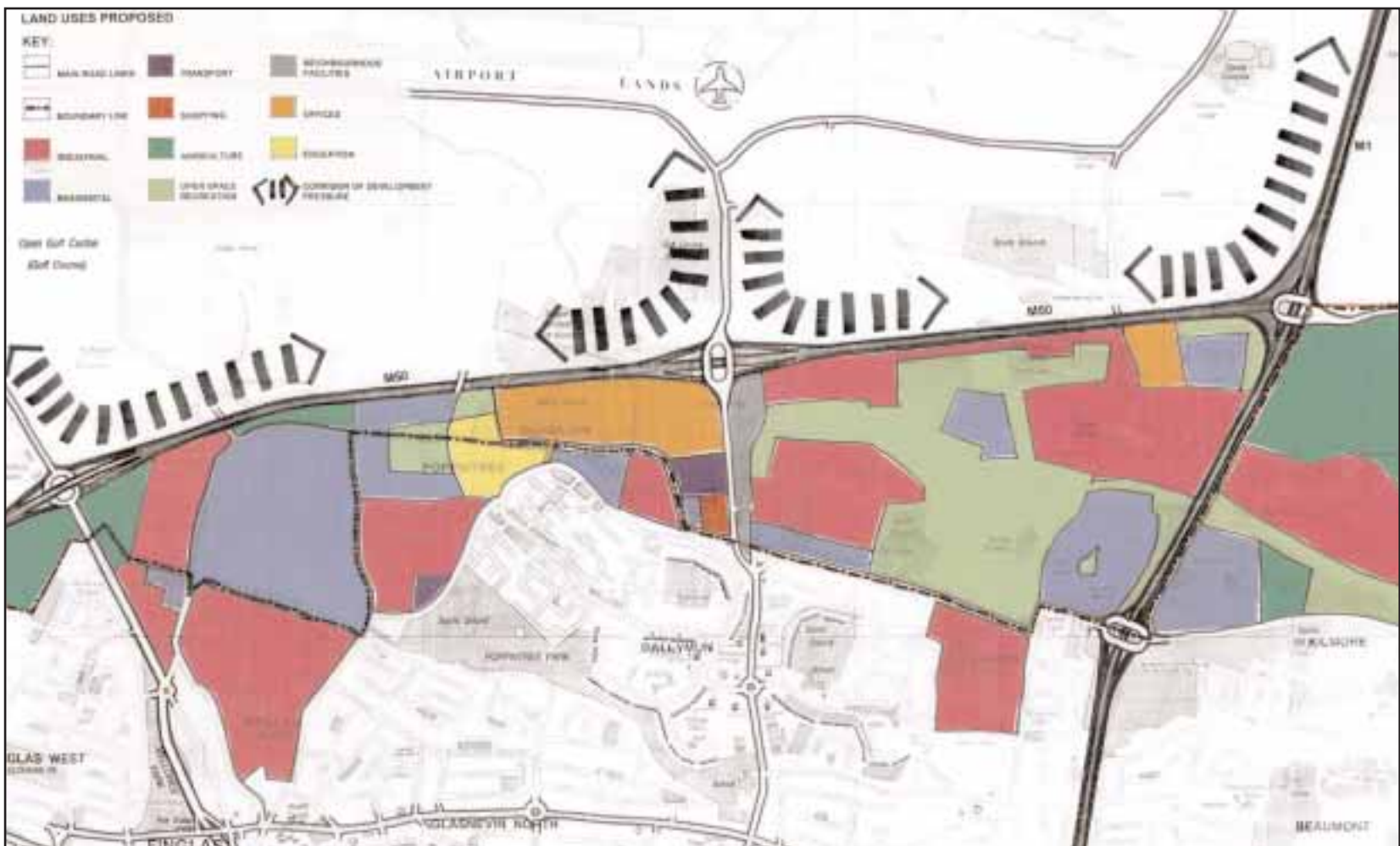
Discussions with CIE regarding the Luas reveal their interest in having a service yard site at the end of this route. The site area needed is c. 3 hectares, it would employ maintenance and cleaning staff but could be an unattractive neighbour for other land uses.

**Naul Meadows**

This land is now prime development land because of its easy access from the M50. Loss of such green fields is philosophically undesirable, but an inevitable consequence of planning the M50. Most importantly though its employment generating potential is crucial for Ballymun's future. The existing meadows have been adapted in an ad hoc way for playing fields. The pitches are managed by the Corporation, but are poor quality - no drainage, grazed on by horses - and there are no parking or changing facilities. Some 24 pitches exist, but only 11 are regularly used, many by clubs from outside Ballymun. The needs of Ballymun clubs have been addressed and the required number of properly drained and facilitated pitches will be provided.

Various land uses have been investigated and their impact can be summarised in the diagram on the right:

Of these uses the most likely one to be viable that will bring employment opportunities is the business/technology park.



**Santry Woods**

A draft variation to the Fingal County Development Plan in respect of these lands is presently on display which envisages a mixed use development. The land uses proposed are business park, industrial park, private housing and recreation. The heavy traffic of industrial or warehousing uses is not desirable and currently a greater residential and business park emphasis is being discussed. BRL support the development proposals provided it can influence the plans to ensure that the development complements and adds to the Masterplan.

For Ballymun, this means the edges of the Santry Wood development are more likely to be residential which is a good neighbour use, and because it will be for-sale housing it will help improve the image of the surrounding areas and bring more spending power near to Ballymun Shopping Centre.

The buildings to be encouraged along the east side of the Ballymun Road are hotel, offices, petrol station, apartments and other tourist accommodation.

Access for Ballymun residents to the existing National Athletics Stadium, possible new recreation facilities, and leisure park will be by a new road off Santry Avenue (opposite the new Coutryr access) and proposed pedestrian entry at the south west corner by the Ballymun Road/Santry Avenue junction.



**Sillogue Lane Site**

One option for part of Naul meadows is a third level education college, this could bring a lot of students to the area and offer education systems appropriate for some residents in Ballymun. The viability of this land use will continue to be explored.

Space for a managed Animal Care Facility is proposed and detailed arrangements are being explored by BRL.

Another option is a Sports Academy, this would provide outdoor and indoor recreation facilities.

