

31 SUSTAINABILITY

31.1 Introduction

31.1.1 Sustainable Development; A Strategy for Ireland. The Department of the Environment published the Strategy in 1997 which established a policy framework for sustainable development. Land use planning is seen as significant in the development of a Sustainable Development Strategy, and urban regeneration is identified as a key policy objective.

Policies identified as assisting the achievement of sustainable urban regeneration include:

- Integrated strategic economic and social planning;
- Improved accessibility for regeneration areas;
- Design flexibility for multi-use and zoning;
- Promotion of open space; and
- Promotion of the partnership approach and the incorporation of ecological principles.

The Strategy states that the concept of sustainability has a social as well as environmental dimension. Positive measures should counteract social segregation and promote tenant participation and involvement. The report document notes that circa. £200 million was announced by the Ministers of Environment, and Housing and Urban Renewal in March 1997 for the implementation of an integrated strategic plan for the economic and social development of Ballymun.

31.1.2 The current draft Masterplan is provisionally assessed using the illustrated matrix.

CRITERIA	KEY QUESTIONS	INDICATORS	PLAN ASSESSMENT and DESCRIPTION
1. Local economy and employment	1.1 Does the plan increase the number of job opportunities in the area?	Number of new jobs created in the area and neighbourhood	Full development of available sites could produce up to 4000 new jobs, including construction employment.
	1.2 Does the plan improve the range of job opportunities for all sections of the community?	Breakdown of types of jobs; skill level, male or female	Exact proportions will depend on inward investment success. Economic development proposals provide the full range of job opportunities; from manual and low skilled occupations, e.g. security, catering, to highly skilled technical and managerial occupations in high technology industry.
	1.3 Does the plan improve job opportunities in the area during construction and implementation phase?	Number of construction jobs taken by local residents. Number of maintenance and management jobs taken by existing tenants in housing.	Target - 10% - 20% local labour in redevelopment contracts. Target - 30% local employees in any service contracts
	1.4 Does the plan include a range of financial and other incentives?	Number and type of financial incentives to encourage further industrial and commercial development in the area.	Financial incentives applied as per DoE guidelines and 1998 Finance Bill to employment areas, as noted in 1.6 below.
	1.5 Does the plan improve training opportunities?	Number of job training opportunities and courses and number of beneficiaries.	BRL and existing agencies (Ballymun Partnership, Job Centre, Co-op, DCEB, FAS, etc.) are involved in employment and training schemes.
	1.6 Does the plan provide new sites for industry/employment?	Number of sites and area of land proposed for new employment uses.	Main sites for new employment: • Sillogue Park/Naul Meadows, c.43 hectares • Ballymun Industrial Estate, 6.5 hectares • Town Centre, 17 hectares
	1.7 Does the plan improve employment opportunities in the adjacent area for resident population?	Estimate number of jobs created within 2 miles of the Ballymun area.	Proposals concentrate on employment within Ballymun plan area. Adjoining areas will also benefit.
2. Use of energy and natural resources	2.1 Does the plan improve energy efficiency in 'new' housing and therefore reduce carbon dioxide emissions ?	Type of energy efficiency measures proposed for improved housing, including better insulation, new heating appliances, individual heating controls, improved energy conservation awareness.	See Section 21: 100% of new homes will be best practice, achieving:- • 30% reduction in primary energy use compared to new housing built to current regulations; • 20% reduction in water consumption compared to new housing built to current regulations. 5% new homes will be innovative. 1% new homes will be experimental.

	2.2 Does the plan reduce use of non-sustainable natural resources?	Use of recycled or waste material, reduce water consumption, use timber from well managed sustainable sources.	See Section 21 All houses will have low flush WCs, rainwater collection for watering gardens, insulation will be recycled material. Innovative resource saving devices on 5% of the houses such as jet spray taps, rainwater collection for flushing toilets, showers instead of baths and very low flush WCs. Experimental resource saving devices on 1% of the houses such as grey water recycling.
3. Housing conditions and indicators	3.1 Does the plan improve general housing conditions and standards?	Number of dwelling improved with details.	2820 new dwellings are to be built to replace substandard 1960's high rise stock. 95% of this will be to current best practice, 4% will be beyond best practice and 1% will be experimental. Finance will be sought to upgrade retained two storey houses.
	3.2 Does the plan promote a mix of tenure (housing associations, private sale, private rent)?	Potential number of new housing by tenure. Potential sale of Corporation housing to private sector.	Of the 2820 new houses being built by BRL all will be available for purchase by the tenants. Help may be provided in the form of part ownership schemes and discounts to long term Corporation tenants. Site will be made available for Housing Associations within this number. There will also be over 500 privately built houses.
	3.3 Does the plan provide sites for new housing?	Potential new housing sites including areas and tenure.	See above.
	3.4 Does the plan provide for improved housing management and maintenance?	Description of new management and maintenance arrangements and role of tenants and local organisations.	Decisions on management and maintenance will be taken by local residents through a resident management committee.
4. Social and educational deprivation.	4.1 Does the plan provide for improved primary and secondary educational opportunities in the area?	Number of new schools and school places in the area or adjacent to the area.	The programme will develop educational links with the school, third level colleges and educational providers to address the fundamental issue of improving educational attainment.
	4.2 Does the plan provide for adult education opportunities in the area?	Number of new adult education places in the area or adjacent to the area.	The plan recommends support and reinforcement for adult education in the area through increased access to childcare, thus facilitating improved access to training programmes.
	4.3 Does the plan attempt reduce crime in the area?	Description of crime reduction measures.	The community development initiatives with youth, the Garda, and EHB will seek to address the principle causes of crime in Ballymun. The layout will incorporate 'secure by design' recommended standards.
	4.4 Does the plan attempt to reduce social deprivation in the area?	Description of social deprivation measures.	The programme will endeavour to use the major capital investment and changes planned in the coming years as a catalyst to develop solutions to the primary factors of social deprivation. Key challenge will involve increased access to education, training and jobs for the four major target groups: unemployed youth, long term unemployed, long term sick, lone parents.
	4.5 Does the plan improve community awareness and involvement in the area?	Description of community participation measures during planning and implementation phase. Description of possible long term community involvement in management of whole area.	See Sections 3, 4, 6. There has been extensive consultation and this will continue throughout the project. An implementation and management forum will be set up to oversee all activities.

