

5. Efficient use of land encouraging compatibility and flexibility.	5.1 Does the plan encourage higher housing densities?	Overall gross densities in Ballymun area.	Section 17.6.0 Existing density is 115 bedspaces/hectare; proposed density is c.120 bedspaces/hectare; surrounding areas range from 90 to 130 with some local net densities up to 234 bedspaces/hectare .
	5.2 Does the plan reduce waste and under-utilised land?	Areas of land that are at present vacant but will be developed for recreational, housing or other uses.	The existing tracks of underused open space which will be developed comprise 160 acres; this includes the sites of flats to be demolished.
	5.3 Does the plan reduce incompatibility between different land uses?	Definition of any potential land use conflicts compared with present conflicts.	Objections lodged against incompatible land uses proposed
	5.4 Does the plan allow for flexibility in the longer term planning and use of land?	Areas of land with proposals but without firm commitments which would allow flexibility in the medium term if conditions changes.	Town Centre zoned as flexible - 17 hectares. Sillogue Park/Naul Meadows zoned as flexible - 43 hectares.
6. Accessibility within, to and from the area.	6.1 Does the plan reduce the amount of extraneous traffic in the area?	Length of roads used for through traffic compared to present.	It is envisaged that proposed traffic calming measures on Ballymun Road will tame through traffic. The proposed capacity of Ballymun Road is C.20,000 vehicles per day.
	6.2 Does the plan improve safety for all sections of the community?	Description of proposed safety measures.	Traffic calming measures will be introduced along Ballymun Road, Balcurris Road and Balbutcher Lane. Cycle lanes, bus lanes, controlled crossings, and traffic light controlled junctions will be introduced.
	6.3 Does the plan encourage the use of renewable energy in the area?	Description of proposed pedestrian and cycle routes and facilities.	Cycle lanes, see above, can connect to city wide network in due course. Improved, safer footpath provision proposed throughout Ballymun. Secure sheltered cycle storage will be provided in the new development.
	6.4 Does the plan improve public transport to and from the area?	Description of proposed public transport provision.	Luas route 3 is planned to pass through Ballymun and the Masterplan will include reserves. A Park and Ride station will also be provided. Bus services can be more effective with new road layout proposed?
	6.5 Does the plan improve safe off-street parking for housing and other uses?	Description of improved parking provision including cycle parking.	Improved residential parking facilities. Improved parking at retail centre. New park and ride provision at Luas station.
7. Waste management, disposal and recycling.	7.1 Does the plan provide for a comprehensive waste management programme for residential and other uses?	Description of programme	See Section 21.13.6. The project should adopt the proposals in Dublin Corporation's Waste Management Strategy.
	7.2 Does the plan encourage recycling and reuse of materials?	Facilities provided to enable occupants to recycle materials	Bins provided in all houses for separation of waste by occupants. 5% of the housing provided with facilities for composting kitchen waste.
8. Urban design, landscape and visual appearance	8.1 Does the plan improve the appearance of the area by providing for more planting and landscaping?	Description of planting and design proposals	See Section 14 for Landscape Strategy. Extensive planting will take place throughout the project.
	8.2 Does the plan provide for more attractive and user friendly outside recreational facilities?	Description of recreational facilities and possible levels of use.	See Section 13 for Amenity & Play Strategy. Properly drained and all weather facilities are to be provided with associated changing and club house facilities. Toddler, 6-12, and teenager needs are addressed.

9. Shopping provision	9.1 Does the plan improve the range of shopping for the residents in the area and residents in other parts of north Dublin?	Description of proposed new shopping provision.	See Section 30 Main Street Provision of new town centre square for civic functions and expansion space for the shopping centre and its parking. Proposed commercial office floorspace would increase spending power. Leisure uses are encouraged.
	9.2 Does the plan improve the character and safety of the town centre?	Description of proposals.	High quality design for new building Existing buildings upgraded. Extensive hard landscaping.

Sustainability is about the future



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

This section describes the opportunity for creating a sustainable town for the 21st Century.

