



BALLYMUN

REGENERATION NEWS

May 2002 Issue 24

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If you have concerns about health & safety issues, please contact the Project Health & Safety Monitor, John Rizzolo at Ballymun Regeneration Ltd 8421144



Your Plan - Your Future



An Taoiseach Bertie Ahern, T.D., presenting Margaret Fallon with a flowering camellia while the Lord Mayor of Dublin, Cllr Michael Mulcahy looks on.

TAOISEACH CELEBRATES BALLYMUN'S FIRST NEW HOMES

Taoiseach Bertie Ahern, T.D., spent a morning in Ballymun to welcome the families into their new homes. It was a bright Spring day and the champagne flowed as the residents of Shangan joined An Taoiseach in the bunting decorated streets in welcoming their new neighbours to the area. An Taoiseach presented all the families with a flowering camellia to commemorate the occasion.

"The 20 families in these new homes are only the beginning of the move and by the end of the year 500 new homes will be occupied," says Ciarán Murray, Managing Director BRL. We are pleased that houses on Shangan Crescent, designed by BRL's own architectural team, are among the first to be occupied. Michael McDonagh, Senior Architect, and his team designed a mix of two and three storey houses of varying sizes. All new homes are designed and built with quality in mind and to the highest possible specification.

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"Overall in the project we have employed high quality contractors and designers. The Shangan houses were built by McInerney Construction and are insulated to a high standard with double glazed timber windows and gas fired central heating," says Michael McDonagh. "These new homes have fitted kitchens, marble fireplace, downstairs WC and patio doors leading to back gardens. The driveways are cobble-locked, in railed front gardens, where An Taoiseach's camellia plants will flower each Spring."



An Taoiseach Bertie Ahern, T.D. with Ciaran Fallon of his new home

"If I won the lotto tomorrow I would buy this house," says Sandra Brennan about her new home in Shangan. "It's great having your own front garden, and I love the fireplace".

"Today is a dream come true for us all; not only for those moving into new homes but for the whole community", said An Taoiseach, Bertie Ahern, TD.

"For the Government, it is the realisation of a promise made and being kept. The regeneration of Ballymun is unique and it is a huge undertaking by any standards."

"The regeneration programme would not be possible without the support of the people in Ballymun. One of the major features of this project is the level of planning and consultation that has been undertaken and how the project has worked with local people," continued An Taoiseach. "The Government is pleased to see a growing interest in voluntary housing here, including housing co-operatives by local people and NABCo. I am also pleased to see two private sector residential developments underway."

Dr. Danny O'Hare, Chairman of BRL, congratulated the residents of existing houses in Shangan for the warm welcome they extended to their new neighbours and remarked on the lovely appearance of the area. He reminded residents that they can still avail of the Government's tax incentive scheme for Ballymun to help fund home improvements. People can apply for tax incentives for double glazed windows, insulation, extensions or other structural works, contact BRL(842 1144) for more details of the scheme.

Under the project 4,000 new homes will be built in Ballymun, designed by leading architectural practices from Ireland and abroad. There will be a unique diversity of design, shape and scale to reflect the individual identities of each area. Designs range from modern to more traditional but all share a significant level of attention to layout and urban design, traffic control and safety. The new house designs will contribute towards creating a safe and improved physical environment in Ballymun.

Demolitions to go ahead this year

Planning permissions have been received for Phase 1 demolitions to start at Shangan Avenue and also at Sandyhill Avenue, Coultrey Road and McDonagh Tower.

There were two appeals against the decision of Dublin City Council to grant permission for demolitions, both in respect of flats in Balcurris, however these do not form part of the first demolition contract.

McDonagh Tower due for demolition 2002.



Breaking Ground - new art projects for Ballymun

If you have been wondering why the boiler-house is lit in pink and red every night since St. Valentines Day, it's because Andrew Kearney, international artist, illuminated the landmark boiler house to launch "Breaking Ground", the biggest local authority art commissioning programme ever undertaken in Ireland. It's all part of the Department of the Environment and Local Government's Per Cent for Art scheme which provides that all public construction projects can spend one per cent (1%) (up to a maximum of €63,500 per contract) of the total capital cost on art. "Breaking Ground" has an initial commissioning budget of €600,000. Over the 10 year life of the Ballymun Regeneration Limited programme, a diverse range of art projects will help regenerate the new town.



Ballymun Boilerhouse 'Illumination'.

Ald Noel Ahern, T.D., Chairman of Dublin City Council's North West Area Committee, turned on the 4300 watts of pink and red lights on the eve of St. Valentine's Day to put the spotlight on the project and to ensure it got off to a good start. Exciting commission opportunities are unfolding for local, national and international artists to make artworks and create art projects in partnership with local community groups, schools and developmental agencies. Nearly 200 artists and interested organisations expressed interest and many attended an information seminar in Axis on 9th March. A further 40 people attended a seminar specifically for local community and developmental groups on 11th April.

Since the deadline for proposals for the first stage of the commissioning process, Aisling Prior, Breaking



participants attending Breaking Ground Seminar

Ground's artistic director, has received nearly 200 proposals for an amazing variety of art projects and individuals in Ballymun and from Romania, France, USA and Holland.

"BRL's aspiration is to establish Ballymun as a place of international standing within the arts community," says Ciarán Murray, BRL. "We are determined to ensure that there will be projects that specifically engage the local community. With art commissions for both interior and exterior public areas and buildings in Ballymun, there will also be opportunities for arts education, awareness and training initiatives."

An Artistic Steering Committee, with local and national arts expertise is chaired by Jim Barrett, Dublin City Architect, and was established to deliver the artistic objectives of the programme and will assess this round of submissions. It is hoped that some commissions will be awarded early this summer.

For further details, contact Aisling Prior at BRL's office in Stormanstown Hse (8421144).



Ballymun Boilerhouse 'Illumination'.

Residents open first Neighbourhood Recycling & Composting Centre



Justine from GAP Ballymun operating the new Jora composting machine

Congratulations to the local residents, who, with the help of Global Action Plan (GAP), have launched their own Recycling and Composting Centre in the basement of Shangan flats. 100 householders involved in the pilot project will collect their kitchen waste in special paper bags every week to supply a compost machine. After 4 weeks the organic matter is converted into high-quality garden compost. Three local people are employed part-time to operate the Recycling Centre which also collects glass, plastic, paper, batteries and aluminium and tin cans for recycling.

"Accessibility is the key to encouraging people to recycle," says Trevor Graham from Sweden who came to Ballymun to train residents to operate the composting machine. "People don't have to think twice about recycling when there's a facility on their doorstep, open in the evenings and at weekends and when they can easily see the results of their efforts."

The JORA machine, from Sweden, is the first of its kind in Ireland and accepts almost all organic kitchen waste including fish, meat, fruit and vegetable peelings. It can receive 700 litres of kitchen waste per week and converts it into compost by a built-in grinder. Enclosed in a steel frame, it is made from 8,000 recycled shampoo bottles and is only the size of a family car.

"We will be doing a pilot study with one composting machine to see if neighbourhood composters could be implemented on a larger scale in other parts of Ballymun in the future," says Eric Forsmark, from Global Action Plan (GAP), Environmental Consultants to the Project.

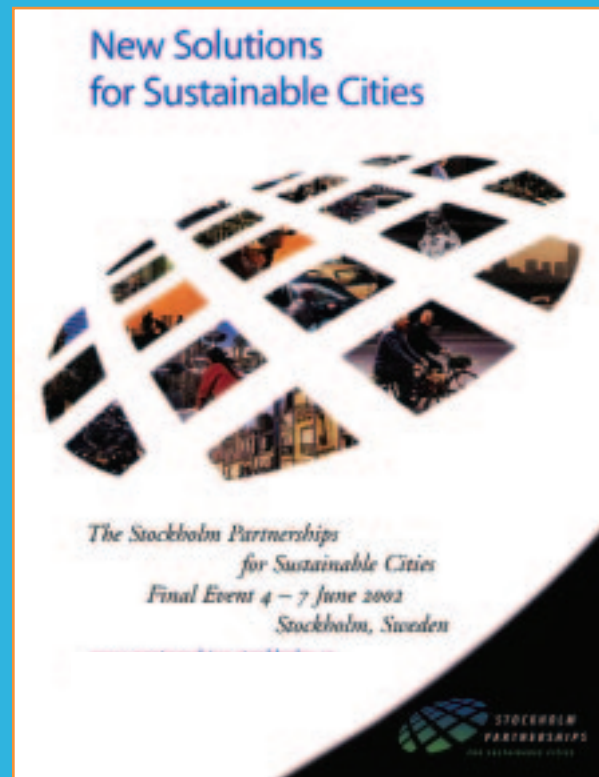
In addition to composting, residents have been bringing dry recyclables to the Recycling Centre in Shangan flats and in only 3 months collected 1,087 plastic bottles, 300 large plastic bags full of plastic packaging, 1,470

aluminum cans, 650 glass bottles and 463 large sacks of paper.

"Up until recently we brought five car-loads of recyclables to Dublin City Council's Bring Centre on Collins Avenue every week, but when the City Council saw how much we were collecting they offered to pick up the materials from Shangan Recycling Centre," said Muriel Colgan. Muriel, a local resident, had the idea of a recycling centre for Shangan - where she now works part time along with two other residents Gerard Kellett and Karen Hedderman.

The recycling and composting projects are supported and funded by Ballymun Regeneration Ltd and Dublin City Council.

Project shortlisted for award



Representatives from the project have been invited to attend an award ceremony in Stockholm where the project has been shortlisted under the Urban Regeneration category in the prestigious "Stockholm Partnerships for Sustainable Cities".

The ceremony is to be held on 5th June, 2002 when the winners will be announced by the King of Sweden.

Garden Heaven in Ballymun



Helen Dillon and the Garden Heaven crew in Ballymun

For over a year now local people have been taking part in Environmental Action Teams organised by GAP. This has ensured plenty of activity and involvement by local people in environmentally sustainable projects, including landscaping schemes for parks and open spaces.

For many people moving from high rise flats to the new housing this will be their first opportunity to have a garden. All back gardens are planted with grass and a selection of trees, shrubs and ground cover chosen by the tenants themselves.

"Most new homes in Ballymun have their own gardens and often they will have both a front and back garden," says Dorothea Burger, BRL's Landscape Architect. "I believe in creating a garden that people visit regularly and so we have a wide choice of fruit trees and herbs that can be used in everyday cooking. This integrates the garden with the home until it becomes an essential part of the family's life. It also educates city children about fruits and herbs."

"We plant a tree, a flowering shrub and ground cover in one corner of each garden to start people off and this gives three more height levels of planting to make gardens larger and interesting," says Dorothea. "Trees should grow to about 4-5 metres, the shrubs on offer grow to about 1.5m."

But Dorothea will not be planting grass close to the trees or shrubs as it tends to grow wild - especially with our heavy supply of Irish rain! The range of trees that residents choose from include apple, pear, plum and cherry trees while ground cover can be Vinca minor, Geranium, Thyme or ivy (Shafer Three, Green Ripple or Glacier).

"Ivy is a popular choice amongst residents as it is a climber as well as ground cover," says Dorothea. "There is a good array of colour and usefulness in the choice of shrubs offered, including black currant, red currant, gooseberries, rosemary, escallonia ("Apple Blossom") and Cistus "Maculatus." All of the planting offered to residents has a blue, pink and white colour theme but Dorothea insists that if residents have their own preferences for colour they should let their imaginations run wild and choose the colours they would like to look at.

"I always encourage people to go with their instincts, because in nature all colours work together and people automatically choose colours that are good for their wellbeing," she says.

"Creating a beautiful, lively garden with flowers, herbs and fruit helps to improve the family's health because it makes you feel good and encourages you to go out into the fresh air to pick ingredients or even just to do some weeding every few weeks," is Dorothea's advice.

Gardening expert, Helen Dillon, is designing a garden for one family who will soon move into a new terraced house facing Whiteacre Park, watch her progress on Garden Heaven, RTE 1.

Neighbourhood Centres



Proposed Shangan Neighbourhood Centre

Designs are at an advanced stage for neighbourhood centres in Coultree, Poppintree, Shangan and Sillogue. Planning applications have been submitted for Coultree, Shangan and Poppintree.

Project Update



9.00 AM: Gavin Russell outside his old flat block on Shangán Ave.



9.10 AM: Gavin watches one of the removal vans make the short trip across the road.

HOUSING DEVELOPMENTS WHICH ARE ON SITE

Location	Contractor/ Architect
Coultry 1b Coultry Park 101 units	Pierse Contractors & MJP Architects
Coultry 2a/2b Santry Avenue 57 units	McNerney Construction Gilroy McMahon Architects & Peter Twamley Architects
Poppintree 1 Belclare Crescent 10 units	McCabe Builders Fionnula Rogerson Architects
Shangan 1a Coultry Way 60 units	McNerney Construction & BRL Architects
Shangan 2abc Shangan Avenue 67 units	GEM Contracting & Derek Tynan Architects McGarry NiEanaigh Architects and McCrossan O'Rourke Architects
Shangan 1 Shangan Rd 95 units	GEM Contracting and Levitt Bernstein Architects
Silloogue 2a Sandyhill Ave 61 units	Pierse Contracting & Gerry Cahill Architects
Silloogue 2b & 2c Sandyhill Ave 44 units	Pierse Contracting and MV Cullinan Architects
Silloogue 1a Competition Site/ Gateway Housing 40 units	ARP Lorimar Architects Andorey Ltd

UPDATE ON HOUSING DEVELOPMENTS WHICH ARE AT THE TENDER OR CONTRACT SIGNING STAGE SHOWN BELOW

Location	Contractor/Architect	Update and Comment
Balcurris 2 Balbutcher Lane 73 units	Burke-Kennedy, Doyle Architects	Out to tender
Balcurris 1 & 3 Balcurris Park 90 units	O Mahony Pike Architects	Out to tender
Coultry 3ab Santry Avenue 100 units	BRL Architects	Expected on site June 2002
Coultry 1c Shangan Gardens / Coultry Avenue 5 units	BRL Architects	Being prepared for tender
Poppintree 4 Balbutcher Lane 25 units	Cullen Payne Architects	Out to tender
Poppintree 5a Balbutcher Lane 54 units	Colette Downey Architects	Expected on site once enabling works are completed.
Poppintree 2 Burren Court 71 units	Cathal Cremins Architect	Expected on site once enabling works are completed.
Poppintree 5b Balbutcher Lane 94 units	NBA Architects	Out to tender
Silloge 3a Silloge Ave 30 units	Howley Harrington Architects	Expected on site once enabling works are completed.
Silloge 3b Silloge Ave 58 units	Gardiner Architects	Out to tender



9.25 AM: Gavin rides his bike across the square to his new home.



9. 55 AM: Gavin waves goodbye to the removal truck.

NEW HOUSING AT CONSULTATION / PLANNING APPLICATION STAGE

Location	Architect	Comment and Update
Poppintree 3 Dolmen Court 37 units	Fionnula Rogerson Architects	Pre planning application consultation
Balcurris 4 Balbutcher Lane 161 units	Gilroy McMahon Architects	Scheme being prepared for planning applications to both Fingal and Dublin City Councils.
Balcurris 5	Newenham Mulligan Architects	Design and public consultation processes ongoing
Poppintree 12	Fitzgerald, Finlay-Mulligan Architects	Design and public consultation processes ongoing
Silloge 4	ARP Lorimar Architects	Design and public consultation processes ongoing
Silloge 6	Ballymun Regeneration Ltd	Design and public consultation processes ongoing
Shangan 4	Cullen Payne Architects	Design and public consultation processes ongoing

Main Street Vision Becoming a Reality

By now the Ballymun roundabout and pedestrian underpass are but distant memories as the Masterplan vision for the New Ballymun Main Street moves closer to reality each day that Carey's workmen spend on it. The new buildings which will form the frontage of the new main street. The Gateway housing and Civic Offices are shooting up on either side of the street, Axis opened last year, the sports and leisure complex should go on site shortly, and work is progressing on the design of the shopping centre revamp.



Work in progress on Gateway housing

The Civic Offices which were designed by BDP Architects, is progressing well, and sits next to Axis, the new Arts and Community Resource Centre which opened its doors to the public last year. The Civic Offices will house a new council chamber, area administration centre for Dublin City Council, a new Motor Tax Office for the city and new offices for the health board as well as a new health centre. Private apartments are being built as part of the project and these have already been sold by the developers.

Following months of negotiation with the developers, BRL is now confident that the new leisure and sports complex will go on site before long. The complex will have a state-of-the-art gym, sauna, jacuzzi, children's water slide and learner pool as well as an adult pool.

Thanks to Minister McDaid's promise of a grant to help meet the funding shortfall, BRL are confident that the package will appeal to the proposed developer who will also be building private apartments on the adjoining site. Overall the sports element of the development will cost approximately €17 million and

the design and fit-out will make it a landmark building for Ballymun.

Treasury Holdings have recently bought the Shopping Centre and have plans for major refurbishment and re-development, designed by Henry J. Lyons and Partners. The development is expected to be submitted for planning permission soon.

The Childhood Centre is being designed by Buckholz McEvoy who designed Fingal County Council's new Civic Offices in Swords. The Childcare Task Force is undertaking this project to be located near St. Pappins Church. It will focus on the entire range of childcare facilities and will include training for childcare providers and support for parents.

Although no developer has been found for the hotel and apartment complex designed by MJP Architects, the development has both tax designation and planning permission and will be located near the new Civic Offices in Ballymun.

Andorey Developments have commenced building the ARP Lorimar designed Gateway housing which will provide private sector and local authority accommodation. The designs won an international Royal Institute of Architects in Ireland (RIAI) competition in 1999. Planning permission has just been granted for the Business Park being developed by Ballymun Regeneration in a joint venture with Green Property Plc. The €762 million development, at the Ballymun junction, fronting the M50 and Ballymun Road, will have huge potential for local employment. Site development work is expected to start soon.



Civic Offices building work underway

Trees Galore for Ballymun



New Trees for Sillogue

The extensive planting scheme for the Sillogue 3a scheme included the planting of 7 native oak trees, 13 native birch trees and 17 flowering cherry trees in front gardens along with fruit trees in back gardens. At the suggestion of the Sillogue/Sandyhill Forum we have agreed to an even more extensive planting scheme to replace the poplar removed from the Sillogue 3a scheme recently. The additional planting will include a specimen semi-mature native oak (30-35cm in girth approx. 8 years old) and in addition to 4 native alder trees and 4 cherry trees. Shallow-rooted, fast-growing trees like poplars were not considered suitable as replacement trees, especially in light of the playing pitches nearby which would suffer damage from their shallow root system.

In early February 2002 contractors began installing large surface water and foul drains at Sillogue 3a, they had to work close to the 50 to 60 year old lombardy poplar. BRL and the architects made every effort to conserve the tree but the roots were just too close to the large deep main drains which were 1.1m x 6m in diameter. Despite expert advice and assistance from the Parks Department of Dublin

City Council and the specialist tree consultants that were employed the poplar could not be saved. Unfortunately, it now looks like several other poplar trees nearby will also have to be removed.

BRL naturally regret that the lombardy poplar tree and indeed the other poplars on the site, cannot be saved despite our best efforts to conserve them. We are only too aware of the need to make the most of the natural assets of the area but the loss of some trees needs to be seen in the context of the extensive new planting programme being undertaken as part of regeneration. The decision to replace the poplar tree with a semi-mature oak tree is in itself symbolic, given the long history and association of oaks with Celtic beliefs.



Pupils from Scoil An Tseachtar Laoch help to plant trees

Apart from the extensive tree planting programme for this housing scheme, and indeed for all the housing schemes, many other planting programmes are also proposed which will in effect create small "urban forests" throughout the area. The first such planting scheme has already taken place. Thirty trees were planted in Scoil An Tseachtar Laoch for National Tree Week as part of an overall tree planting there of 160 trees. In this case trees were sponsored by the Eco Community Nursery under a CE scheme developed by FAS in conjunction with Coillte and the Tree Council of Ireland. BRL coordinated and assisted with this planting programme.

Housing co-ops gaining popularity

Already two local co-operative housing schemes are on site and one of them is almost ready for occupation. A third local co-op, whose members want to focus on environmentally friendly housing with elements of innovative and even experimental design, has approached BRL to be considered for a site in the future. Anyone wishing to be involved in this co-op, should it go ahead, must complete a GAP Environmental Action team Programme.

In addition to these locally run co-ops the National Association of Building Co-Ops has already in place planning permission for its scheme in Poppintree for 80 units. They are not yet looking for members but anyone wishing to register their name should contact BRL. This scheme should be on site by the end of



Tigh Meitheal Co-Op scheme of 22 dwellings on site in Ballymun

the year, it was delayed by the need to underground cables and complete roadworks in the area.

Participating with our European neighbours

Local people have been meeting in a series of EU workshops facilitated by GAP and BRL with the aim of developing Agenda 21 community sustainability indicators to measure the success of the regeneration of Ballymun. In all, the workshop participants considered over 30 indicators before prioritizing some of them to act as measurement tools.

Focusing on issues of waste management, energy and water conservation, mobility, urban greenery and ICT, local people have been working with BRL to identify Community Sustainability Indicators which should also be applicable to other cities in the "It Takes 2 Initiative". BRL has been involved with this EU project since it began in 1999. The other cities in the network are: San Sebastian in Spain, Antwerp, Belgium, Leipzig in Germany and Gothenburg in Sweden. The EU-funded project is managed by the Institute for Sustainable Urban Development in Delft, the Netherlands.

Ballymun Regeneration Limited is also involved in "RegenLink", an EU regeneration network comprising London, Paris, Gothenburg, Madrid, Amsterdam, Dublin and Aalborg. Ballymun is the

lead partner in the area of community consultation while other cities are leading in areas such as energy conservation and the use of wind or solar energy.

As part of its involvement in these projects, Ballymun has received funding for innovative technological features in Phase 1 homes including solar panels, water butts, ground source heating, mineral based paints and condensing gas boilers for central heating.

New playground this Summer

The Part X Planning Scheme for elements of Balcurris Park will be going before the City Council soon. Hopefully the playgrounds and pitch will be ready to play on by the end of the summer. It is also hoped that the new Coultry Park will be on site towards the end of this year or the beginning of 2003.

An exhibition of the designs for this park is being organised shortly and a set of designs and drawings will also be provided to Coultry Forum to put on display too.

Rough sleepers count

Ballymun was included in the official city wide assessment of homelessness carried out between 2am and 4am on 21st March 2002 when BRL staff carried out the rough sleepers count along with members of the Gardai and local people.

The findings will be analysed along with those of all the other areas by the ESRI and will be compared to those obtained in the last census in 1999. A city wide census which included the count was co-ordinated by the Homeless Agency who expressed their thanks to the members of the local community who took part.



Young people tackle litter



Gerard Kellett, Ashling Nolan, Shane Howard and Daniel Howard.

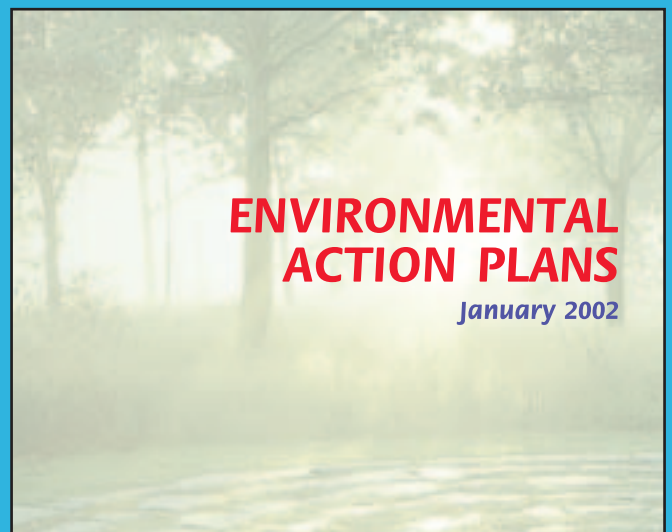
Local youngsters Gerard Kellett (age 7), Ashling Nolan (age 11), Shane Howard (age 12) and Daniel Howard (age 9) were presented with fleeces made from recycled plastic bottles for collecting the highest number of plastic bottles and cans in the GAP Recycling Bounty Hunt. The team collected over 1,000 bottles and cans for recycling in only two months.

Their enthusiasm and commitment means that the Shangan's litter problem has improved considerably. By improving the environment, all of the young Bounty Hunters have become environmental activists. Well done and keep up the good work!

Environmental Action Plans

Environmental Action Plans and Local Area Development Plans have been produced and distributed to the area forums by BRL's Town Planning Team, led by Sheena McCambley. Once areas are identified and agreed with local people for action, environmental works can begin.

The works will mainly focus on existing housing schemes with the aim of ensuring that regeneration benefits all residents of Ballymun. The types of work envisaged include landscaping, drainage and other infrastructural improvements. Such works, in conjunction with tax incentives for existing homeowners, new community facilities and parks, will greatly improve Ballymun for all its residents



Recording times past



Oral History Participants received certificates from NCI

Congratulations to all those who were involved in the recently completed History Project lead by Eneclann, who were employed as consultants by BRL. The Oral History strand of the project was very worthwhile and the board of BRL has agreed to provide more funding so that further stories can be recorded and written up. The Oral History Steering Committee is to be congratulated for their part in the overall project and for taking the project to a new level with the establishment of an Oral History Association.

The participants received certificates from the National College of Ireland who were involved in the training element of the project in association with Dr Lawrence Cox from Maynooth University. Certificates were presented to participants by Dr Edwina Kelly (NCI), herself an acknowledged expert on oral history who has published widely on the subject.

The Ballymun Community Archive soon to be lodged in Ballymun Library makes very interesting reading and will be a real bonus to researchers and local historians alike. Eneclann have been asked to produce a short synopsis of the history and BRL

hopes to distribute this to local residents. It is also hoped that the oral history can be produced in the same or a similar booklet. NCI have agreed to continue working with the new Oral History Association. It is hoped that Eneclann and Dr Cox will also continue to have a role.

For Sale

The Housing Sale will be held soon in Stormanstown House, with viewing the day before the sale. Everybody who applied to purchase a home has received an information pack and a ticket by post. Entry to the viewing and the Housing Sale will only be to ticket holders with one form of photographic identification (Driving Licence, Passport).



The units will be priced according to size and design. All of the homes will be fitted out to local authority standard with wooden floors, downstairs WC, fitted kitchens, gas condenser boilers, timber double glazed windows, plus front and back gardens. The application period for this Housing Sale is now closed but there will be other opportunities in the future.

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A Dublin City Council Initiative