



BALLYMUN

REGENERATION NEWS

February/March 2000 Issue 15

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The leader of the Labour Party, Mr Ruairí Quinn, TD, visited Stormanstown House on Tuesday 31st January to hear about the regeneration project and to pay his compliments to the Regeneration project team for all its work and for their innovative architectural designs. Ruairí Quinn is pictured here with Ciarán Murray, Managing Director, BRL, Cllr Eamonn O'Brien and Ald Roisín Shortall, TD.

Major Progress for New Housing



Residents Madeleine McLoughlin, Kelly McLoughlin, Deborah Brennan and Paula Kavanagh studying the model of their new homes.

On the 20th and 27th January most of the new Phase 1 Shangan tenants at last found out where their new homes would be in the new schemes designed by McGarry Ní Eanaigh, McCrossan O'Rourke, Ballymun Regeneration Ltd and Derek Tynan Architects. At a celebration evening down in Stormanstown House people were able to see their names on the site plans for their new homes. These are due on site any day now. Everyone is hoping to be in their new homes by about 2001. Tenants in Coultrey will find out where their new homes will be during March.

Phase 1 residents are all being encouraged to take part in the first transition programme which CAFTA are delivering in Stormanstown House - see page 4 for full report.

An Bord Pleanála recently granted planning permission for the final three housing schemes which had been appealed. All the Phase 1 schemes are expected to be on site before the summer.

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Tenders have been received in respect of 4 schemes and tenders have been invited in respect of a further 4 schemes. The remaining schemes will go to tender in the next few weeks.

Ballymun Regeneration Ltd has just been notified that Robert Guillemot, a tenant in Balcurris is seeking a Judicial Review in the High Court of An Bord Pleanála's decision to grant planning permission on one of the Phase 1 housing sites in Ballymun.

"We intended to begin building all Phase 1 homes this summer and are very disappointed at the prospect of any delay", says Ciarán Murray, Managing Director, BRL. "Building costs are going up and up and we could do without any further

delays and without spending our money on a High Court case. We had hoped that everyone would accept An Bord Pleanála's decision and we know people in Ballymun will be disappointed too. However it's full steam ahead with the remaining 12 Phase 1 sites all of which we hope to have on site this summer".

Design teams have been meeting in each Forum area as part of the consultation process involved in designing the new homes in Phase 2. Each design team has residents of the flat blocks moving into the new homes and representatives of residents from adjoining houses. This work is progressing very well and it is expected that all Phase 2 sites will be lodged for planning permission before the end of May.

Playgrounds

Ballymun Regeneration has engaged specialist Playground Consultants to design and oversee the installation of twelve playgrounds in Ballymun. They will develop the designs in consultation with the community.

Throughout the five neighbourhoods in the new Ballymun there will be:

- four regional playgrounds for children aged up to 12 years
- eight local playgrounds for children aged up to 6 years.

All going well the first playgrounds will be ready for use during the Summer 2000.

Ballymun Regeneration Limited are happy to announce that they have recruited a specialist Health and Safety Engineer who will take up his new job in April.

Safety reminder

Building of the new Arts and Community Resource Centre started in February. There will be some realignment of the roads at the junction of Shangan and Coultry.

A traffic warden will be on Shangan Road during school opening and closing times while work is being carried out. Please co-operate with the traffic warden and use this supervised road crossing. Please drive slowly and pay attention to construction traffic and workers.

- Please remember that building sites are dangerous places and explain to your children that these sites are not playgrounds and that they should stay away.
- If you are concerned about health and safety please contact David Byrne, Ballymun Regeneration (telephone 842 1144). Ballymun Regeneration welcomes your help in ensuring that the construction work proceeds safely.

Voluntary/Co-Operative Housing

There was huge interest in learning more about Voluntary Housing Associations and Housing Co-operatives at a recent information meeting held by Ballymun Housing Task Force in Stormanstown House. Over 50 people attended the information meeting and most people there wanted to hear more about how they could get involved and purchase a new home in Ballymun. More on this soon.

Legal Services campaign begins

The Ballymun Community Law Centre campaign has issued its feasibility study report and is now actively looking for funding and political support to ensure that people in Ballymun have access to legal services.

The Community in Ballymun have already shown that they are behind the idea of a Community Law Centre.

ARP Lorimer Architects win competition for new Main Street homes

Mr Bobby Molloy, T.D., Minister for Housing congratulated Scottish firm, ARP Lorimer and Associates, who won the overall competition with their designs for a 172-unit scheme. The winning scheme will include 2 "gateway" buildings on two sites which in total comprises 4.5 acres at the start of the new Ballymun Main Street.

The competition was organised for Ballymun Regeneration by the RIAI as part of its Housing 2000 Initiative to secure quality designs for a mixed use development of public and private housing. 39 firms competed and there were entries from Ireland, the UK and Holland.

The competition site has the benefit of Section 23 residential tax incentives under the Urban Renewal Scheme. A planning application has already been made and it is intended to put the site, with the benefit of planning permission, on the open market.

The design of this development has been discussed with the relevant Estate Forums and presented to residents of Silloge Gardens at a public meeting on 18th January 2000.

The winning design is based around a series of mews cul-de-sacs and successfully integrates the new



The winning design team from Architectural firm ARP Lorimer and Associates.

housing with existing homes in the immediate area. It includes two sentinel buildings marking the entrance to the new Main Street and one, two and three-bedroomed family homes.

"The jury was impressed by the clarity and strength of the urban design approach taken by A.R.P Lorimer Architects. Of all the schemes submitted, this one engaged most appropriately with neighbouring housing," said Mick McDonagh, Senior Architect with Ballymun Regeneration Ltd.

The planning application for this scheme was lodged with Dublin Corporation on 10th February 2000.

Free financial advice service for home buyers

Lisney's, who are working with Ballymun Regeneration Limited on the regeneration project, have offered to provide financial advice to existing home owners and people wishing to buy their new homes. The service will be available in Lisney's office in Stormanstown House from April onwards. The service will cover:

- Tax designation advice for both new home purchase and refurbishment
- Mortgage advice including information about Loans from Dublin Corporation
- Loans from Banks and Building Societys
- Shared ownership

- Repair and home improvement loans.

Appointments will be made on an individual basis in advance by phoning Lisney at 63802700 or Ballymun Regeneration Limited at 8421144. The advice centre will be open on Friday afternoons only.

Business & Technology Park

The Board of BRL will recommend to Dublin Corporation that Green Property plc should develop the new Business & Technology Park with BRL. More details will be available shortly.

Breaking new ground in Ballymun



(left to right) Evelyn Hanlon, Ballymun Regeneration, Residents Marie Langan and Naomi Lock from Shangan, Colm Ó Muiri, CAFTA and Michele Ryan, Head of the National College of Ireland Centre for Educational Opportunity.

Families moving into new homes are being encouraged to take part in a specially designed life skills programme. The National College of Ireland (NCI) have tailored this programme to complement the physical changes happening in Ballymun.

NCI has worked closely with Ballymun Regeneration, Dublin Corporation, the Ballymun Partnership and the Ballymun Housing Task Force to develop a transition

programme to help people cope with the upheaval involved in regeneration.

The transition programme aims to help people build and maintain sustainable communities in their new neighbourhoods thereby ensuring that regeneration is a success.

The course will assist participants by

- Building confidence
- Providing information and knowledge
- Developing skills
- Facilitating reflection
- Developing awareness of socio-economic and wider policy contexts
- Contributing to strengthening community networks

CAFTA (Community and Family Training Agency) will actively facilitate the programme. NCI are also pleased that Poppintree Environmental Association, MABS and City of Dublin Energy Management Agency will provide specific inputs. Each household that participates in the transition programme will be awarded a certificate of participation.

Arts & Community Resource Centre

Construction workers moved on site in February to start building the new Arts and Community Resource Centre which will include a lovely new theatre, café bar and training rooms on a site beside McDonagh tower.



Ald Noel Ahern TD with residents of Shangan Avenue at the celebration evening in Stormanstown House.

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