



**4.0. WHAT YOU TOLD US
And How We Have Responded**

The design team have consulted the residents of Ballymun in various forms, including the Design Group, the Area Forums, the Focus Groups, at public meetings and at the two events. The following is an attempt to pick out some of the recurring concerns expressed with a brief note to explain how this has affected the Masterplan. By no means is this list meant to be exhaustive and it does not recount the full extent of the influence of these consultations on the form of the Masterplan. Many detailed issues have been addressed via consultation with residents. This will continue for the life of the project.

ADVICE, SUPPORT AND COMMUNITY DEVELOPMENT

- Q.1** Local facilities are required throughout Ballymun, not just in the Centre
- Q.2** What will happen to community groups currently housed in the towers and spines?
- Q.3** There is a glaring lack of pre-school provision in Ballymun.
- Q.4** The new Arts Centre and Community Centre should be given a prominent central site.
- Q.5** Community development support and training need to be resourced to keep up with the pace of the physical redevelopment.

RESPONSE

- A.1** The whole organisation of the site, as shown in the Masterplan, is based around Neighbourhood Centres so that all homes are within 5-10 minutes walk of local convenience shops, community meeting rooms, offices, play and childcare facilities and perhaps healthcare. The latter is the subject of a separate study by the Eastern Health Board now underway.
- A.2** A survey is being done of all community groups to determine what their requirements are, where they would best be located, etc. The proposition is that all groups would be accommodated either in the centre of Ballymun or in one of the Neighbourhood Centres. See Section 6.
- A.3** This is addressed under the headings of Education and Training and Children and Youth below.
- A.4** After extensive consultation the Arts and Community Centres have been allocated a prominent site on the new square, proposed in the Masterplan, situated right at the heart of Ballymun.
- A.5** Working side by side with existing initiatives BRL has already started community development courses and more are in the pipeline for the year ahead. BRL is fully conscious of the strain the redevelopment will place on existing structures and intends to assist and support these wherever necessary.

EMPLOYMENT AND ECONOMIC REGENERATION

- Q.1** The most urgent need is for jobs for local people, well paid jobs as far as possible! It was stated frequently that renewing the housing without changing the other economic fundamentals would have no long term impact.
- Q.2** The skills requirements associated with new job creation to be identified at an early stage to allow training programmes to be put in place for Ballymun residents.
- Q.3** Building industry skills training programmes to be set up in advance so that Ballymun residents could benefit from the Redevelopment Building Programme.
- Q.4** Local businesses should get maximum benefit from the redevelopment.
- Q.5** Businesses won't invest until the image of Ballymun is changed.

RESPONSE

- A.1** Large areas of land, 43 hectares in Sillogue/Naul and 17 hectares in the central area have been zoned in the Masterplan for wealth /employment generating activities. Tax incentives to encourage inward investment to these areas are being sought via the IAP submission.
- A.2** Discussions with the Ballymun Partnership (BP), FAS, Dublin City University and a New third level institution , regarding new training programmes for Ballymun, are ongoing. BRL is working with existing Ballymun based training initiatives.
- A.3** FAS and other local training organisations have been consulted and advised of the likely skills requirements. Procurement procedures will include requirements for local employment and training content in every contract.
- A.4** Contract documentation will include provisions to give local sub-contractors the opportunities to tender for appropriate works.
- A.5** In some ways all the provisions of the Masterplan are aimed at changing Ballymun's image. However, there are some specific measures proposed; an early package of environmental and landscape improvements. Sustained media involvement highlighting the changes taking place and the long term advantages of Ballymun's location along with prompt response to negative publicity for Ballymun.

TRAINING AND EDUCATION

- Q.1** Generally there is felt to be inadequate facilities for training and education after school leaving age.
- Q.2** Notwithstanding the point above, facilities for Adult Education were also needed outside schools and concern was expressed that existing initiatives in the towers and spines would be displaced and made homeless by the demolition.
- Q.3** It is felt that existing facilities in the schools could be utilised more extensively for a greater part of the day.
- Q.4** There is concern that there was no culture of staying on at school and that many children were now going to school outside Ballymun.
- Q.5** Pre-school facilities were wholly inadequate. This was bad for the children's education and prevented many parents from getting education, training and work.

RESPONSE

- A.1** Discussions have been instituted with FAS, DCU and another third level college about establishing adult education and access initiatives in Ballymun.
- A.2** New meeting rooms and offices located in each of the five neighbourhoods, along with new central facilities, would be available for Adult Education.
- A.3** BRL and the design team intend to seek ways of funding improvements to school facilities in exchange for greater public access.
- A.4** The Masterplan envisages environmental improvements and some enhanced facilities for the schools which should improve their attractiveness for pupils and parents, while increased economic prospects should help to convince pupils that it was worth pursuing educational qualifications.
- A.5** The EHB is currently undertaking a survey of childcare requirements in Ballymun and final proposals would be based on the findings of this survey. In the interim the Masterplan shows five locations for creche type facilities, one in each of the Neighbourhood areas.

LEISURE, SPORT AND RECREATION

- Q.1** There aren't enough pitches. All Ballymun (and other local) teams must be accommodated. Sport is very important in Ballymun.
- Q.2** The changing/club facilities aren't adequate.
- Q.3** Greater use should be made of existing facilities which should be improved.
- Q.4** The horses must be accommodated.
- Q.5** We would like a major leisure centre/ice rink/multiplex cinema, etc.
- Q.6** Skate Boarding/Roller Blading and areas for teenagers are required.

RESPONSE

- A.1** BRL have carried out exhaustive research into pitch usage. It is proposed to lay down new properly drained and protected pitches which can then be intensively used thus reducing the amount of land needed for playing fields. There will be an all weather pitch adjacent to the Holy Spirit School and the Junior Comprehensive and smaller all weather sports facilities are located within the parks.
- A.2** New changing/club facilities are proposed for Poppintree Park, Balcurris, Naul Park and for the pitches in Sillogue.
- A.3** The Masterplan recommends the upgrading and expansion of:- the Swimming Pool to include, perhaps, a Gym Complex and Childrens' Adventure Centre and social facilities. Ballymun Recreation Centre to be extended and refurbished with some social facilities added, Poppintree Community & Sports Complex likewise and Ballymun Junior Comprehensive, which could be upgraded in exchange for greater community usage.
- A.4** The Masterplan shows an Equestrian Centre with associated stabling and bridleways north of Poppintree Industrial Estate. The extent of this facility to be finalised with the Ballymun Animal Caring Association.
- A.5** Most of the more ambitious aspirations are good ideas. The difficulty is in finding a way of funding these worthwhile projects. This is being investigated and the Masterplan would accommodate any such developments. Possible sites can be found in the Town Centre and Naul Park. Private investors could be attracted with the benefit of tax incentives to develop appropriate leisure facilities.
- A.6** Sites for these facilities will be identified, probably within the Poppintree Park and Coultry Park areas.

CHILDREN AND YOUTH

Many of the issues brought up with respect to children and youth, for example the provision of creches, providing things for teenagers to do, training and educating teenagers, etc. are dealt with under the headings of Employment and Economic Development, Leisure, Sport and Recreation and Education and Training - there are some other recurring issues.

- Q.1** Lack of play facilities, the only decent ones are in the refurbished blocks for use by residents only.
- Q.2** Youth facilities & centralised facilities could be more spread across the whole area. What will become of groups displaced by demolition?
- Q.3** Hostels for homeless and vulnerable young people to be located within the general mass of housing. Single sex facilities required.

RESPONSE

- A.1** The Masterplan incorporates a strategy for introducing play facilities for all age groups. Four areas have been identified for playgrounds to be installed in the near future. They will be located near existing facilities, such as schools, which will provide some supervision. In the longer term, as the redevelopment evolves further, permanent secure play areas will be built in each neighbourhood.
- A.2** Community meeting rooms and offices in each of the Neighbourhoods and the Civic Centre will accommodate youth groups, amongst other users. All active groups will be accommodated and encouraged.
- A.3** No sites have been identified for hostels as such at this moment, the idea being that these will just form undifferentiated elements of housing in amongst all the rest. The Town Centre has been identified as a possible location for a "Foyer" type scheme for introducing young people to independent living and work.

HEALTH AND PHYSICAL ENVIRONMENT

- Q.1** Great concern has been expressed that the redevelopment will result in the loss of green space.
- Q.2** The fate of Santry Woods has been brought up many times.
- Q.3** Road safety issues are important in Ballymun with so many children around.
- Q.4** Residents are very keen to know about proposals for housing standards and types. Houses with gardens seem to be the general preference though there is some interest in new flats.

RESPONSE

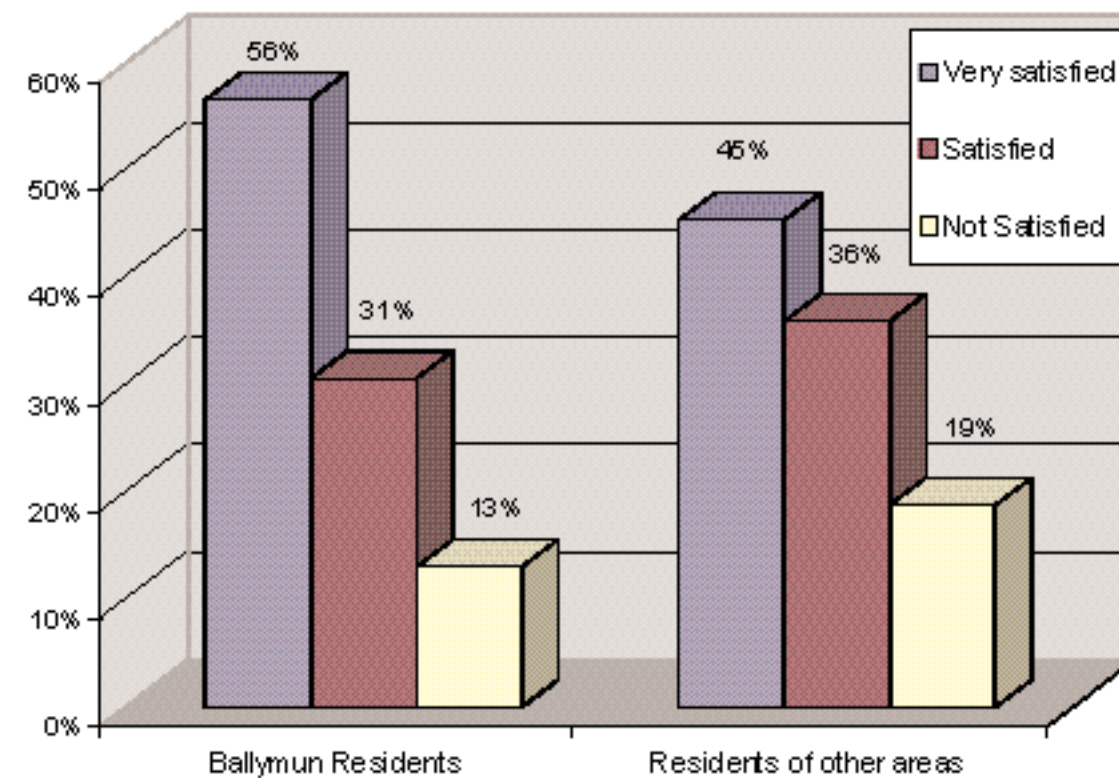
- A.1** The Masterplan has been formulated with the need to maintain green space as a high priority, at the same time land is required for housing, services and employment generating activities. The aim has been to balance all these conflicting demands. Currently, Ballymun has much wasted litter strewn green space. The Masterplan shows this replaced with a series of defined high quality spaces of differing size and character. The proportion of green space in the housing area is 16.6% as against a Dublin City standard of 10%.
- A.2** In fact, what happens in Santry Demesne is outside the remit of the Masterplan. However, BRL have made efforts to influence the developments to Ballymun's advantage, pressing for sympathetic and complementary development at Ballymun's boundaries and for pedestrian greenways from Ballymun to the proposed park at Santry Woods.
- A.3** Traffic calming on Ballymun Road especially, but also on Balcurris Road and Balbutcher Lane, have been primary concerns in the design. The nature and character of these streets is central to the success of the Masterplan. They must become consistent with a good quality residential area, since they are not at present. Major work is envisaged to make them so. In general and at a detailed level all roads will be designed to meet that standard.
- A.4** No decisions have been made about particular house types and precise mix. Data on peoples' needs and preferences is still being collected. However, indicative housing layouts have demonstrated that it is possible to provide housing for everyone. Some demand for flats will make layouts more flexible.

OTHER ISSUES

A number of other issues have cropped up again and again in consultations, for example, concerns about housing allocation policies, details of housing standards, housing management, etc. These are of fundamental importance to the ultimate success of the redevelopment. However, they have not yet been settled and they do not, in fact, have significant impact on a physical Masterplan which deals with broader less detailed issues. Such matters are being dealt with and will continue to be the subject of ongoing consultations for which structures have been established.

PUBLIC APPROVAL OF THE MASTERPLAN 7TH AND 8TH MARCH 1998.

Having seen the Masterplan are you satisfied that we submit it on 31.03/98 with the IAP for Tax Designation under the Urban Renewal Scheme?



A public consultation event was held in Ballymun on the 7th and 8th March 1998 which was attended by over five thousand members of the public.

A questionnaire was handed out which was answered by 50% of recipients. The answers to the key question regarding overall approval for the work done so far and its suitability as the basis for going forward are analysed above.

Consultation has been the basis of the Draft Masterplan. The consultation process will continue within the overall framework of the Masterplan.

There were 30 panels at the Draft Masterplan Exhibition on the 7th and 8th March 1998. These explained the issues which have been explored and each makes recommendations for the future. For this report these 30 sections have been expanded where appropriate to further explain the basis for the recommendations contained within them.

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

This section is a summary of the feedback from residents.

