



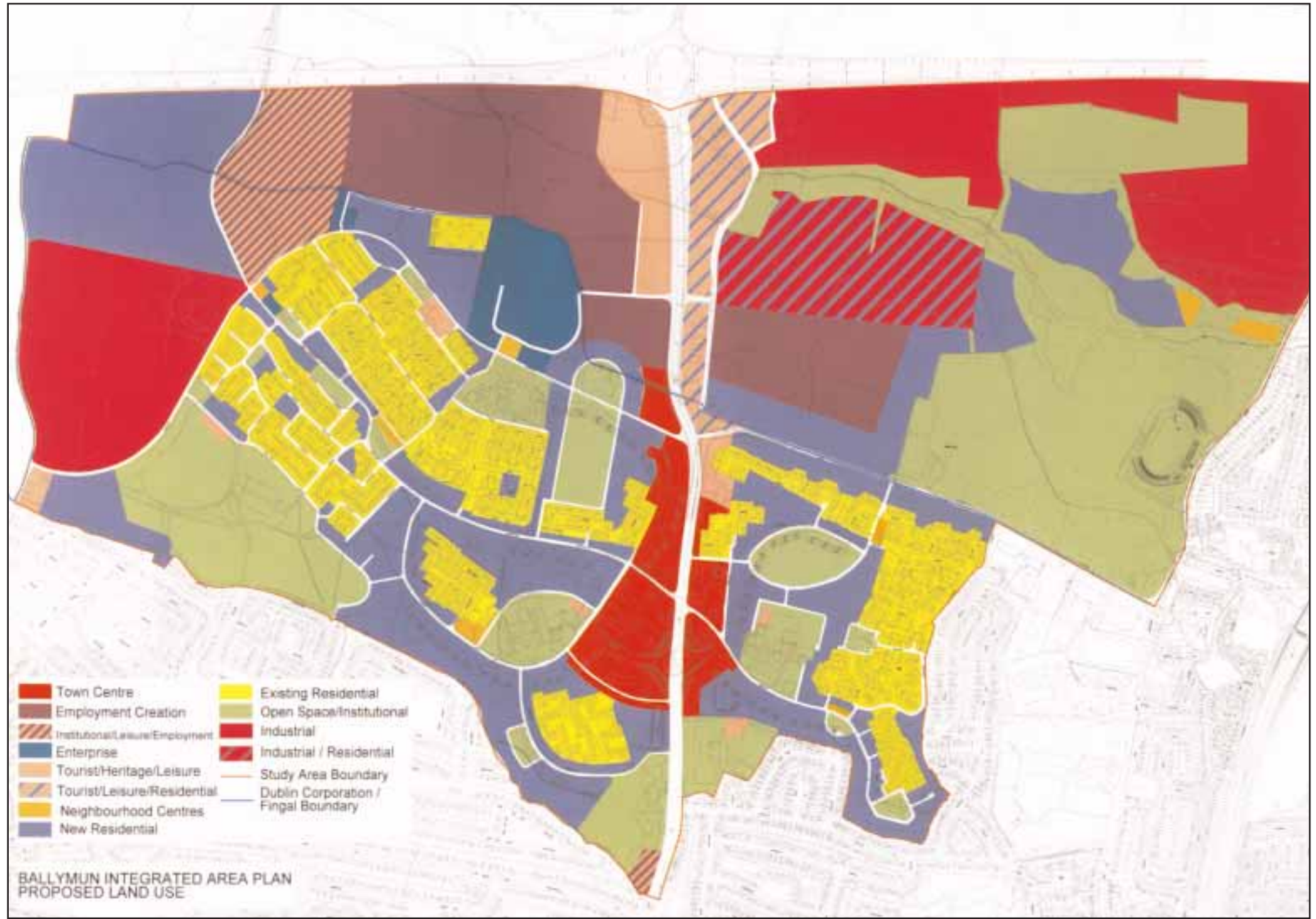
1991 Development Plan



LAND USES

Existing

The study area extends to the M50 boundary Naul/Sillogue Park, Santry Demesne, the Ballymun housing area (Approximately 490 acres) and Poppintree Industrial Estate. Santry Avenue/St. Margaret's Road defines a local authority boundary



BALLYMUN INTEGRATED AREA PLAN
PROPOSED LAND USE

between Fingal County Council to the north and Dublin Corporation to the south. Naul/Sillogue Park and Santry Demesne lie within the jurisdiction of Fingal County Council. However, Dublin Corporation own the parklands. A private Developer controls the majority of the lands in Santry Demesne. Predominant land uses are residential or amenity. A smaller commercial area is defined by the seven tower shopping centre at the heart of Ballymun.

Proposed

The land within the Dublin Corporation area has been designated as a 'Zone O' within the City Development Plan, this zoning offers maximum flexibility in the allocation of uses. The lands of Naul/Sillogue Park are seen as crucial to the future economic prosperity of Ballymun. The current amenity zoning in the Fingal County Council development plan must be changed to include for employment generating uses i.e. business, leisure, and technology related development, education; residential uses may also be considered in this location.

A number of developments have been considered during the course of the study. A minimum intervention would see the park developed as a properly landscaped amenity park, however this would not greatly benefit the people of Ballymun, which suffers currently from an over supply of undeveloped open space. A national sports stadium with ancillary spin off development could be located close to the M50 junction. The profile of Ballymun would also be enhanced dramatically. A more likely and sustainable development is the creation of a large Technology/ Business Park with leisure facilities such as a hotel sited at the M50 roundabout. A proposal of this nature would offer job prospects over an extended period to those in Ballymun. This could encourage the young to remain at school and would also offer a wider range of training opportunities.

Tax designation is essential for this proposal to be financially viable. Other uses such as a sports centre promoting excellence, or a third level education establishment would be worthy neighbours.

Ballymun Road

The new main street for Ballymun will be developed with a strong emphasis on mixed-use development. Improvement and expansion of retail facilities will be a priority. Leisure uses would be encouraged together with provision for offices and main street residential units, and a new Town Hall/Civic Centre. Arts and community facilities are proposed on the new main street in order to create a vibrant and sustainable Town Centre.

Neighbourhoods

The extensive and untidy open spaces in Ballymun must be harnessed to accommodate a small proportion of the proposed new housing stock. Newly created parks will be properly landscaped, secured and equipped. It is proposed that Neighbourhood Centres be developed in 5 areas of the estate. Accommodation might include:- corner newsagent and convenience store, dry cleaner, video store, etc. Community meeting rooms and crèche facilities should be included.

Santry Demesne

Ballymun Regeneration Ltd supports the general scope of the proposals put forward by Woodford Developments Ltd for the development of the Santry Demesne lands. Pedestrian accesses to the future Santry Park at a point to the west of the Trinity Sports Ground are a fundamental aim. A residential development along the Santry Avenue boundary of the Demesne would enhance the area and help social mix.



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

This section describes where different types of development can take place.

1 Land Use Proposals

