



**HISTORY & REGENERATION**

**2.1 Background to the development of Ballymun, 1960's – 1998**

The Ballymun estate was conceived in 1960s Ireland, during a period when Dublin faced a major housing crisis. With a slowdown in the house building sector in the 1950's and 1960's, the Government was faced with a crisis in 1963 when four people were killed, within 11 days of each other, as a result of the collapse of tenement buildings in Dublin city centre. Huge public outcry demanded that the slums be cleared and dangerous buildings demolished.

The Government responded by adopting a low cost, quick-fix solution of pre-fabricated, system built, high-rise housing, to be located on the outskirts of the city as a single social sector housing solution. With the contract signed on the 2nd February 1965, the next four years saw the construction of 36 high-rise blocks containing 2,820 flats and 400 two-storey housing units in Ballymun. The flats were contained within 7 fifteen-storey towers, 19 eight-storey blocks and 10 four-storey blocks. Shortly afterwards a further 1,600 two-storey public housing units were added to the estate making Ballymun one of the largest public housing estates in Europe.

Influenced by the Swiss/French architect and planner Le Corbusier, the estate was promoted/extolled as a symbol of the emerging industrialised modern Ireland, an example to be followed throughout the Irish state. However, despite these grand ambitions, problems within the estate quickly manifested

themselves, and as the last tenants moved in cracked concrete panels were already showing and widespread dissatisfaction followed. The remoteness of the flats from the city centre, coupled with poor public transport, meant many family ties were severed. People were separated from everything and everyone they knew. Coupled with this was the initial failure to provide basic facilities such as post offices and shopping facilities, and parks and play areas consisted of vast swaths of prairie like open spaces. In addition to the physical problems encountered, many policy decisions had devastating impacts on the stability of the community. Most notably was the national Surrender Grant Scheme of 1985, which gave tenants a grant of £5,000 to leave their council flat (at the time a £5,000 grant would cover the cost of approx. 20/25% of a new home) and buy their own house, and the availability of loans from the Housing Finance Agency, which issued loans linked to borrower's income, instead of interest. With no private housing available to buy in Ballymun many residents who were gainfully employed took the grant and left the area. This meant that Ballymun lost many of its most economically stable residents and community leaders. The vacated units were filled with many vulnerable tenants including single parents, homeless men and discharged psychiatric patients. This course of action was driven by a lack of alternative accommodation for socially disadvantaged groups and the closure of old hostels and psychiatric hospitals. The combined impact of these policies and strategies together with an emerging drug problem lead to the ghettoisation of Ballymun.

By 1997 Ballymun was one of the worst estates in the Country. Anne Power, Professor of Social Policy at the London School of Economics, described it

accurately as an estate: -

*“massively run down, poorly maintained and its many common areas were neither cleaned nor cared for. There was harsh graffiti everywhere; spaces were unguarded, uncared for...Lifts, garage doors, entrances and stairwells were worst... The bare, windswept, littered open areas suggested a complete lack of management control.”* (Power, Anne, 'Rebuilding Ballymun', in Memories Milestones and New Horizons, (2008), p. 27-44).

In addition to the harsh physical environment, the population of 15,500 were amongst the most disadvantaged in the country. Unemployment was three times the national average and 71% of local authority tenants were solely dependent on social welfare payments. Ballymun had the highest percentage (44%) of households headed by lone parents in the country and a far higher child density ratio. The majority of children left school at 15 and poverty levels in general were high. Due to a tenant purchase scheme some of the two-storey housing had been purchased by the tenants from the Local Authority, giving a 20% home ownership rate and an 80% social housing tenure mix. This was in exact inversion to the state as a whole which had 80% home ownership rates at that time.

Ballymun had become a national embarrassment and a repressive environment for so many of its residents. Public pressure eventually led the government in March 1997 to announce plans for the demolition of the 15-storey tower blocks and the 8-storey spine blocks, and their replacement with new housing.



Ballymun high-rise buildings, as originally developed



Playgrounds provided but vandilised





Subsequent decisions resulted in the Government also sanctioning the demolition of the 4-storey flat blocks. It was announced that the project was to be carried out in the context of a strategic plan for the physical, economic and social regeneration of the Ballymun area as a whole.

The Department of the Environment and Dublin Corporation (now the Department of Housing, Planning and Local Government and Dublin City Council respectively) agreed that the regeneration should be carried out through a specific purpose development company. DCC subsequently established Ballymun Regeneration Limited (BRL), with the project expected to be completed within eight years. The Board of BRL was made up of a broad base with representation from Dublin City Council, various statutory agencies, the private sector and the local community for this purpose.

## 2.2 Regeneration of Ballymun, 1998 – Present

### 2.2.1 Preparation of the Ballymun Masterplan 1998

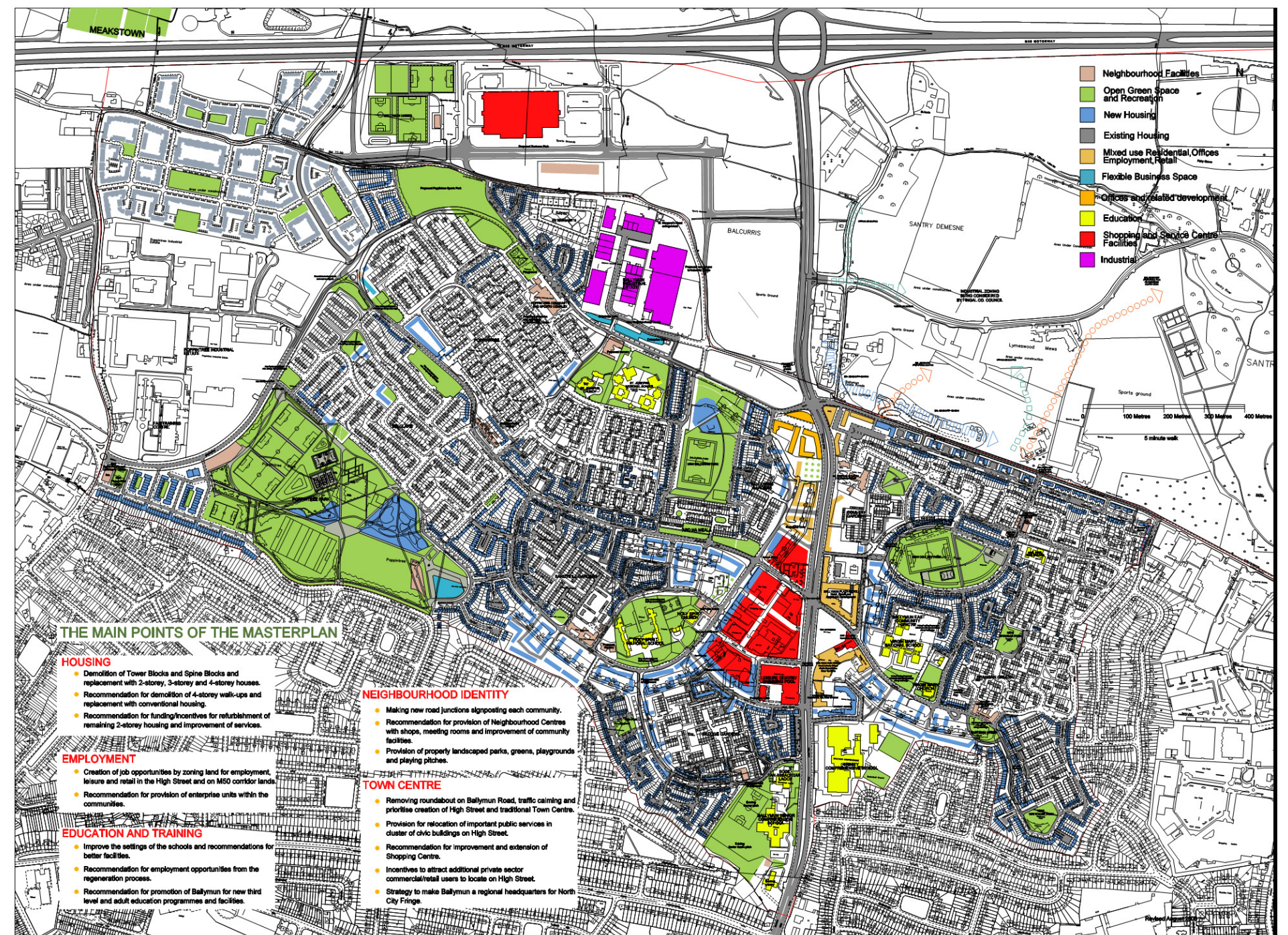
In March 1998, following six months of intensive consultation with the local community and agencies operating in the area, the masterplan for the new Ballymun was delivered to Government. It provided an integrated framework including interventions of a “hard” and “soft” nature which facilitated cross-cutting initiatives to address a number of social, cultural, economic and environmental objectives.



Metal container converted into shop - ‘van shop’

The following objectives form the basis of the “Masterplan for the new Ballymun” as agreed with the local community, the Government and Dublin City Council in 1998: -

- To provide for the physical, social and economic regeneration of Ballymun
- To change the image of Ballymun for potential investors and the wider community.



Ballymun Masterplan Map 1998





- To address the realities of unemployment, poverty, lone parent families, drugs and homelessness, all of which are barriers to the development of the Ballymun community.
- To adopt an integrated and strategic view of Ballymun and its natural hinterland.
- To integrate Ballymun with economic activity in the wider hinterland – the M50, Dublin Airport, Dublin City University, Dublin city centre, the north Dublin region.
- To adopt a partnership approach to plans and programmes already in operation and involving all sectors.
- To promote sustainable development, socially and environmentally.

As a regeneration project Ballymun was unique in Europe due to a policy to retain the entire population in-situ while carrying out an extensive demolition and construction programme. This was possible due to the vast areas of open space located between and around the flat blocks. The plan was to build on areas of open space, move people from a number of flat blocks into new houses, demolish their flats, clear the site and use this land to build the next element of the Masterplan. There would also be sufficient land to provide for private housing and to create a new Main Street and employment quarter to foster economic activity. The new town of Ballymun, as envisaged by the Masterplan was projected to ultimately grow to approximately 30,000 people. As well as providing the physical framework for regeneration, the Masterplan also identified strategies for social, environmental and economic regeneration to ensure that issues of marginalisation, which had emerged in the past, could be tackled in an integrated way.

**2.2.2 Progress to Date, 2017**

The period 1998 to 2017 witnessed the transformation of Ballymun. The high-rise image of the flat blocks has been replaced by an emerging new town, designed around urban design principles as set out in the Masterplan. All residents of the 36 no. flat blocks have been re-housed in sustainable housing demarked by a variety of architectural styles, which together with landscaped parks and new community and neighbourhood centres affords residents with an enhanced quality of life and presents an enhanced image of the area. The regeneration of the Main Street has been slower to deliver, with the economic crash of 2007 putting stay to the proposed plans for a new shopping centre, much needed in the area.

A quick synopsis of the physical progress achieved since 1998 includes the following: -

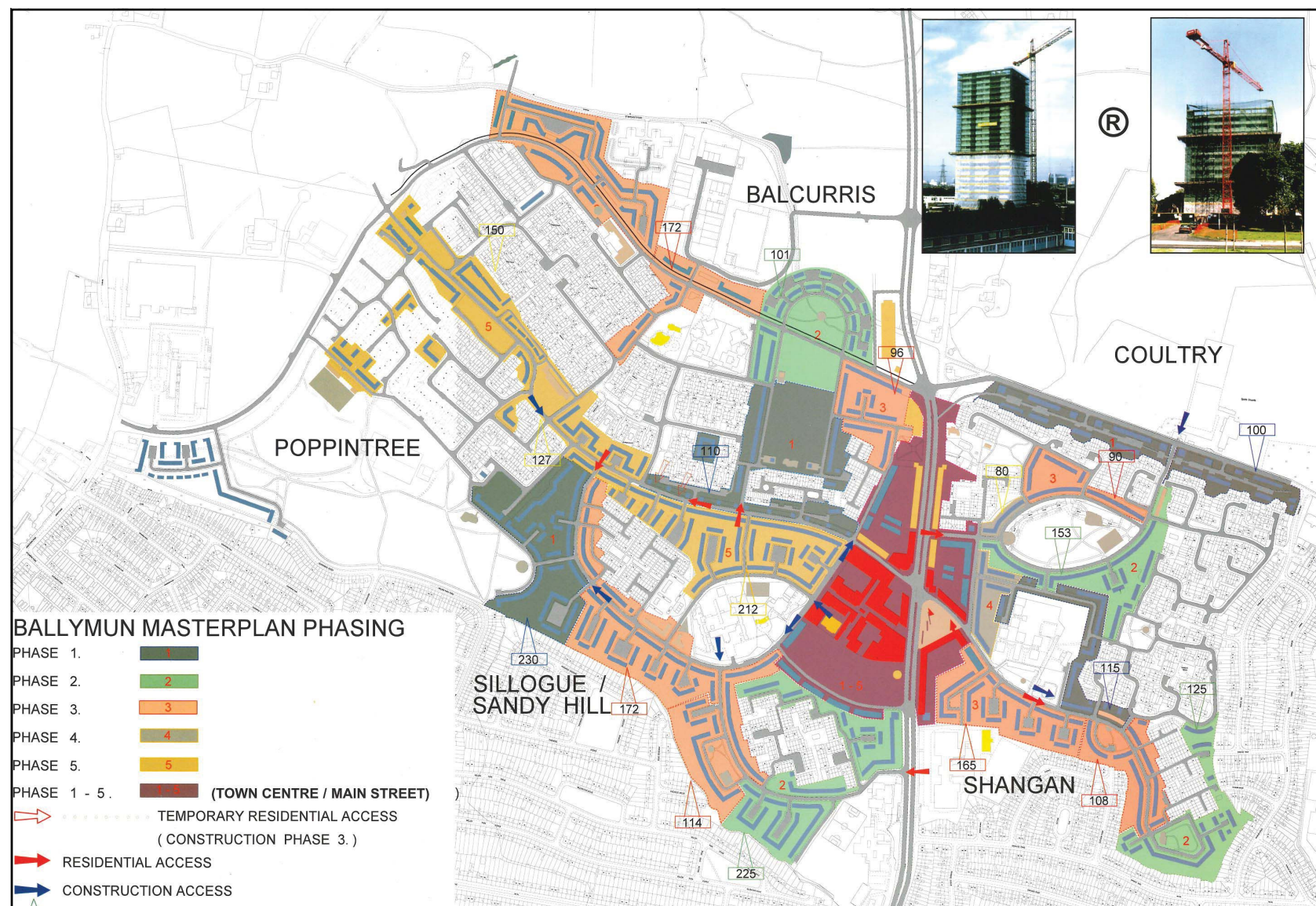
- All of the original 36 no. flat blocks are demolished.

- Almost 2,000 no. replacement housing units have been provided with all of the tenants from the flat blocks re-housed. An additional c. 1,350 no. homes have been provided in the area through private sector investment.
- Community buildings, parks and neighbourhood centres have been developed to serve existing neighbourhood areas including Ballymun Leisure Centre, Poppintree Sports and Community Centre and The RECO.
- A new Civic Centre and arts centre (axis) have been developed on

Main Street along with some limited commercial development.

- Attraction of Ikea to the M50 lands and two hotels to the area.
- Repurposing of the old boiler house to accommodate the Rediscovery Centre, as an environmental education centre.

These physical improvements have been supported by the social regeneration programme which has worked with local and statutory organisations to deliver higher quality services and social supports to meet local needs, and also new



Ballymun Masterplan Phasing Programme





innovative social initiatives. For example the establishment of alcohol recovery projects; the development of legal services; upgrading childcare facilities and educational support services.

BRL, the agent in charge of the regeneration process is now wound down with the roles and responsibilities transferred to the City Council. It is timely thus that a new plan for Ballymun is prepared which builds on the successes of the Masterplan and address its future challenges. The Local Area Plan will help safeguard the significant investment made in the area to date and ensure the regeneration is brought to a successful conclusion.

The LAP reviews the progress made in implementing the aims and objectives of the Ballymun Masterplan, and provides an updated strategy for the future development and management of the area to meet the needs of the existing and future population.



Ballmun Leisure Centre



Coultry Housing



Poppintree Park



Coultry Park





**SITE CONTEXT AND ANALYSIS**

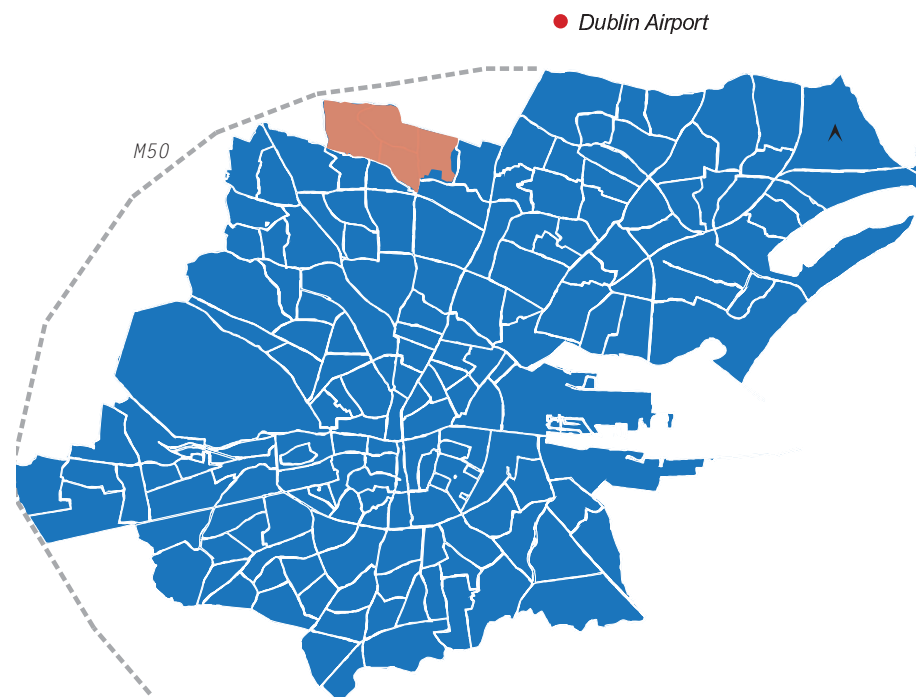
**3.1 Introduction**

The overall strategy for the Ballymun Local Area Plan is to facilitate and co-ordinate development opportunities on a number of key sites while at the same time addressing issues such as infrastructure, economic development, public realm and community/sporting facilities to achieve a sustainable city neighbourhood.

In order to make policies and future proposals for the area, it is necessary to take into consideration the aims and achievements of the Ballymun Masterplan and conduct a fresh evaluation of the character of the LAP area, identifying deficits and the challenges which the LAP should help address. This analysis takes into account the profiles and demographics of the local population, the housing profile and the submissions received at Issues Paper stage.

**3.2 Description of the area and sites available for development**

Ballymun is a city neighbourhood located 6.5 km north of Dublin city centre and 7.3 km south of Dublin Airport. Just south of Junction 4 on the M50 and 6km from the entrance to the Port Tunnel it is strategically located in the City context.



Ballymun Context Map within the City

The area is mostly residential in nature with parks, local retail and community/sporting facilities defining the different character areas. The residential development is a mix of apartments, duplexes and two storey units of different heights and styles providing an interesting mix of design developed around a coherent street network. Local employment is provided in two existing industrial estates and at Ikea on the M50 lands, the latter located just north of the urban core. The Main Street provides a greater mix of uses with commercial office and retail development located in buildings of 4-6 storeys in height and gateway buildings of up to 11-storeys in height.

Within the LAP area there is c. 33.44 ha of land available for development and an additional 24 ha of land to the immediate north under City Council control (M50 lands). There are large sites available along the Main Street/R108 (8.64 ha; lands zoned Z4) which would suit a variety of uses, primarily economic/commercial, but may also include some residential (if part of a wider encompassing development proposal). In the neighbourhoods, there are a number of housing sites of varying size which are available for development; some sites are ready for market disposal with little or no encumbrances, whereas others require infrastructural interventions/improvements (neighbourhood sites account for c. 24.8 ha, including 2.9 ha in Hampton Wood).

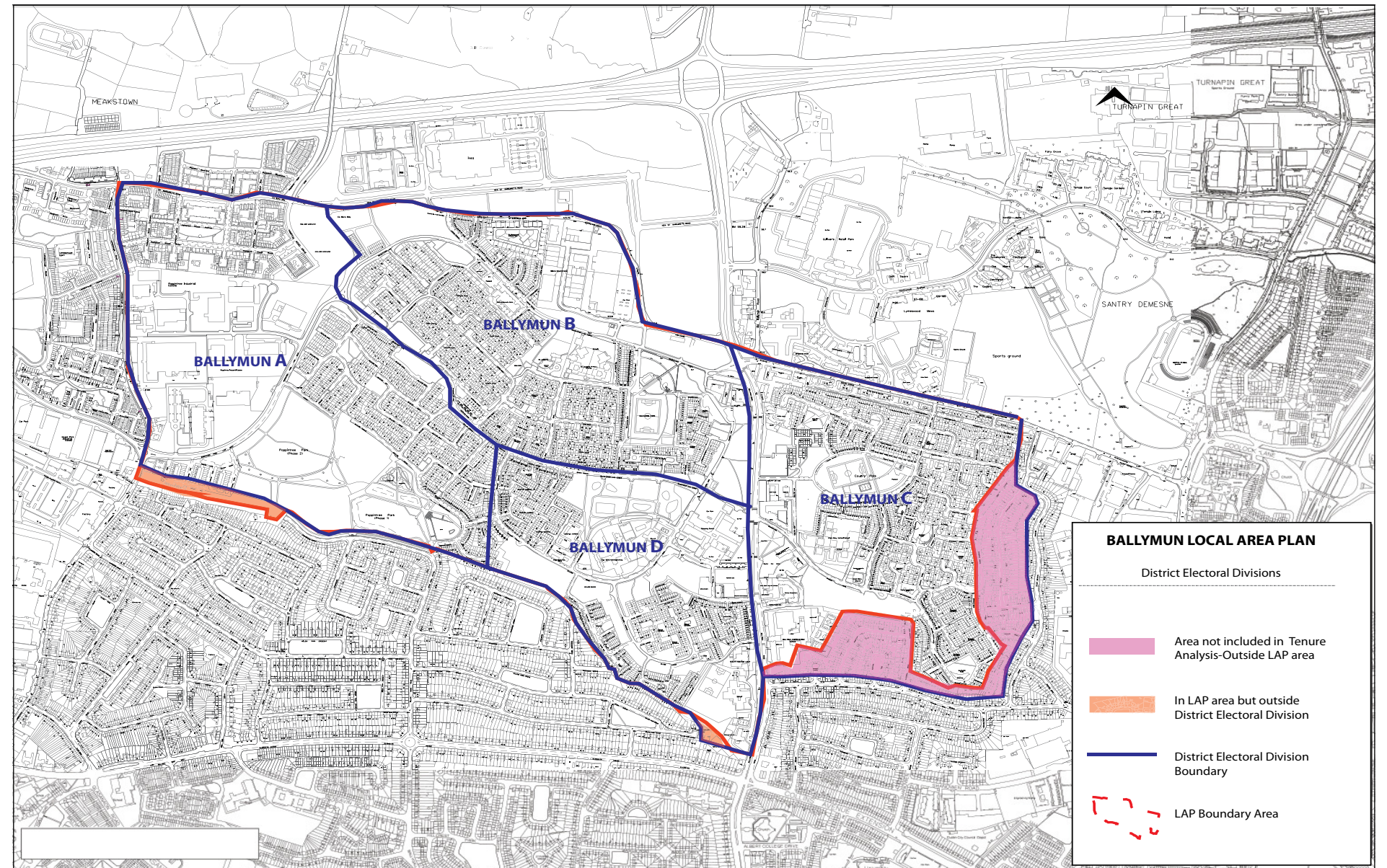


Fig.4: District Electoral Divisions





**3.3 Population and Housing Profile**

Population and housing figures for the LAP are based on Census Electoral Division Wards of Ballymun A, Ballymun B, Ballymun C and Ballymun D. The ED area of Ballymun C includes areas of Shanliss and Oldtown in Santry.

**3.3.1 Demographics and Household Composition**

**Population**

The LAP area has a total stated population of 17,575 (8,508 no. males 48.4% and 9,067 no. females 51.59%) based on the 2016 preliminary analysis. This is an increase of 1,339 no. persons which equates to a 8.25% increase on the 2011 census.

**Table 1: Ballymun Census, 2011 and 2016**

DED	Total 2011	Male 2016	Female 2016	Change since 2011	% Change
Ballymun A	3678	2305	2415	1042	28.33
Ballymun B	4012	2082	2258	328	8.18
Ballymun C	5585	2932	3160	507	9.08
Ballymun D	2961	1189	1234	-538	-18.17
Sub-Total	16236	8508	9067	1339	8.25

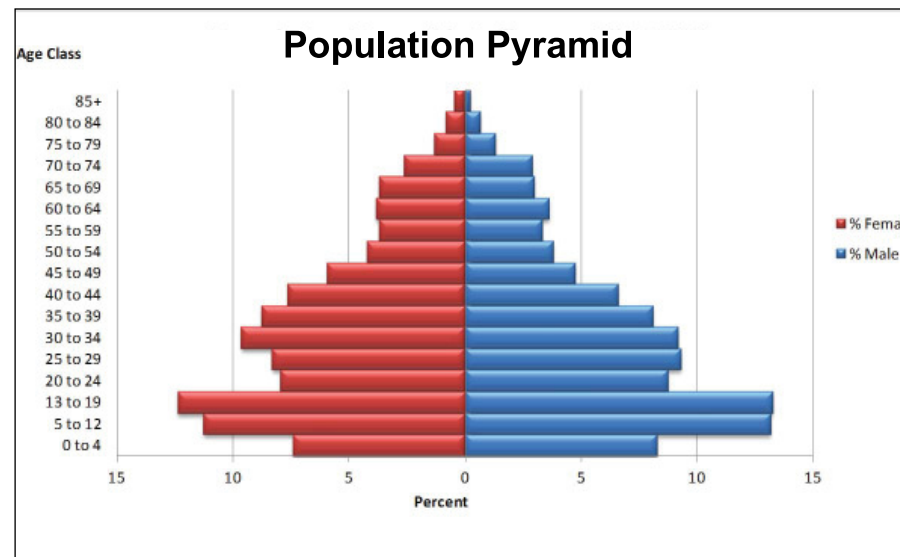
The reduction in Ballymun D's population is related to the demolition of Balbutcher flat blocks and Plunkett Tower.

While the 2016 Census has been carried out the detailed results are currently only available at City/County level, as such the following analysis is based on the 2011 census.

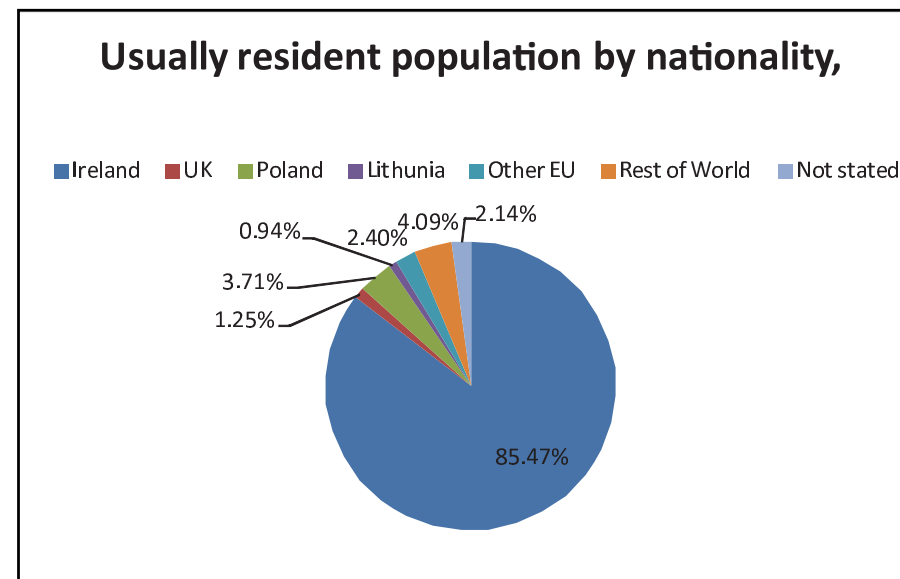
As can be seen from the population pyramid below, the population peaks between the ages of 5 and 19 with 32.7% of the population under 19 years of age. The second largest cohort is the 30-39 age groups who comprise 17.8% of the population, indicating quite a young population in the area and associated demand for crèche/childcare and education services. In comparison there are smaller percentages of persons within the older cohorts.

In summary: -

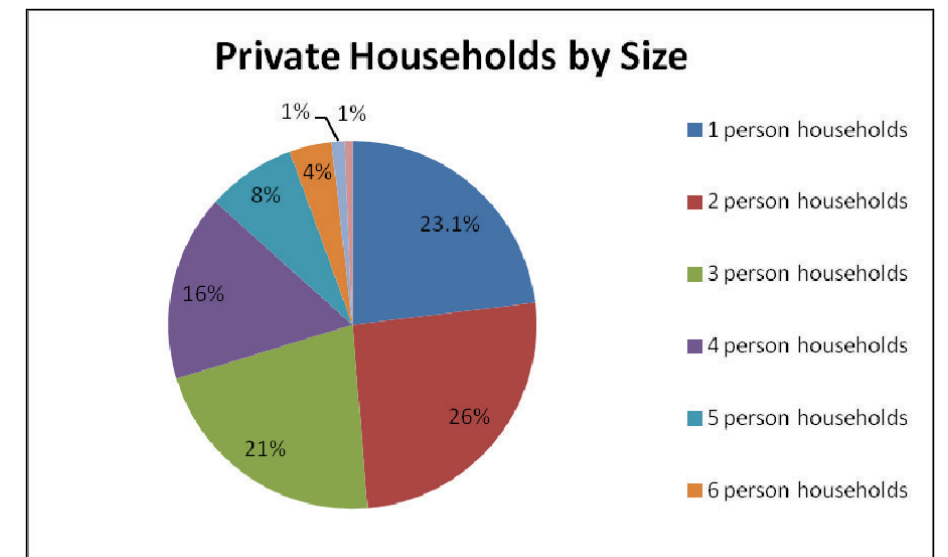
- 19.9% of the population is under the age of 12 (compared to 13.29% for Dublin City)
- 12.8% between the ages of 13-19
- 8.32% between 20-24



- 26.6% between 25-39
- 23.7% between 40-65
- 8.78% aged 65 and over (compared to 12.60% for Dublin City).



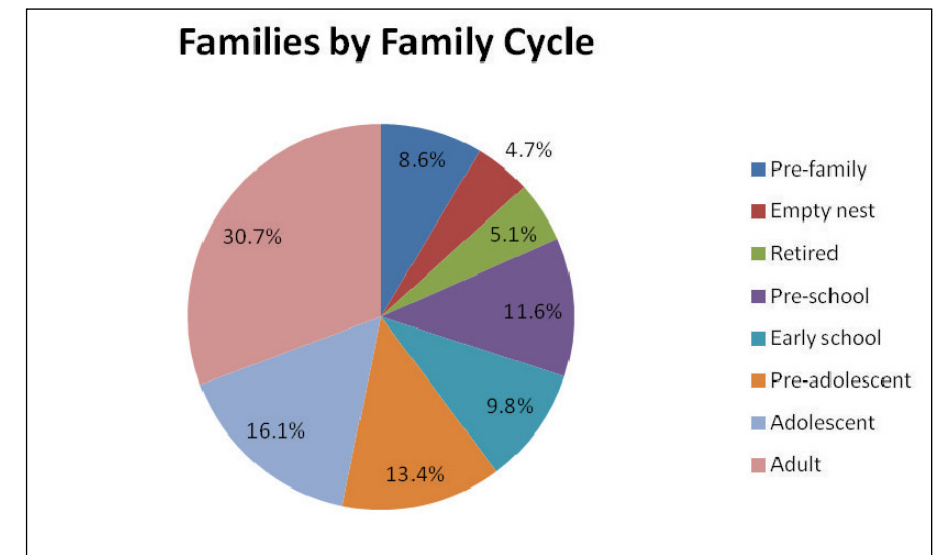
The majority of the population, 85%, is Irish by nationality, with other European nationalities accounting for 8.3% and the rest of the world for 4%. In relation to speakers of foreign languages, 15% stated that they could either “not speak English well” or “not at all”.



**Households/Housing**

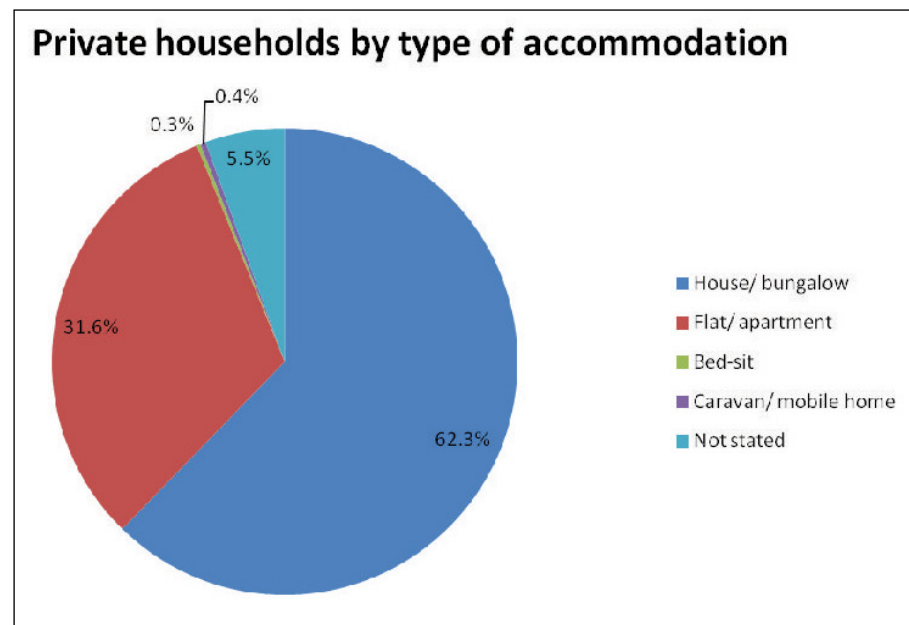
The average household size in the area is 2.8 persons, which is above the average size for Dublin City of 2.4 (2011 Census). 26% of the total households in the area are made up of two person households, with 23% making up one person households, followed closely by three person households (21%).

The largest single cohort of family type is that of adult family (30.7%), while families with children at pre-school, early school, pre-adolescent, and adolescent make up a combined 50.9%.



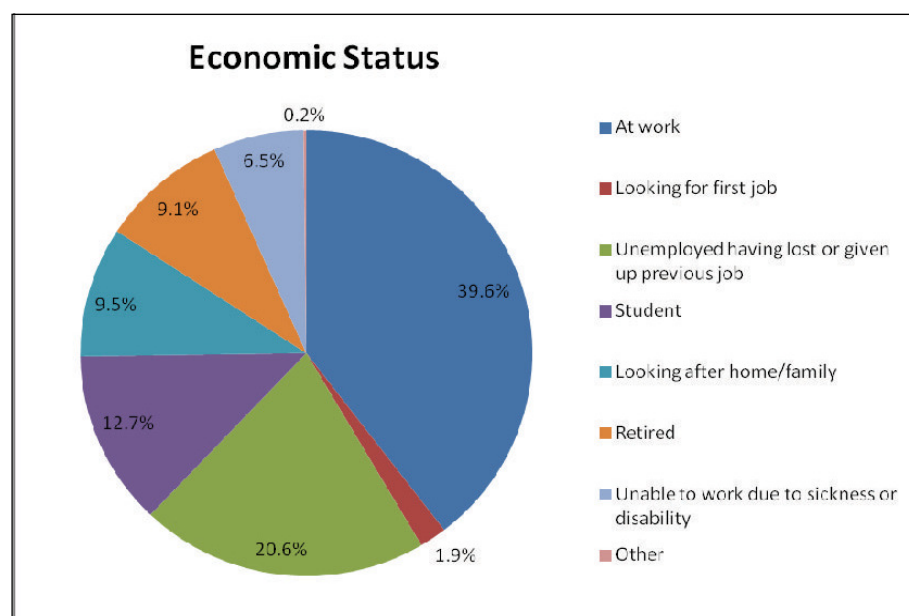
62.3% of households are in houses/bungalows and 31.6% are in flats and apartments. (see chart over)



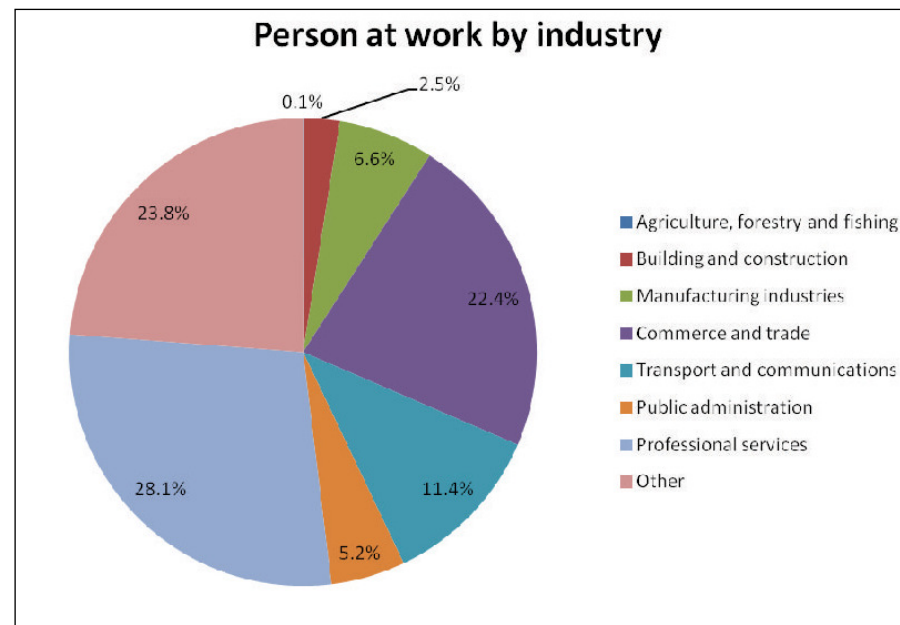


**3.3.2 Employment**

Just under 40% of the population aged 15 years and over are classified as at work, 20.6% as unemployed having lost or given up their previous job and 12.7% as students.

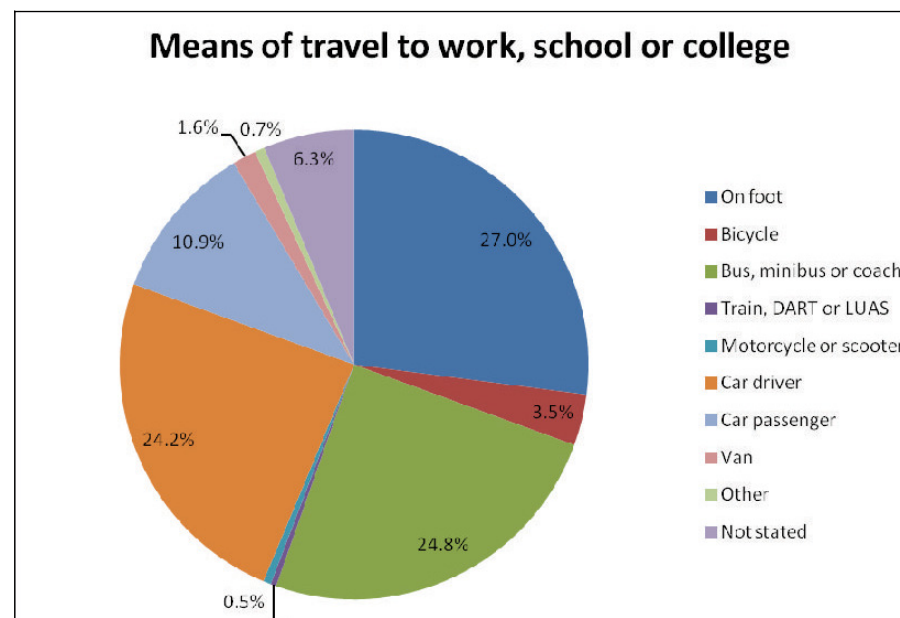


Of persons at work, 28% are working within professional services, 23.8% in "other" and 22.4% are within the commerce and trade sectors.



**3.3.3 Commuting**

The majority of the population aged 5 years and over travel to work, school or college by foot (27%). This is followed closely by bus, minibus or coach (24.8%) and car drivers (24.2%). These figures compare favourably to rest of City where travel to work by car is still the dominant mode accounting for 36% of all journeys.



**3.3.4 Tenure Diversity**

This section of the LAP provides a breakdown of the existing tenure mix in Ballymun, based on the 2011 census and updated as per available information.

**Tenure Mix – 2011 Census of Population Figures**

As noted above the 2011 Census is used to provide the baseline information for the Ballymun LAP area. The table below shows the breakdown of households by type of occupancy and the comparisons with Dublin City for 2011.

**Table 2: Number and percentage of permanent private households by type of occupancy, Census 2011**

	Owner Occupied	Rented from Private Landlord	Rented from Local Authority	Rented from Voluntary Body	Occupied free of rent	Not Stated	Total
Ballymun	1,553 28.94%	977 18.21%	2,521 46.98%	128 2.39%	9 0.17%	178 3.32%	5,366 100%
Dublin City	107,552 51.75%	66,613 32.05%	23,949 11.52%	2,728 1.31%	2,419 1.16%	4,586 2.21%	207,847 100%

Note: The Ballymun figure is based on census wards Ballymun A, B, C & D, with minor adjustments to Ballymun C omitting the areas of Shanliss and Oldtown in Santry, as per the BRL Tenure Diversity report 2012. See District Electoral Division Map, Fig. 4.

**Updated Tenure Figures for 2016**

In order to update the housing information for the LAP, in the absence of the 2016 Census, data sources from the Department of Employment Affairs and Social Protection, the City Council and the voluntary housing agencies were obtained.

**Adjustment of Private Rented Figures**

Of the 977 no. households listed as renting from private landlords, 267 no. households are noted to be in receipt of Supplementary Welfare Allowance (SWA) payments, thus effectively forming a "hidden" element of social housing, and reducing the private rented sector in the LAP boundary to 710 no. households. These figures have been adjusted for in the 2016 estimates classified under the heading of "Rented from Local Authority" (see table below) reflecting the intention of the Government to provide future housing supports under the Housing Assistance Payment (HAP) scheme, to be managed by the Local Authority.

**Voluntary Housing**

Within the Voluntary Housing sector, there have been a number of changes





to the housing market in Ballymun since 2011. The most notably changes are set out below: -

- Hail Housing took over the management of 25 no. units in Coultrey.
- Cluid Housing carried out remedial works on the former co-op housing site in Sillogue and manage the entire scheme of 19 no. units.
- Tuath Housing manage 60 no. units in Hampton Wood.
- Sophia Housing are no longer managing any units in Ballymun and their units have been returned to DCC and are part of the social housing stock (i.e. 6 no. units).

Taking into account these changes and some other smaller modifications, the voluntary body sector grew from 128 no. households in the 2011 census to c. 232 no. households in this updated analysis of 2016.

**Homelessness**

Another change since 2011 is the significant rise in the levels of homelessness across Dublin. At the time of writing the following locations in Ballymun are used to accommodate the homeless: -

- The Plaza, Main Street (25 no. apartments);
- The Travelodge Hotel, Main Street (numbers depend on hotel availability); and
- Balbutcher Lane, Poppintree in the new rapid build housing scheme (22 no. units)
- Additional units are due to come on-stream in Shangan Court in 2017

Other significant changes reported since 2011 are as follows: -

- The social housing stock increased by 61 no. units via a number of different mechanism - DCC purchasing 9 no. new units in Ballymun; 23 no. unsold affordable (Part V) housing units in Hampton Wood transferred to social housing; 6 no. long term leases and 10 no. rental accommodation schemes (RAS) along with other incremental changes.
- 51 no. tenant purchases in Ballymun, increasing the amount of owner occupier households

Taking all of the above changes into account Table 3 below provides an estimate of the tenure breakdown for 2016 in Ballymun.

**Table 3: Estimated number and percentage of permanent private households by type of occupancy, for Ballymun, 2016:**

	Owner Occupied (A)	Rented from Private Landlord (B)	Rented from Local Authority (C)	Rented from Voluntary Body (D)	Occupied free of rent	Not Stated	Total
<b>Ballymun 2016 Estimates</b>	1,604 28.50%	710 12.61%	2,896 51.45%	232 4.12%	9 0.16%	178 3.16%	5,629 100%

**Notes:**

- (A) = 1553 +51 tenant purchases
- (B) = Excluding 267 in receipt of SWA
- (C) = 2521 +267 SWA, +9 DCC purchases, +4 Sillogue 1C, +6 Long Term Leasing, +10 Rental Accommodation Scheme, +23 Unsold Affordable Hampton Wood, +6 Sophia Housing, +3 Respond Part V, +25 Homeless The Plaza, +22 Rapid Build Poppintree
- (D) = 128 +25 Hail Housing, +1 Peter McVerry, +20 Cluid, +64 Tuath, (-6 Sophia Housing)

**Tenure Imbalance within Ballymun**

In order to fully understand the tenure imbalance within Ballymun a number of aspects have been considered.

The percentage of owner-occupied households in Ballymun stands at 28.5% a figure significantly lower than that of the City as a whole, which in 2011 had 51.75% owner occupancy. Within this figure c. 769 households or 3.5% (i.e. 951 no. total private built to date - minus 182 no. social) can be attributed to the new private development at Hampton Woods, located on the periphery of the LAP area and outside the BRL regeneration core. Owner-occupancy within the regeneration area stood at **24.8%** as per the 2012 BRL tenure diversity report.

A second key difference pertains to the levels renting from the Local Authority. Within Ballymun, 51.45% of households rented from Dublin City Council in 2016, compared to just 11.5% for Dublin City as a whole. In order to obtain the real level of social renting in Ballymun, the following figures can be combined: -

- (a) Renting from local authority: 2,896 (including those in receipt of SWA)
- (b) Renting from voluntary body: 232 providing a total of 3,125 no. households or **55.5%**.

This indicates quite an imbalanced local housing market and creates additional pressures on the area in terms of increased demand for social support services and less disposable income to support and attract economic activity to the area, points echoed in the independent Retail Study carried out for the LAP.

Also of note are the private rented figures. When the SWA figures are excluded from the 2011 private rented levels this percentage decreases from 18.2% to 12.6%, which is a relatively small percentage of the overall Ballymun tenure mix. This figure is also well below the Dublin City statistic of 32% (and the national figure of one fifth of our population lives in rented accommodation – source ‘Rebuilding Ireland’ 2016) indicating a skewed housing market in the area, especially given the growth in private rented sector in Dublin.

**3.3.5 Pobal Deprivation Index**

The Pobal Deprivation Index is a recognized method of measuring the relative affluence or disadvantage of a particular geographical area using data from the census and compiled from the following seven indicators: -

- Population Change
- Age Dependency Ratio
- Lone Parent Ratio
- Primary Education Only
- Third Level Education
- Unemployment Rate (male and female)
- Proportion living in Local Authority Rented Housing

A continuum scoring range is given to each delineated area relative to a national average and ranges from ‘extremely disadvantaged’ to ‘extremely affluent’. In relation to the Ballymun Electoral Divisions relevant to the LAP, in 2011 all but one ED was ‘Disadvantaged’; Ballymun A was rated ‘Marginally below Average’. It is noted that Ballymun A contains the relatively new development at Hampton Woods, nonetheless this was a comparative improvement upon the 2006 situation where all Ballymun EDs were either ‘Disadvantaged’ (Ballymun A & C) or ‘Very Disadvantaged’ (Ballymun B & D).





What the tables 2-4 point to is the need for continued investment in the social and economic aspects of Ballymun. Improving the links between Hampton Woods and the rest of Ballymun are also a priority to ensure the positive area effects of this area are felt elsewhere in Ballymun.

**Table 4: Ballymun A-D Electoral Division, Deprivation Index**

Electoral Division	Ballymun A	Ballymun B	Ballymun C	Ballymun D
Population 2011	3,678.00	4,012.00	5,585.00	2,961.00
Population 2006	2,101.00	3,949.00	5,921.00	3,522.00
Pop change % (2006-11)	75.06	1.60	-5.67	-15.93
Deprivation 2011	Marginally Below Average	Disadvantaged	Disadvantaged	Disadvantaged
Deprivation 2006	Disadvantaged	Very Disadvantaged	Disadvantaged	Very Disadvantaged

**3.4 Local Retail and Employment Space**

Three distinct categories of employment space can be identified in Ballymun:

1. Main Street
2. Neighbourhood Centres (Poppintree, Sillogue, Coultrey and Shangan)
3. Industrial Estates (Poppintree and Ballymun)
4. Ikea, Ballymun (outside of LAP area)

**3.4.1 Main Street**

In 1998, before the regeneration of Ballymun began, the Main Street comprised of a dual-carriageway with a single large roundabout serving the area, and where 90% of the traffic was through-traffic. A key element of the Masterplan was the creation of a 1km Main Street, to be flanked by landmark buildings at both ends and to provide a sustainable density and mix of uses – shops, offices, apartments, leisure, community and so forth. Tax incentives granted under the 1999 Urban Renewal Scheme helped to kick-start the remodelling of the Main Street.

Today the Main Street is unrecognisable from that of 1998; the roundabout and its underpasses have been removed, the road narrowed, new access roads serving the surrounding neighbourhoods constructed and key services are in place (footpaths, drainage, utilities etc). The Civic Plaza (Ceamóg an tSeachtar Laoch) has been created flanked by axis (Arts and Community Resource Centre) and the new Civic Centre, two key flagship projects which bring employment and visitors into Ballymun. A new Leisure Centre, two new hotels, a Garda Divisional Headquarters and Social Welfare Offices have also been constructed, and the gateway buildings to the north and south of the 1km strip are in place. The repurposing and conversion of the existing Boiler

House to accommodate the ‘Rediscovery Centre’ is completed and is open to the public providing a new and unique destination space in the heart of Ballymun.

Plans for the Ballymun Shopping Centre (west of Main Street) have evolved and changed much since the regeneration began. Planning permissions granted for large scale redevelopment of the site in 2004 and 2009 failed to be delivered with the downturn in the economy. In order to proceed with the regeneration of the Main Street; to safeguard the considerable public and private sector investment in the area, and to provide a quality environment, the City Council acquired the title interest to the Shopping Centre in December 2014. Delivering future options for the redevelopment of this site and for delivery of additional retail and employment in the area forms a key element of the development strategy of this LAP.

In preparing the LAP and to inform the retail quantum of development appropriate for Main Street, an independent retail study was carried out by consultants on behalf of Dublin City Council in March 2016 (see Appendix 1). Key findings from this study include the following analysis of the existing retail situation: -

- There is significant retail seepage out of the area for both convenience shopping (75%) and comparison shopping (in excess of 90%).
- The discount supermarket on Santry Avenue is the most popular food shop, and the city centre is the most popular destination for clothes etc.



Main Street Ballymun

- Income levels in Ballymun are lower than other areas with a higher dependency on social services which means that there is a lower level of disposable income available to spend in the area.
- This in turn reduces the amount of retail space required for the area in the short-medium term (i.e. 5 years) and will not change unless there is significant inward investment of more mixed income households.
- No heart / focus / centre to Ballymun. There is a need to define a ‘civic precinct’ within the centre of Ballymun through public realm improvements to identify the focal point and welcome point for visitors and businesses.

The recommendations from this report and future objectives are detailed further in Section 5.3.1 of the LAP.

**3.4.2 Neighbourhood Centres (Poppintree, Sillogue, Coultrey and Shangan)**

Four distinct mixed use neighbourhood centres (NC) providing local retail, office, community and childcare uses have been developed since 2000 in the neighbourhoods of Shangan, Coultrey, Poppintree and Sillogue. These purpose-built neighbourhood centres replaced the old “van” shops that were dotted throughout the old Ballymun, notoriously referred to in Roddy Doyle’s novel “The Van”. The need and demand for local service provision was borne out of the consultation process for the Ballymun Masterplan.



Axis and Civic Centre





With the exception of Poppintree the neighbourhood centres have struggled with occupancy, as evident in the ‘Ballymun Retail Study 2016’ (see Appendix 1). An Economic Officer was appointed for Ballymun by Dublin City Council following the wind-down of BRL to help drive economic activity in the area. Since then the Council have initiated a concerted strategy to reduce the vacancy and to improve the vibrancy of the neighbourhood centres.

**3.4.3 Industrial Estates (Poppintree and Ballymun)**

There are two long established industrial estates in the LAP area: -

1. Poppintree
2. Ballymun

Both are zoned Z6 under the Dublin City Development Plan 2016-2022 with the land use objective to “provide for the creation and protection of enterprise and facilitate opportunities for employment creation”.

Poppintree Industrial Estate is the larger of the two estates (24.88ha) and is made up of three large and distinct operating sites: -

1. IDA Poppintree Industrial Estate (c. 17ha) including Freshways (c. 2ha)
2. The former Mouldpro International Site – industrial unit is demolished (c. 4ha)
3. Finglas Training Centre, CDETB (c. 3ha)

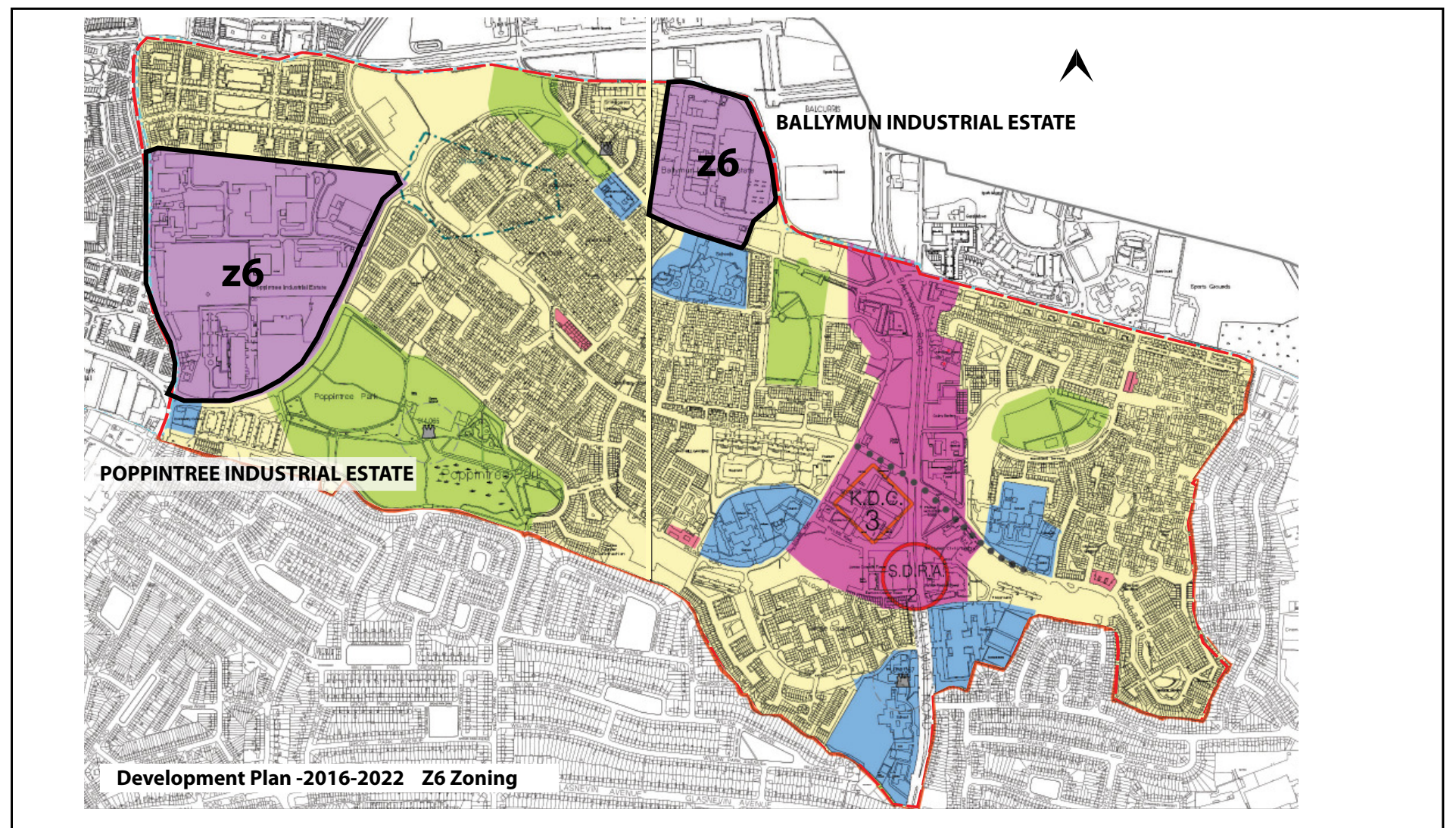
The remainder of the Z6 zone is made up of one-off houses and garage/crash repair services located along Jamestown Road. Each of the above named landholdings operates as stand-alone / independent entities, with their own exit and entry points. There is no access or permeability between the individual sites or between Poppintree Park Lane West and Jamestown Road. The entire estate is privately managed and maintained. Food production, printing, training facilities and small scale auto repairs are the principle activities conducted within the IDA estate. It is characterised by low density units, set back from the road and surrounded by significant surface car parking areas. There is additional land capacity adjoining each of the sites to allow for c. 20% expansion should operations grow. With the exception of the Mouldpro site and one of the units in the IDA landholding (3,534 sq.m.) the industrial estate is occupied (Q3, 2016). The industrial estate is well presented and is a significant employment hub for the area.

Ballymun Industrial Estate is a single industrial estate accessed off the old St. Margaret’s Road, measuring 8.65ha; including the vacant site addressing Balbutcher Lane North. Robinson Group and Musgraves are the two principal landowners, with the remaining units utilised and owned by individual companies, such as the Seed Potato Company and SIKA. The varied uses

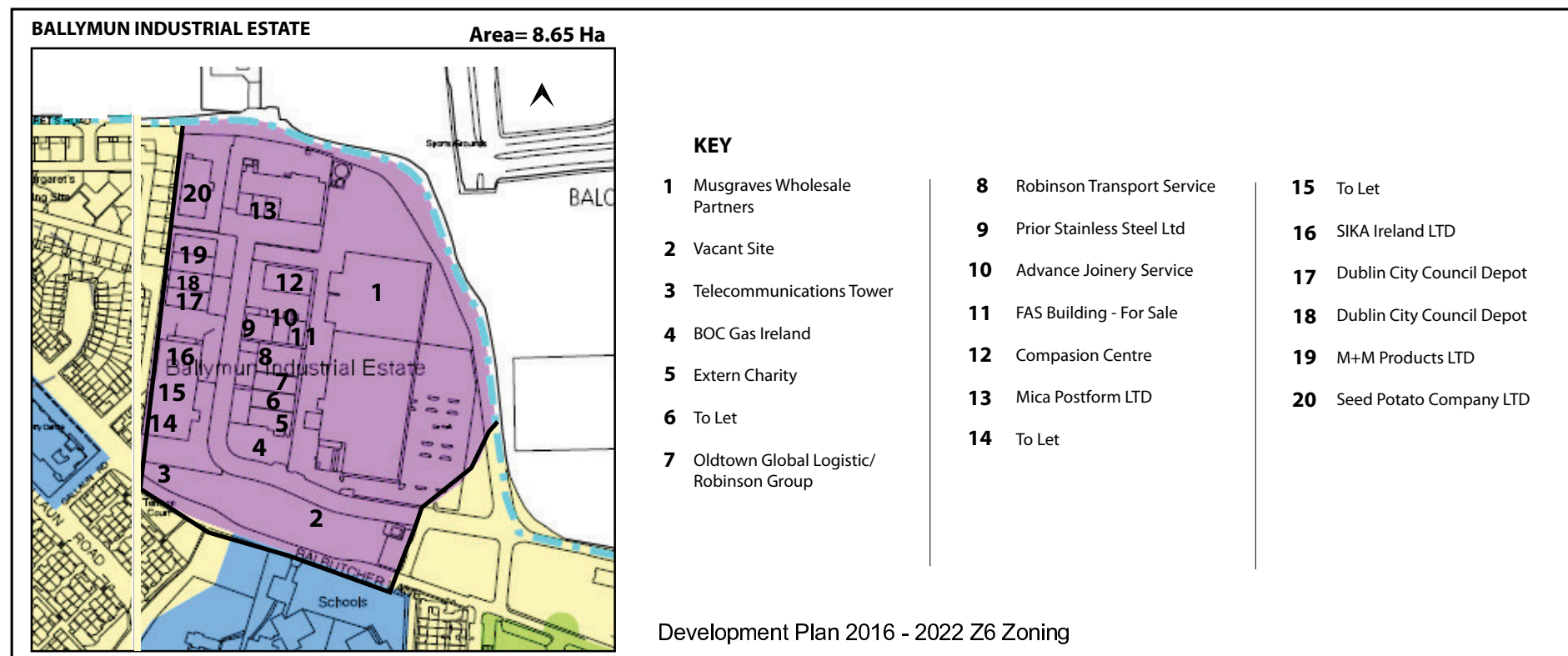
include wholesale/retailer, suppliers, manufacturing, depot, church and small scale office based businesses.

Unlike Poppintree Industrial Estate the Ballymun Industrial Estate is open and publically accessible. However the internal road within the estate is in separate private ownership and is noted to cause concerns for the owners of the individual units in terms of street lighting, drainage and cleaning. In addition, issues of illegal dumping on the publically owned lands to the south and east are negatively impacting the image and renting of the industrial estate.

At the time of the survey (Q3, 2016) there were c. 3 no. units available to rent. This industrial estate provides a cost-effective manufacturing and logistics base close to the city and M50, in addition to be being a strong local employer.





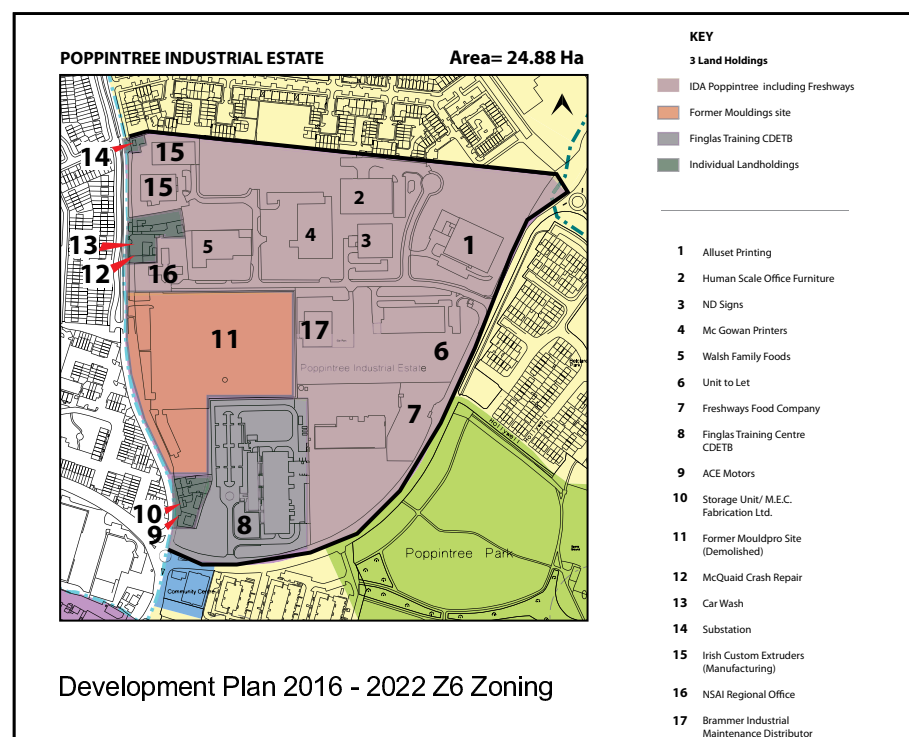


**3.4.4 Ikea Ballymun and the M50 Lands**

Sitting just north of the Ballymun LAP boundary, within the administrative area of Fingal County Council, the Ballymun M50 lands form part of Ballymun's natural hinterland. Largely under the ownership of Dublin City Council, these lands formed a key element of the 1998 'Masterplan for Ballymun' which envisaged these lands acting as key employment generating lands. This vision was reinforced by the adoption of a statutory Local Area Plan by Fingal County Council in 2005, entitled 'North Ballymun Local Area Plan' which had the following stated development strategy and vision: -

*"To contribute to the social, economic and environmental regeneration of Ballymun by setting the framework for a sustainable and dynamic mixed use, employment-generating area in a high quality and attractive urban environment". (North Ballymun LAP 2005).*

The employment generating theme has been partially implemented with the attraction of Ikea to Ballymun (which was included for under the 2005 North Ballymun LAP). The premise was to create a key destination point, attracting people to Ballymun via Ikea, and provide subsidiary spend in and around the area. In tandem with the development of the Ikea site, significant investment was made in the provision of the new realigned St. Margaret's Road serving these lands, and providing the necessary infrastructure to allow the remaining lands to be developed.



**3.5 Community, Education, Recreation and Childcare Facilities**

The provision of community, education and childcare facilities has been audited for the Ballymun Local Area Plan see Social Infrastructure Map overleaf (Fig. 5). Cognisance was also taken of the immediate areas of influence – i.e. north Glasnevin and Santry.

**3.5.1 Community**

A wide range of community facilities were provided during the regeneration process to cater for the area's needs. Previously many of these services were operating in the flat blocks in apartments and in basements. The provision of new community centres is distributed throughout Ballymun creating identifiable and legible neighbourhoods. Some of the new community space has been provided as part of the new neighbourhood centres for example Shangan NC provides space for 'DCU in the Community' and the 'Ballymun Law Centre'; or within the sports centres, for example Poppintree Sports and Community Centre houses the Garda Youth Diversion Programme and the Aisling Project (see childcare below). Standalone community structures, such as The Reco which provides a multi-use building for young people and axis, the arts and cultural centre, define the diversity and plethora of community facilities provided in the area.





**3.5.2 Childcare Facilities**

There are six childcare providers operating throughout the LAP area five of which are located in new purpose built facilities, located either in neighbourhood / community centres or adjoining local primary schools. One of these is Irish speaking located adjacent to the Gaelscoil in Coultury. This is a significant improvement on the ad-hoc arrangement which existed pre-regeneration where childcare was provided in the flat blocks, with no access to outdoor space.

In addition to the “blocks and mortar” of childcare provision, early school intervention was a significant part of the social regeneration work of BRL with considerable resources allocated to projects including for example the Aisling Project. This is an after-school service provided for the most marginalised children in Ballymun. This service previously operated out of residential units (flat based and also housing units) and is now located in accessible community buildings in east and west Ballymun – see Social Infrastructure Map (Fig 5). There are five Aisling projects in total, including the Teen Transition Project, which assists vulnerable students with the transition from primary to secondary school level.



The Reco, youth facilities building

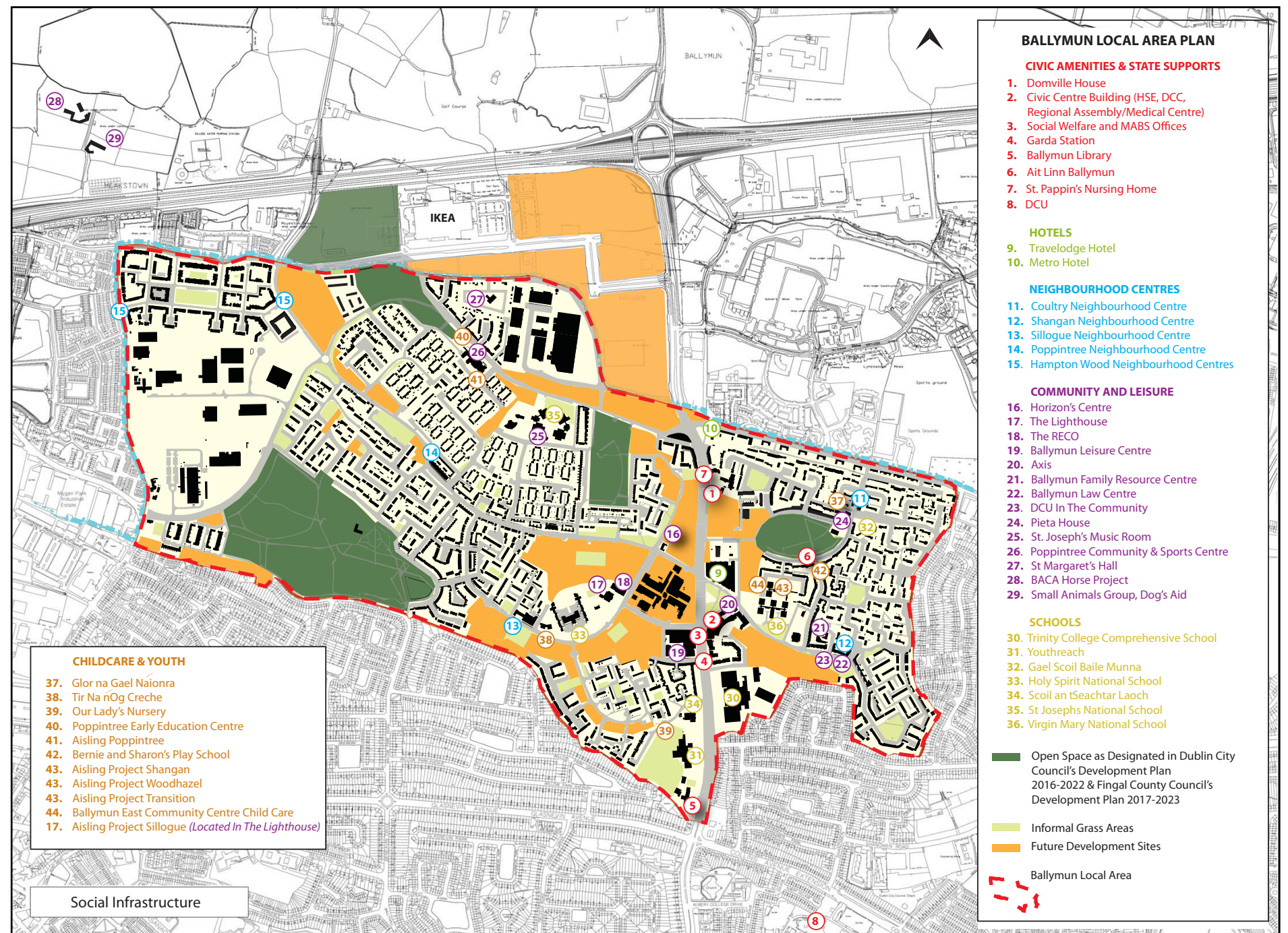


Fig. 5: Social Infrastructure





**3.5.3 Education**

There are eight national schools in the area, six of which are located on dual-school campuses for boys and girls or junior and seniors. Two of the national schools are Irish speaking schools. At secondary level there is one provider; Trinity Comprehensive Secondary School, located on Main Street. There is also a City of Dublin Education and Training Board (CDETb) early school leavers programme provided in Youthreach, opposite the secondary school on Main Street. The School Principals Network were consulted during the preparation of this document and provided insight into the issues facing the different schools: -

- More residential development is required in the area to support the schools
- Positive changes in terms of reduced truancy and improved educational attainment following the support received under the social regeneration programme
- There is a need to continue these interventions
- Improved linkages from Charlestown/Mayestown/Hampton Wood into Ballymun are required
- Generally area is well serviced in relation to recreation and community facilities



'Misneach, A monumental celebration of Art', at Trinity Comprehensive School

Dublin City University (DCU) is located south of the LAP lands, 1.5km from Main Street. The regeneration company built up strong links with DCU and an outreach service is provided in Shangan Neighbourhood Centre to help bridge the gap between Ballymun and third level and strengthen the presence of third level within the local community.

**3.5.4 Parks and Open Space Areas**

The creation of defined and supervised parks and open spaces was a key element of the physical regeneration. Poppintree Park, a flagship regional park of 18.5 hectares of active and passive recreation is located to the south-west of the LAP area serving Ballymun, Finglas and Glasnevin. The park underwent significant redevelopment and reshaping with a new pond, wetlands and wildlife areas providing biodiversity and a sustainable urban drainage solution for the area. There is a playground catering for 0-12 year olds, a running track (5k park run takes place every weekend) and tree trail. The active recreation space is on the west side of the park and includes the following: -

- Juvenile GAA pitch
- Rugby pitch
- 7-aside soccer pitch
- Juvenile 11-aside soccer pitch



- Adult 11-aside soccer pitch

There are outstanding works which have yet to be completed for this park including new changing facilities.

Alongside Poppintree Park, a hierarchy of open space areas was devised for the entire area, with local parks and greens located within the housing developments to provide residents with high quality open space areas within walking distance of their homes while simultaneously ensuring these spaces are overlooked and passively supervised. Coultry Park, Shangan Park and Whiteacre Park are provided on the east side with Balcurris Park on the west side.

Playing pitches and/or playgrounds were provided in the larger parks to service the strong sporting demands of the area. In addition to Poppintree Park, Coultry Park has a full sized soccer pitch and Balcurris Park has a juvenile GAA pitch, but due to ongoing anti-social and drainage issues is not being utilised. An additional soccer pitch is located on a temporary basis on the City Council undeveloped lands to the north of Balbutcher Lane North (and referred to as M50 Lands-Balcurris in this LAP) by Sandyhill Shangan Football Club. Requests for additional playing pitches were raised at the Issues Paper stage. As such additional consultation with the sports and recreation groups was carried out to inform the LAP (see 3.5.5 below).

The layout and construction of new roads and streets was detailed in an External Works Strategy by BRL which required a uniform layout for the new Ballymun. This strategy included the planting of street trees to define and soften the urban structure. This uniformity and consistency should be continued in the build out of the undeveloped sites.

**3.5.5 Sports and Recreation**

Indoor recreational facilities such as the Ballymun Leisure Centre and Poppintree Sports and Community Centre provide a base for a wide range of sports and recreation needs and groups. The leisure centre is located on Main Street and attracts people from the wider catchment, with its family swimming pool, slides, gym and exercise studios and it is well regarded within the local and wider community. Poppintree Sports Centre provides a sports hall, fitness and dance studios, a boxing club, community space and an external five aside astro pitch.

An additional five aside astro pitch is located to the rear of The Reco, to the west of Holy Spirit National School, which is utilised by the school during the day and Shangan Sandyhill FC in the evening. To the rear of the Ballymun United FC lands the City Council has a soccer pitch which is available for lettings.





The aforementioned facilities are managed and run by the City Council. There are additional private recreation facilities (indoor and outdoor) located at: -

- Trinity Comprehensive Secondary School, Main Street
- Youthreach, CDETB, Main Street
- Willows Football Club, Poppintree
- Ballymun United Football Club, St. Margaret's Road
- Trinity Sport, Santry Avenue
- Setanta GAA, Main Street
- Ballymun Kickhams GAA, old Airport Road
- St. Kevins Boys Football Club, Shanowen Road.

These facilities are utilised by the aforementioned owners and for the most part are also open to the public, augmenting the level of sporting provision in the area. At the time of writing, the Futsal Dome at the rear of the secondary school is not available for use due to structural issues with the roof, which is a significant loss to the local community and Futsal Ireland. This matter is currently before the Department of Education and Skills.

Additional recreation spaces and parks/open space areas were planned under the Ballymun Masterplan, which have not yet been delivered. The LAP provides an opportunity to review the location and requirement of these spaces in the context of the new baseline position, with the local community.

**Sports and Recreation Workshop (May 2016)**

As part of the LAP preparation process a sports and recreation workshop was carried out on the 18th May 2016 in the Ballymun Civic Centre. All of the sports clubs/groups (31 no. in total) were invited, along with the governing bodies, the education providers including adjoining third level institutions and the local City Council staff. The following three questions were discussed in the workshop: -

1. What does the group think of the existing facilities in Ballymun?
  - a) Are they being utilised to their full potential?
  - b) Are there any pinch points/times when these facilities are in high demand?
2. Are there facilities which are being under-utilised?
  - a) How could they be improved for greater public use?

**3. What are the priorities for the area in terms of improving the sports facilities in the area?**

The following were identified as priorities for the area: -

- Fix the roof of the Futsal Dome
- Provision of a new all weather astro pitch with lights
- Improvement of existing facilities
- Changing facilities for Poppintree Park and fix rugby pitch so that it is fit for purpose
- Need to solve anti-social problems and supply nets to Balcurris Park

The possible locations for an astro pitch were discussed further with the following three locations identified: -

1. Rear of Trinity Comprehensive Secondary School (requires additional land-take from the City Council to facilitate this)
2. Poppintree Park (within the main park landholding)
3. Change the City Council grass pitch at the rear of Ballymun United to astro

The discussion was largely focused on location nos. 1 and 2 above. The cost implications of installation, management and maintenance were raised. The benefits of providing new facilities in conjunction with the Trinity Comprehensive School which can be utilised by school children by day and the wider community out of school hours was seen as a positive approach and the City Council is exploring this option as part of the LAP process.

**3.6 Green Infrastructure and Biodiversity**

A Biodiversity Action Plan (BAP) for Ballymun was produced by BRL in April 2008. This was the first sub-county biodiversity plan prepared in Ireland and set out objectives for a five year period based on detailed audit of the current status of biodiversity and a review of on-going and planned initiatives. The principal objective was to generate greater awareness of biodiversity in the community.

A review was carried out in 2014 of the BAP by Mary Tubridy & Associates, on behalf of DCC and BRL. The Ballymun Biodiversity Action Plan Review 2014 found that significant improvements in local biodiversity and greening initiatives of this urban area had occurred through a partnership process with the local community. Significant projects and initiatives included the: -



Ballymun Leisure Centre  
*Site Context and Analysis*







- Planting of wildflower meadows and swales
- Creation and development of community gardens (Virgin Mary Garden, Muck and Magic Garden/Ballymun Garden Club) and allotments (north of the M50, at St. Margaret's)
- Formation and development of Tidy Towns committee
- Parks Stewardship programme
- Nature trail for Balcurris and Coultry Park
- Biodiversity and interpretation signs for some of the initiatives such as the swale in Coultry Park and the wildflower meadow along Main Street
- Butterfly garden and training

The review included a number of recommendations to further advance biodiversity improvements and recommended that the LAP should support 'green routes' in line with Development Plan policy.

As part of the LAP process, and following a submission received from the National Parks and Wildlife Service at Issues Paper stage, a new bat survey was conducted in August/September 2016 (months considered optimum for species activity) to ascertain those areas within the LAP being used by bats

and identify, where possible any bat roosts. Priority was given to those areas where bats had been previously recorded and to green corridors which link the LAP to adjacent green areas like Santry Demesne (pNHA) and Sillogue Park golf course. Following initial scoping of the area seven locations were deemed most suitable for bat habitation and were subsequently surveyed. They were Sillogue Road, Balcurris Park, M50 lands, Poppintree Park, Coultry Park, Balbutcher Lane and Ballymun United FC and environs.

In terms of the number of bat species known to utilise the Ballymun area, an additional species has been identified on previous surveys; Daubenton's Bat. Four bat species are now known to frequent Ballymun; Common Pipistrelle, Soprano Pipistrelle, Leisler's Bat and Daubenton's Bat, with the former three occurring most frequently. This is the first time that Daubenton's Bat has been recorded here and it is possible that their arrival may coincide with the enhanced artificial wetland habitats recently created in Poppintree Park.

No bat roosts were confirmed during the survey. Whilst a number of buildings were deemed potentially suitable for roosting bats, there was no evidence of roosts being present i.e. no bats seen either emerging or entering the structures surveyed. Low levels of activity were recorded in the M50 lands, at the M50 crossover adjacent to the Ballymun United FC grounds and at Coultry Park. The most bat activity was recorded along the southern portion of Poppintree Park with more than ten passes and three species recorded. (Bat Survey Report included in Strategic Environment Assessment).

bus route connects west and east Dublin and the fifth connects Ballymun with the employment centres of west Dublin (i.e. the industrial estates and Blanchardstown shopping centre).

- **Route 4:** From Harristown towards Monkstown Avenue

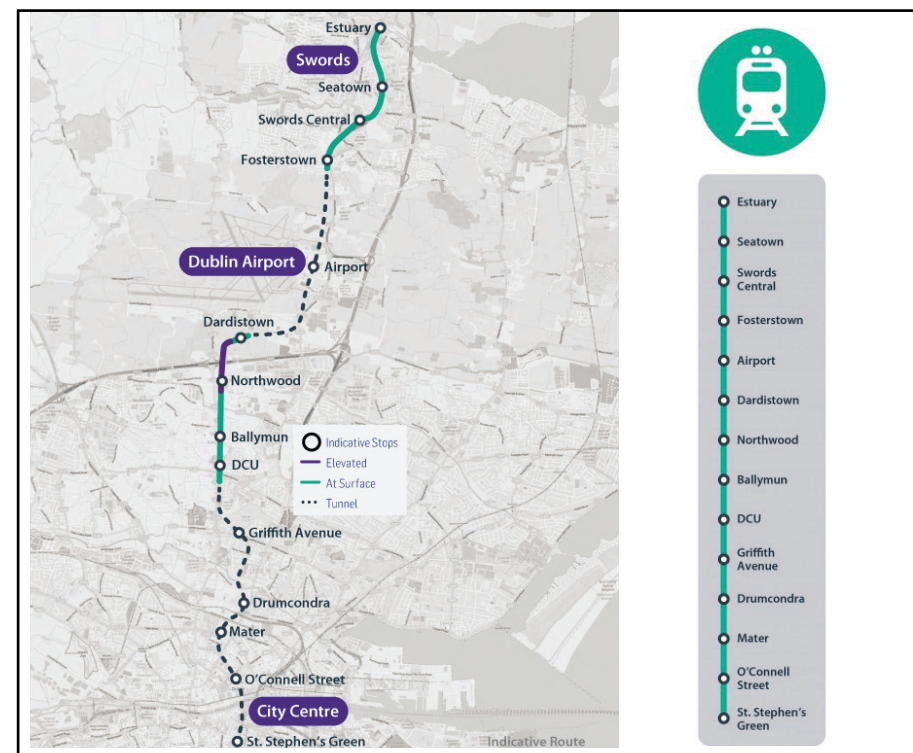
This travels from the depot at Harristown, southwards along the R108 and Ballymun Main Street and into the City Centre through Glasnevin. This bus continues through the city centre and travels towards Ballsbridge, Booterstown, Blackrock, finishing in Monkstown village.

- **Route 13:** From Harristown towards Grange Castle

This travels from the depot at Harristown, southwards to Ballymun. It takes a different route to bus no. 4, travelling westwards into the neighbourhoods of Balcurris and Balbutcher, returning to Main Street and the Ballymun Road. It travels through Drumcondra into the City Centre and continues westwards towards St. James's Hospital, along the Naas Road to the Red Cow roundabout and into Clondalkin and onto Grange Castle Business Park.

- **Route 14:** From Finglas (Ikea) towards Palmerstown Park

This bus service commences at Ikea and travels along the new St. Margaret's Road, on the periphery of Hampton Wood, along Jamestown Road into Finglas and into the city centre via Glasnevin. The bus travels through the city



New Metro North

### 3.7 Infrastructure

The physical regeneration programmes included the replacement and renewal of the associated services and roads infrastructure network required to support and service both the new developments and the existing housing stock. Connectivity and permeability has been significantly improved. The dual-carriageway has been removed along with the single roundabout which accessed all of Ballymun. In its place a new Main Street has been created with new roads linking into the various neighbourhoods and new connections created between the neighbourhoods, and with the surrounding estates where possible. While much work has been carried out above and below ground, the renewal of infrastructure is not complete and the build out of the vacant sites will require the installation of new infrastructure. The outstanding works include road connections, for example the Hampton Wood junction and water and drainage improvements, for example within the older two storey housing of Sillogue Gardens and Coultry. These future requirements are detailed within Chapter 5.

The bus network and namely the Quality Bus Corridor along Main Street have significantly improved sustainable transport movements to and from Ballymun. The LAP area is well serviced by a number of different bus routes. The following bus services travel through the LAP area. The first three bus routes connect Ballymun with the city centre and the south of the city. The fourth







past Dublin Castle towards Rathmines.

- **17a:** From Blanchardstown Centre towards Kilbarrack

This travels from Blanchardstown, Cappagh, through Finglas village along Glasnevin Avenue, northwards onto Ballymun Main Street and east wards along Santry Avenue to Beaumont Hospital, Coolock and Kilbarrack.

- **220:** From Ballymun (Shangan Road) towards Lady's Well Road

This bus service starts in Shangan and cuts across Main Street into Balbutcher and Poppintree. It traverses through Finglas travelling towards the industrial estates of the west Dublin – Cappagh, Ballycoolin, Corduff, Blanchardstown and Mulhuddart. This bus service also provides residents of Ballymun with a link to Blanchardstown IT.

As per the Masterplan, the realigned Main Street was designed to be capable of catering for an over-ground LUAS as per the then Dublin Transportation Office's 'Short Term Action Plan, 1998'. Subsequent changes in transport policy led to the planning approval for an underground Metro Stop at the Ballymun Plaza linking the City Centre with Dublin Airport and on to Swords. The new Government proposals as detailed in the 'Greater Dublin Area Transport Strategy 2016-2035' (see Chapter One) is to provide a modified version of the approved Metro North which now proposes a surface level metro through the LAP area. The proposed development strategies for the remaining sites along Main Street will be required to take cognisance of this proposed new infrastructure. Improvement of the public transport linkages to and from Ballymun is extremely important for the residents and also for the area generally to capitalise on much needed inward investment into the area, following the regeneration programme, and is strongly supported by this LAP.

**3.8 Social Regeneration Programme**

The social regeneration programme provided under the Ballymun Masterplan complimented and supported the physical, economic and environmental objectives of the plan. The social regeneration focused on ensuring that Ballymun became an inclusive, well resourced urban neighbourhood capable of responding to its own needs and challenges. More specifically, the programme addressed deep seated social and community need in Ballymun, and was aimed at providing local people with opportunities to live in a successful and safe urban environment and to take routes out of poverty and low income. It did this by working with local organisations that assisted BRL in developing and delivering high quality services and social supports to meet local needs. Over the years the social regeneration programme worked with statutory partners and the local community to develop a broad range of innovative initiatives. For example, the establishment of an alcohol recovery project, setting up 'Safer Ballymun', and the development of legal and educational services, have led to improvements in the everyday lives of many families. It also invested

in improving existing services in Ballymun, for example the upgrading of childcare facilities and the ongoing improvements in the quality of childcare services. Another example was the linking of social programmes to the newly constructed recreation and cultural facilities to improve the engagement of local people in these facilities that have subsequently changed people's lives.

This work culminated in the preparation of the 'Sustaining Regeneration – A social plan for Ballymun' in 2012, an inter-agency and collaborative plan covering seven distinct themes: -

1. Placemaking
2. Education, Lifelong Learning and Training
3. Community Safety
4. Health and Wellbeing
5. Child Development and Family Support
6. Arts and Culture
7. Recreation and Sport



Written and agreed with the key social statutory agencies, this plan was developed to ensure the appropriate structures were put in place prior to the wind-down of BRL, in order to sustain the progress that has been achieved. A social sub-committee is in place to oversee the direction, implementation and review of the social plan ensuring the document maintains a flexibility to adapt to changing circumstances and imperatives. The sustaining regeneration social plan was endorsed by the Department of Housing, Planning, and Local Government and funding has been provided by the Department until the end of 2017 to support the objectives of the document. Dublin City Council will then take over the transitional funding.

**3.9 Challenges for the LAP**

Having regard to the above analysis and taking into account the public consultation received during the Issues Paper stage there are a number of challenges for the Local Area Plan, which are set out below. Note that the order does not reflect a prioritisation: -

- 1. Public transport**  
Ensure Ballymun is located on a high quality public transport route linking the area with the City and Dublin Airport – for example the new Metro North option.
- 2. Deferred infrastructure**  
Progress important infrastructure projects to facilitate the build out of Ballymun and improve connections both within the LAP area and with its surroundings. The Hampton Wood junction is a priority project of the LAP.
- 3. Residential development**  
Facilitate and secure the construction of additional housing within Ballymun to provide a mix of house types and sizes.  
  
The vacant sites should be built out to follow a coherent street form having regard to the established pattern under the regeneration programme.
- 4. Economic development**  
Attract inward investment – economic, commercial and retail activity to Main Street and the M50 lands.  
  
Support the City Council owned retail units to maximise occupancy and vibrancy of the neighbourhood centres.





**5. Create a heart / focal point for Ballymun**

Provide a heart or centre to Ballymun and develop a successful Main Street. This includes re-imagining the space in front of AXIS.

**6. Sports and Recreation**

Explore the provision of an additional astro pitch at the rear of Trinity Comprehensive Secondary school.

**7. Social / Community**

Maintain a sufficient level of social intervention and support for Ballymun to continue the social regeneration of the area.

The Overview map, Fig. 6, represents the updated current situation, post regeneration and present context for the LAP process.

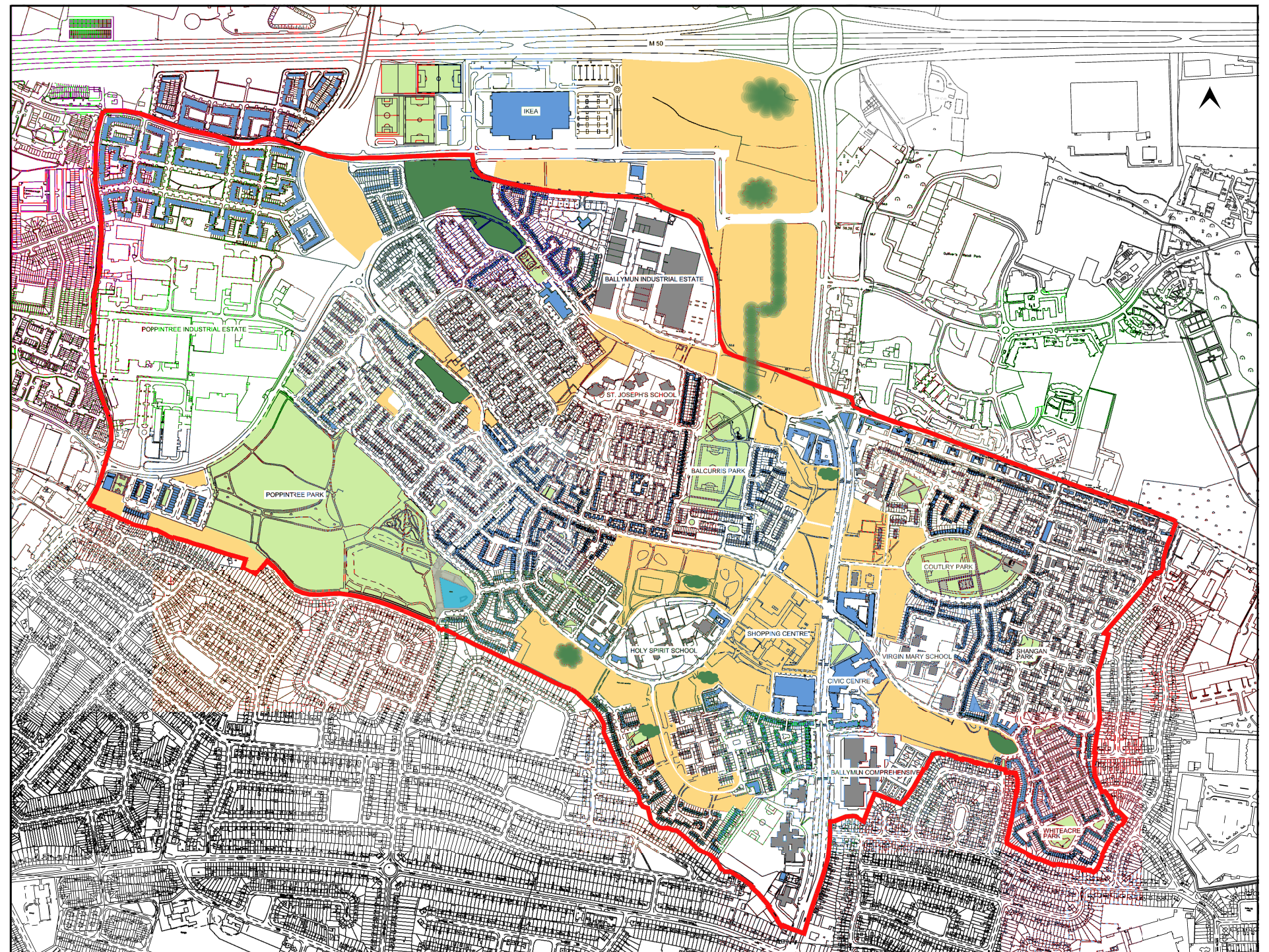
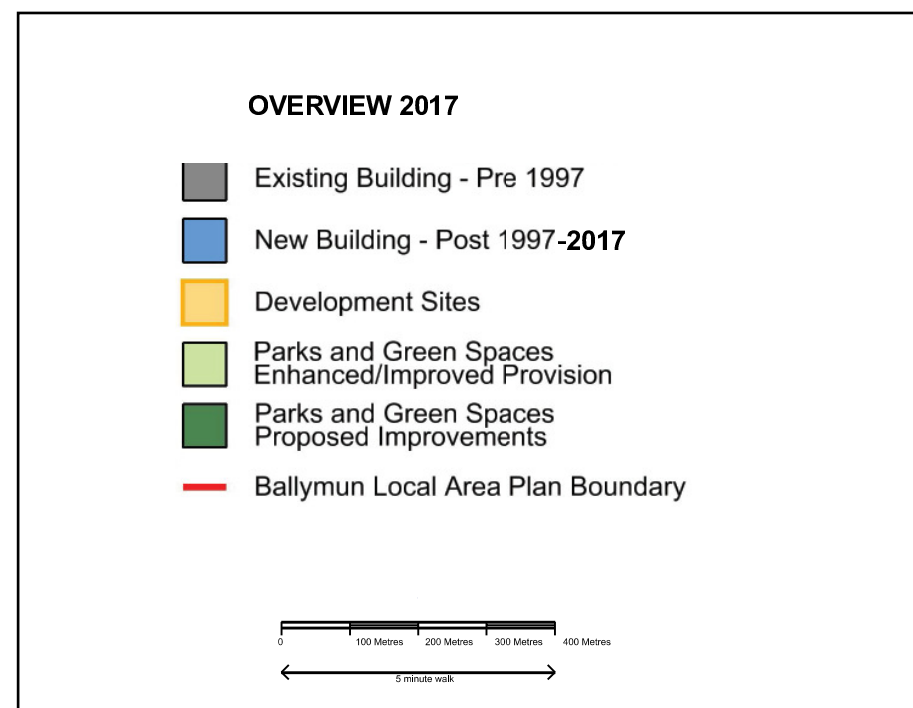


Fig. 6: Overview 2017









**VISION & KEY PRINCIPLES**

**4.1 Vision**

The regeneration of Ballymun is based upon the key foundation stones of the ‘Masterplan for the new Ballymun, 1998’. Since its adoption and acceptance by the Government and community in 1998 the area has undergone an immense transformation. Having lobbied and campaigned for improvements and regeneration, the people of Ballymun have now lived through one of the largest regeneration projects in Europe. The children of Ballymun have grown up watching the environment around them be reshaped and rebuilt.

It is no small achievement that all of the tenants of the 1960’s flat blocks have been re-homed in new high quality, high performance housing; in itself a laudable legacy for future generations. But the regeneration was not just about providing new housing; it also delivered new parks, new community and sports centres, a new Main Street and new neighbourhood centres. Economic activity has been bolstered by the arrival of Ikea and new hotels on Main Street. Social and cultural achievements are manifold including the successful running of a new arts and community centre; while environmental improvements can be seen in the parks, the gardens, the buildings and now the repurposed boiler house, a new international beacon of environmental sustainability.

Continuing this legacy of social, economic and environmental sustainability into the remaining build-out of Ballymun is at the core of this Local Area Plan. Investment has been made in social and recreational supports. The schools, parks are in place, and the clubs and communities are strong. One area which Ballymun does however lack is the availability of affordable new homes to purchase and rent. With 24.8 ha of land available for housing within the neighbourhoods (including 2.9 ha within Hampton Wood, private development; currently on site), providing new housing will help support existing facilities while new residents will benefit from a wealth of amenities in place. As new homes are delivered and the population increases, then shops and commercial activity become more viable. The Main Street of Ballymun, while benefiting from a number of key new buildings has considerable vacant sites along its length (8.64 ha; lands zoned Z4), and lacks the mix of uses and commercial activity appropriate for a ‘town’ of its size. Addressing these two core issues, which have a mutually symbiotic relationship, is reiterated throughout the LAP, and considered essential to complete the regeneration of Ballymun.

The vision for Ballymun, as lobbied for by the people of Ballymun over the years, as articulated through the Masterplan, and as now translated into this Local Area Plan, is: -

**“To create a successful and sustainable new town; which provides for and supports a thriving local economy, which caters for people across all spectrums of their lifecycle in both their house type and tenure and where communities are supported by the appropriate social, sporting and cultural amenities.”**

To achieve this vision, it is an objective of the Ballymun Local Area Plan to deliver and develop the remaining vacant sites in Ballymun; to provide new residential homes within the neighbourhoods and new mixed-use development along the Main Street. Densities should be appropriate to each site location with higher densities sought along the Main Street and in particular in the vicinity of future anticipated Metro stations. New buildings and spaces should follow principles of good urban design, deliver quality materials and contribute positively to their environment.

While the policies and objectives set out within the Dublin City Development Plan 2016-2022 pertain to all new developments within Ballymun, the LAP contains a set of local objectives considered essential to deliver the vision for Ballymun. The over-riding principles are set out here below and elaborated on in greater detail within Chapter 5.

**4.2 Key Principles of the LAP**

Distilling this vision down to derive a clear development strategy for Ballymun, the key principles for this Local Area Plan are set out below. These principles are based on the eight thematic objectives of the LAP; the implementation of which is set out in Chapter 5 in greater detail.

**Vacant Sites**

**KP1:** To develop the remaining vacant sites in a sustainable manner.

**Housing & Tenure**

**KP2:** To develop the remaining residential sites for a mix of house types and tenures to increase the population and support the existing services and businesses in the area.

**Economic Development & Employment**

**KP3:** To attract economic activity and stimulate new employment generating uses within the three key areas of employment; (i) M50 lands, (ii) Main Street and (iii) Industrial Estates, alongside the local level provision operating within the neighbourhood centres.

**Urban Form & Design**

**KP4:** To create distinctive urban places through the use of intelligent urban design and good quality materials having regard to the existing palette of materials and finishes in the area.

**Movement**

**KP5:** To complete outstanding infrastructure to enhance connectivity both within Ballymun and to the surrounding area, and to service the remaining development sites.

**Social & Community Infrastructure & Supports**

**KP6:** To consolidate existing social and community facilities to maximise their use by the whole community.

**KP7:** To support the local community through the implementation of the Social Regeneration Plan and maintain the level of funding.

**Sports, Recreation & Open Space**

**KP8:** To consolidate existing sports and recreation facilities and open space areas to maximise their use by the whole community.

**Green Infrastructure & Biodiversity**

**KP9:** To provide and maintain landscaped parks, greens and tree lined streets respecting the established public realm principles.

**Drainage & Water**

**KP10:** To continue to implement the Surface Water Masterplan for Ballymun facilitating development of the vacant sites.



