



REGENERATION NEWS

December 2001 Issue 23

Christmas Edition



INSIDE

- Your Health & Safety team
- Local 'Concrete News' launch
- Active Living - older adults
- Big Plans for Balcouris Park
- Naming new Streets
- Environmental Open Day a great success

A design update for Coultry Park will take place on Monday 10th December at 5.30pm in BRL's offices. Crèche available and light refreshments served - All Coultry residents are invited.



Mick O'Rourke, Dublin Corporation, handing over the keys of the first new house to Mary O'Connor.

HEALTH & SAFETY

The Health & Safety Authority agreed in the High Court that all of Ballymun's housing sites are safe. Work has resumed and nine families have moved into their new homes at Belclare Drive. Fionnuala Rogerson, Architects, designed these houses. New homes in Shangan Avenue are likely to be the next to be completed and residents will be moving in there in the New Year.

Unfortunately, Terence Harvey Contract Services Ltd., builders of two housing schemes at Silloge, went into liquidation and a liquidator has been appointed by the High Court. BRL is busy negotiating with alternative contractors to get the housing back into production. Michael Cullinan and Gerry Cahill, Architects designed these homes.

BRL is appealing to everyone in Ballymun to explain to children and teenagers the dangers of entering construction sites and the areas surrounding them, particularly entrances. The Health &

continued page 2

continued from page 1

Safety Authority may close any sites where security is being breached. If this happens, it will result in everyone having to wait longer for their new homes to be completed.

The Health & Safety Authority inspectors visit the building sites regularly. Nobody - BRL, the

contractors, the Health & Safety Authority nor the residents of Ballymun, wants to see sites closed again. Site safety is of paramount importance for everyone.

John Rizzolo, BRL's Health & Safety Officer is contactable at 842 1144 if anyone sees a hazard that needs to be addressed.

It's never too late to get active

Thanks to Active Living Ballymun over 200 older people are now enjoying almost 30 activities from pitch and putt to afternoon dancing.

Since the launch of the 2002 Plan last month the health board has agreed to fund the weekly exercise, walking and line dancing sessions. The 2002 venue for the exercise and line dancing will be AXIS. Other likely sponsors include Dublin Corporation and Dublin VEC.



Abseiling in DCU at the Ballymun Senior Games Festival August 2001

"We established Active Living in 2000 to get older people involved in physical activity," says Alison Fleming, BRL. "We surveyed older people to find out what they would like to do. From their responses we built a calendar of events for each month, with something to suit all tastes and levels of fitness."

Every month we distribute a programme showing these events to over 600 people, including Ballymun Library, local churches and doctor's surgeries. Events include weekly bowling, walking and exercise classes and dancing once a month. Swimming is also included.

Tommy and Lily Hanley have found plenty to occupy their time since retirement, thanks to Active Living. "As well as bowls on Thursday, we walk on Tuesday afternoons at Albert College, after which we do a bit of Tai-Chi and a session of outdoor boule. On Wednesdays we swim in the mornings and do aerobics in the afternoon. All the activities we do are a tonic, we feel very good in ourselves". Local people help to plan the monthly programme and to organise various activities and this is important. "An important aspect of Active Living is that local people have opportunities to develop their knowledge and leadership skills through training programmes, like the Irish Heart Foundation Walking Leader Course. Four people participated this year."

"It's great to hear the buzz of laughter - a great group of people, taking part in activities, enjoying life to the full again," says Eddie O'Keeffe, Dublin Healthy Cities. Over the coming year Active Living aims to increase the number of older people taking part in physical activities by securing more events in a wide range of facilities.

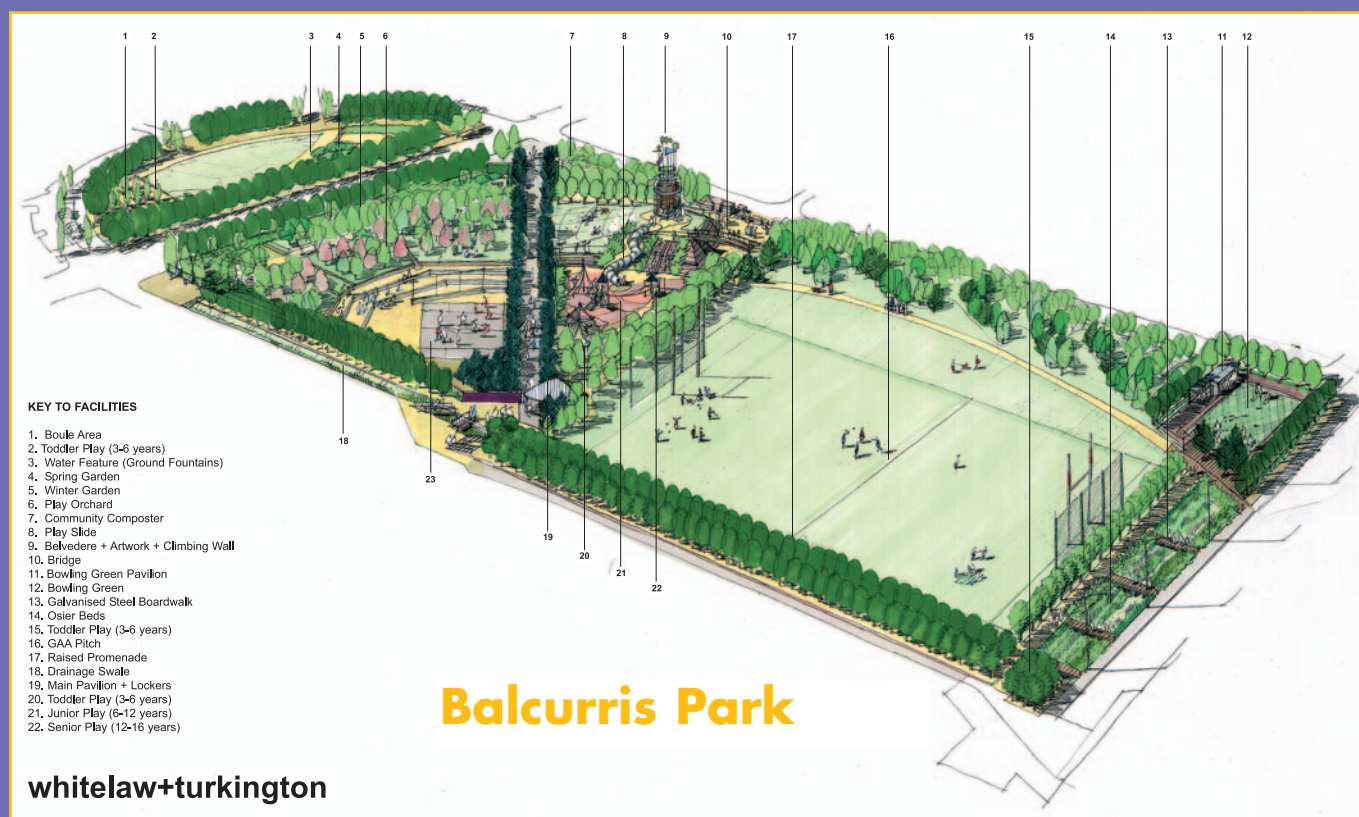


In December 2001, Eamon Farrelly accompanied local residents, including Kendra Campbell & Mabel Murphy (see photo), on a trip to Manchester to look at playground equipment for the new parks and playgrounds in Ballymun. Also on the trip were officials and local people from Laois County Council.

Balcurreis Park Plans well received

The fruits of a series of planning workshops held in April and May 2001 between local people and the designers, were exhibited at the AXIS Centre in the first week of October 2001, when the plans for Balcurreis Park went on exhibition. The workshops, which involved local residents, children, and sports groups, were held to inform the designers, Whitelaw + Turkington, Landscape Architects, what sort of park the people would like.

pitch, a kick-about area for teenagers, a major playground and pocket play areas for younger children so that they can play close to their own homes, a bowls area and a series of carefully planned walks, promenades, and viewing points. These will provide a range of recreational opportunities, from very active to passive, for all ages. The park will also include some provision for the environmental project. Several hundred trees will be planted (mostly native



Aerial view of new public park for Ballymun

Those who saw them greeted the plans with plenty of enthusiasm, and comments and suggestions from visitors to the exhibition are being reviewed and evaluated by BRL and the designers before the final decision is submitted to the Department of the Environment and Local Government for budget approval.

The Park at about 4.5 hectares (11 acres) is roughly the same size as Merrion Square, and is one of three major parks, together with Poppintree Park and Coultry Park, proposed for the area.

The main features of the park will be a junior hurling

species) to provide a variety of habitats from woodland glades, to orchard, to boulevard, giving year-round interest and providing a suitable habitat for a diverse range of wildlife.

The plans incorporate a high standard of finishes for paths and street furniture and a lot of thought has gone into designing a park which is as safe and secure as possible.

Balcurreis Park will take about two-and-a-half years to complete and will be built over a number of Phases. The first one, comprising the main playground and kick-about area will go on site in 2002.

Local newspaper looks forward to a new Ballymun

Journalists and local people turned out in force for the official launch by Sean Boyne from the Sunday World of The Ballymun Concrete News in AXIS on 25th October. The Concrete News is familiar to residents from its first issues, which were one-page newsletters three years ago to the now full colour eight-page tabloid with a 10,000 circulation each month. Seamus Kelly (NUJ) Editor and Proprietor of The Concrete News runs the newspaper from his three bedroom flat in Joseph Plunkett Tower.

"The new town of Ballymun will be one of the biggest developments in this country and The Ballymun Concrete News is proud to play its part," says Seamus Kelly.

Seamus works with an old computer and has very little in the way of resources, but this has never deterred him from his mission to produce a newspaper for Ballymun with a positive outlook. The newspaper is colourful, pictorial and punchy in its style and Seamus believes that it is the positive news he reports in his newspaper, which is the key to its success.

"Producing positive news is the best medicine for lifting people's spirits. With so much negativity in

the world, it's refreshing to see there are so many good things going on in our own back yards," says Seamus Kelly.

"Being exposed to too much bad news depresses people and I find that my readers like to read good news about their area and themselves. This is one of the reasons for The Ballymun Concrete News's popularity. It is also important that this newspaper



Seamus Kelly (NUJ) Editor and Proprietor of The Concrete News

supports the regeneration of Ballymun through its editorial. The regeneration will attract huge private investments to the area and improve the housing standards for the people of Ballymun."

Changing Face of Ballymun



First new homes completed in Belclare.



New play equipment beside McDermot Tower

Manzone launch 'The Seven Flowers of Ballymun' CD



Manzone outside Ballymun Men's Centre.

Congratulations to Manzone who recently recorded and launched their new CD and video "The Seven Flowers of Ballymun".

The song was written, composed and performed by the men from Ballymun Men's Centre, with the help of

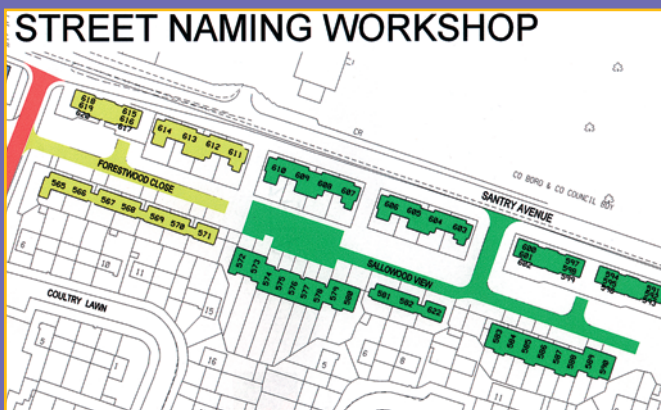
children from local schools in Ballymun. The video was shot and edited by BRL and was launched at a special event in Axis during October. To buy a copy of the CD contact the Men's Centre at 8623117.



Scene from 'The Seven Flowers of Ballymun' video.

Residents pick names for their new streets

All Phase I residents are being invited to participate in the process of naming the new streets where their homes are being built. The idea came from the participants of the Housing Transition Programme, and both CAFTA and GAP were involved.



New street names for Santry Ave. (Forestwood Close and Sallowood View)

As part of the process, BRL and staff from the Roads, Streets and Traffic Dept., Dublin Corporation explained the guidelines about naming areas including the need to avoid place names that might be insensitive to other cultures or topical today but that would have little

meaning in twenty years time. Eneclann, who are in charge of the local history project, outlined the history of each area where new homes are being built and sometimes this helped people to decide on a name that they liked.

Residents were then invited to make suggestions for street names and a list of names was drawn up and when a consensus regarding the new names was reached they were submitted to Dublin Corporation. The suggested new names are then submitted to Dublin Corporation's Heritage Officer for Roads and Streets who checks that the suggested names are not already in use in other areas. Once the Heritage Officer has verified the names he will submit them to Dublin Corporation's Area Committee for approval by the Elected Members.

The names chosen by new residents and agreed by the local councillors so far include:

Sillogue - Hollytree Square, Orchard Park, Marewood Crescent, Drive & Grove, Barnewall Drive.

Santry Ave - Forestwood Close, Sallowood View.

Coultury/Shangan - Longdale Terrace & Way, Woodhazel Terrace, Way & Close. Coultury Close & Court.

Environmental Open Day a great success



Jo Faulkner, GAP Ballymun with Sarah and Jonah Colgan making paper.

There was a great turnout for Ballymun's first ever Environmental Action Day in Ballymun Shopping Centre. The day was organised by local residents involved in GAP Action Teams who wanted to do more to improve the environment in the new Ballymun, by increasing recycling and encouraging more people to buy energy efficient household products like energy efficient light-bulbs and chemical free detergents.

There were over twenty display stands and workshops on bicycle repair, energy awareness, arts & crafts from recycled materials, composting, gardening and trees & wildlife. One very popular event was a 'rubbish sorting' game for all the family to test their skills in separating



Action Teams at the GAP Action Team Christmas Lunch.

different types of rubbish for recycling, against the clock. First prize went to Leanne Matthews, age 10, from Joseph Plunkett Tower who completed the game in an impressive 22.5 seconds. Coming only a second behind was Amanda Sullivan from Balcurris Road, Amy Chandler, from

Balcurris Road came third, completing the game in 26 seconds. Congratulations to all the winners and to all who took part.

"We are delighted that our first event was such a great success and we thank everybody who came along and we hope that they learned something from the many stands and exhibitions," says Pat Turner, local resident and GAP member.

Nine GAP Action Teams are already up and running in Ballymun, involving more than 70 residents and a co-operative has been established to extend this further.

"Right from the start, the regeneration of Ballymun has



Two young environmentalists enjoying the Action Day in Ballymun

been based on the idea of sustainable development. The new town is being designed with people's needs in mind and it will be environmentally friendly," says Ciarán Murray, Managing Director of Ballymun Regeneration Ltd.

The day would not have been possible without the energy and enthusiasm of local residents, especially Alex and Daphne Sproule, Anne Harnett, Olive Kearney, Jude McHugh, Vivienne Bennett and Mel McGuinness. The GAP Action Team are also grateful to Ballymun Regeneration, Dublin Corporation and Tesco for their support and contributions towards making the day such a great success.

"We are always eager to welcome new people to our Action Teams - all you have to do is contact me or Pat Turner at GAP, Ballymun, telephone 086-8293121," says Jo Faulkner, GAP. You can also leave your name with BRL who will pass it on to GAP for you.

Civic Centre will be finished by end 2002

A £40 million Civic Centre is being built on the new Main Street by Bennetts Construction. "The centre will accommodate Dublin Corporation Area Headquarters and BRL's new offices along with a new health centre and office accommodation for the Northern Area Health Authority," says Eamon Farrelly, BRL.

Construction started in June and is expected to be substantially completed by the end of 2002. The LUAS line will run directly in front of the Civic Centre.

The main building will be four storeys high fronting the Main Street, lowering to three storeys to the south containing offices, a nursery/crèche, meeting rooms, health centre, space for a pharmacy, shops and a restaurant. An atrium, accessible from the proposed civic plaza, will contain exhibition space, a coffee shop and a waiting area for health centre patients. A mixed-use five-storey block fronting Shangan Road will accommodate retail space, offices and 47 private



Civic Centre under construction by Bennett Construction

apartments as well as a 110-space basement car park.

There are also plans for a new Garda Station to the south of the Civic Centre site. No definite date has been decided as to when construction will start on the Garda Station.

Lighting up the town

World-famous London based artist Andrew Kearney will light up Ballymun early in the New Year with his installation for the Boiler House. In addition, this piece of art will be used to launch *Per Cent for Art* in Ballymun. Andrew, who is originally from Limerick, has been a regular visitor to Ballymun over the last few weeks. He is very pleased to be involved in Ballymun and to light up this symbolic building. BRL has organised a visit for residents and local artists to view his current critically acclaimed exhibition on show in Limerick until the 22nd December. Minister Noel Dempsey TD, has been asked to open the light installation titled 'Illumination' which will mark the formal launch of the *Per Cent for Art* Scheme in Ballymun.

Under the *Per Cent for Art* scheme, EU and Government legislation stipulates that all publicly funded capital projects, will receive an additional funding to spend on the arts. This means that Phase 1 alone could attract as much as £550,000 for Arts projects in Ballymun. BRL are currently preparing the *Per Cent for Art* brief, which will outline

opportunities for local, national and international artists to be commissioned under the *Per Cent for Art* scheme.

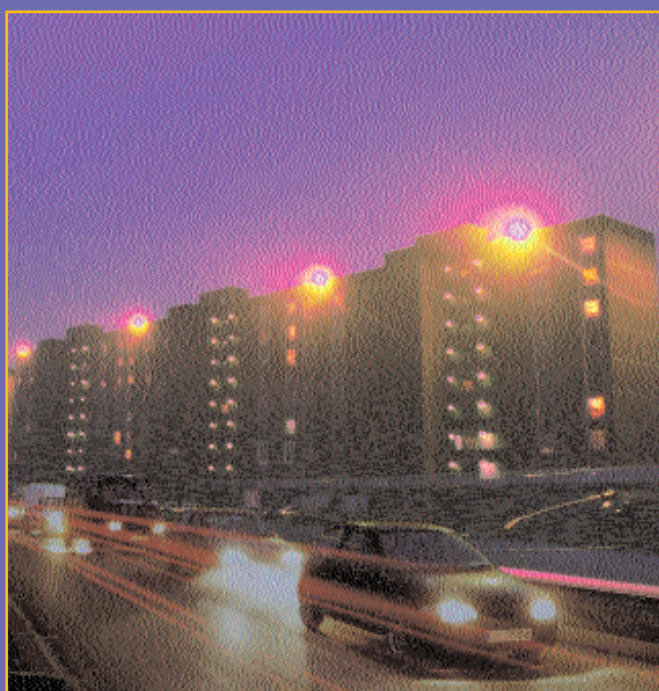


Photo of Ballymun by night by Andrew Kearney International Artist

Your Health & Safety Team

BRL has increased the numbers of Health & Safety professionals working on the project to ensure that the areas surrounding construction sites are kept as safe as possible at all times.

The Health & Safety Team now includes Peter Wheatley, Administrator, who works in BRL supporting John Rizzolo, BRL's Health & Safety Team Leader.

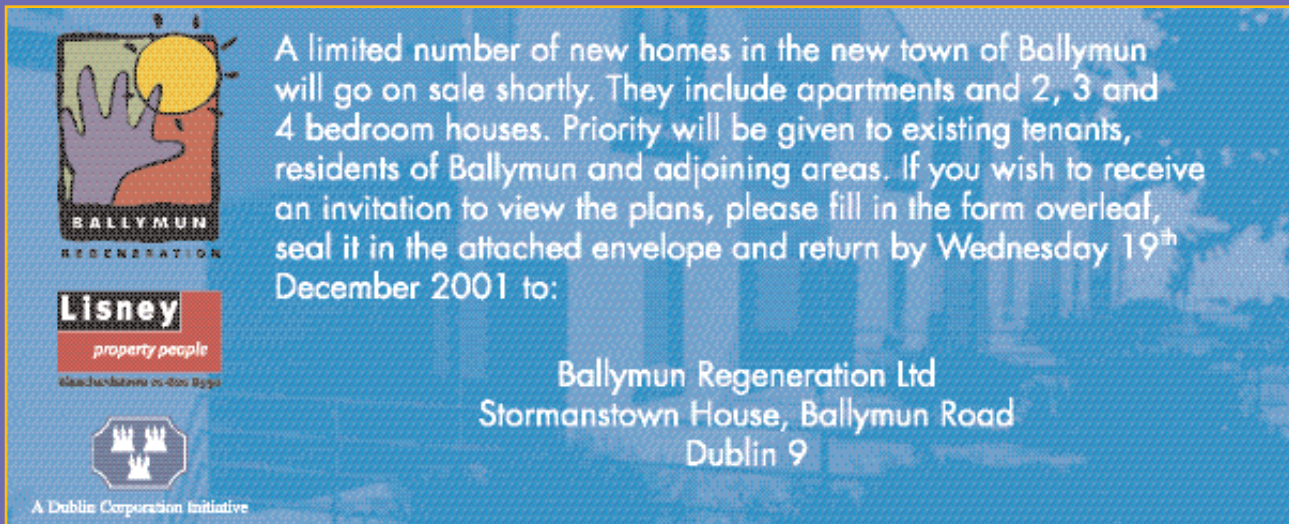
Two experienced Health & Safety Monitors are on-the ground visiting infrastructural works, including the Main Street site, to ensure that public safety issues are properly addressed. Their responsibilities include checking the suitability and condition of public pathways, checking that fencing and hoardings are in a safe condition, that there is

adequate public lighting in construction areas and that traffic control measures are functioning and in good working order.

A co-ordinator continues to work at the design stage, ensuring that health and safety aspects of the design are also addressed. A team of co-ordinators has been appointed for the construction stage to co-ordinate work activities between housing and infrastructure sites, for example monitoring the movement of construction site vehicles.

Please contact Health & Safety Team at BRL, telephone 8421144 if you have any queries or concerns about health and safety

Attention home buyers



A limited number of new homes in the new town of Ballymun will go on sale shortly. They include apartments and 2, 3 and 4 bedroom houses. Priority will be given to existing tenants, residents of Ballymun and adjoining areas. If you wish to receive an invitation to view the plans, please fill in the form overleaf, seal it in the attached envelope and return by Wednesday 19th December 2001 to:

Ballymun Regeneration Ltd
Stormanstown House, Ballymun Road
Dublin 9

Approximately 25 houses will be released for private sale early in 2002. Flyers are currently being delivered to all residents in Ballymun and the surrounding area with an application form which people can return to BRL if they wish to attend a housing fair at the end of January where they can view the plans for these houses. These houses are for people who have not already

been allocated a new home in Phase I. They will be sold at market value and a family's length of tenancy can not be taken into account. Through this initiative we hope to be able to create a dynamic housing market in the area whereby, for example, local people's children can purchase a home in the new Ballymun rather than having to buy a home away from the area.

Ballymun Regeneration Ltd (BRL) Stormanstown House Ballymun Road Dublin 9
ph: 8421144 fax: 8421443 E-mail: brl@brl.ie <http://www.brl.ie>



A Dublin Corporation Initiative