To the Lord Mayor and
Members of Dublin City Council

Report No. 236/2022
Report of the Chief Executive

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Ballymun Local Area Plan

The Chief Executive's Report in accordance with Section 19 (1)(e)(ii) of the Planning and Development Act 2000 (as amended) proposing to extend the life of the Ballymun Local Area Plan, (2017).

Foreword

The Ballymun Local Area Plan was adopted at a City Council meeting on 2nd October 2017, thereafter coming into effect four weeks from that date, on the **27th October 2017**. The plan provides a statutory land use framework to guide the development of vacant lands in Ballymun.

Under the Planning legislation, Local Area Plans have a statutory 6-year life span, after which point they must be re-made, amended or revoked. The first two options set in train a one-two year statutory LAP timeframe, while the third option will result in the loss of the LAP objectives which seek specific improvements within the area.

Alternatively, within five years of making the LAP, the Council has the option to extend the life of the existing LAP by a further period, not exceeding five years (up to 26th October 2027). Taking account of the resources and the detailed consultation involved in making the current plan it is the recommendation of the Chief Executive that the option to extend the current plan is the best option. Furthermore it is the opinion of the Chief Executive that the current LAP remains consistent with the core strategy of the Dublin City Development Plan 2016-2022; and with only a small number of development sites completed to date it is clear that there are objectives of the LAP that remain to be achieved.

In order to deliver on the key objectives of the Ballymun Local Area Plan it is the recommendation of the Chief Executive that the Local Area Plan is extended for an additional five year period, up until **26th October 2027**, to retain a statutory basis for the objectives therein. To do so the members are requested to consider the opinion of the Chief Executive set out in this report (Report No. 236/2022), and pass by resolution the option to extend the Plan. This resolution must be passed prior to 26th October 2022.

Owen P Keegan
Chief Executive

21st September 2022

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1 Introduction

In 1997 a government decision was made to regenerate the area of Ballymun. This was followed by the establishment of Ballymun Regeneration Limited (BRL) and the publication of the Ballymun Masterplan in 1998. Over a period of 17 years BRL guided the area through an immense transformation, with the demolition of 36 no. flat blocks and the construction of new homes, community facilities, hotels, an arts centre, new parks and new infrastructure. With the last Ballymun tenants rehoused and a slowdown in the economy, BRL was wound down and the functions and responsibilities of the regeneration company were transferred to Dublin City Council. In order to safeguard the significant investment made in the area and to bring the regeneration to a successful conclusion, the City Council adopted a statutory Local Area Plan, the 2017 Ballymun LAP, to guide the development of the remaining vacant lands.

The Ballymun Local Area Plan covers an area of approximately 270 hectares. In 2017 when the Plan was adopted there remained c. 33.44 hectares of undeveloped land available for mixed use commercial and residential development within the LAP area, and an additional c. 24 ha of land within the adjoining Balymun M50 lands (i.e. outside the LAP boundary in Fingal County Council, but under the ownership of DCC).

The Local Area Plan sets out an agreed vision and a series of high level principles that translate into objectives and site briefs for the vacant lands. In 2017 there was one privately owned site with planning for residential development (at Hampton Woods), which has subsequently being completed. In addition there were 26 no. DCC owned vacant sites for which the LAP set out landuse, infrastructure and design objectives. These sites were deemed capable of delivering between 1,500 and 2,000 no. new residential units and 150,000 sq.m. commercial / mixed use development. Since 2017, 4 no. of these sites have been completed and work is at advanced stage for several others. Details of the various sites are set out below in this report.

The overall vision for the LAP is stated as: -

"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".

In order to continue to deliver the remaining sites in Ballymun in accordance with the objectives of the LAP, this report recommends extending the life of the Plan on the basis that it remains consistent with the Dublin City Development Plan 2016-2022 and that many of the objectives of the LAP remain to be secured.

2 Statutory Context

Under the Planning and Development Act 2000 (as amended), the City Council must publish a public notice to make, amend or revoke a Local Area Plan, at least every 6 years after the making of the previous plan (Section 19(1)(c)). This process takes between 18-35 weeks to complete and must accord with statutory requirements for consultation and Environmental Assessment.

Alternatively, within five years since making the LAP, the Council may decide to defer this notice and extend the life of the existing LAP by a further period, not exceeding five years (Section 19(1) (d)).

Before doing so the Council shall have obtained from the Chief Executive an opinion that the Local Area Plan remains consistent with the objectives and core strategy of the development plan, and that the objectives of the LAP remain to be secured: -

Section 19(1)
(e) No resolution shall be passed by the planning authority until such a time as the members of the authority have:
(i) Notified the manager of the decision of the authority to defer the sending and publishing of the notices, giving reasons therefore, and
(ii) Sought and obtained from the manager –
(I) an opinion that the local area plan remains consistent with the objectives and core strategy of the relevant development plan,
(II) an opinion that the objectives of the local area plan have not been substantially secured, and
(III) confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.

If the members accept the Chief Executive's opinion, and agree by resolution to extend the life of the plan, then notification shall be published in a newspaper circulating in the area of the local area plan, not later than 2 weeks after the resolution is passed, and this notice shall be made available for inspection by members of the public during office hours of the planning authority, and made available in electronic form on the City Council's website (Section 19(1) (f)).

3 Chief Executive's Opinion

The Chief Executive's Opinion with regard to the Ballymun LAP is addressed under the following Sections: -

- Consistency with the Dublin City Development Plan 2016-2022, (and Draft Dublin City Development Plan 2022-2028) (Section 3.1)
- Objectives of the LAP Remaining to be Secured (Section 3.2)
- Strategic Environmental Assessment and Appropriate Assessment (Section 3.3)

3.1 Consistency with the Dublin City Development Plan 2016-2022, (and Draft Dublin City Development Plan 2022-2028).

The Ballymun LAP was adopted by the City Council on the 2nd October 2017 and came into effect on the 27th October 2017. In keeping with the statutory hierarch of plans the Ballymun LAP was made in keeping with the core strategy and objectives of the higher order City Plan in place at the time, that is, the current 2016-2022 Dublin City Development Plan.
From a statutory perspective the members must consider if the LAP "*remains consistent with the objectives and core strategy of the relevant development plan".* The relevant plan is that in place at the time of making a resolution to extend or otherwise the LAP, i.e. the 2016-2022 Dublin City Development Plan, i.e. the Plan under which it was first adopted.
In the interests of completeness and understanding a brief update is provided on the Draft Dublin City Development Plan 2022-2028, as it relates to the Ballymun LAP. This is for information purposes only.

3.1.1 Policy Approach within the Dublin City Development Plan 2016-2022

The Dublin City Development Plan 2016–2022 provides a clear spatial framework to guide the future growth and development of the city in a coherent, orderly and sustainable way, framed on a vision of sustainable city living and a Core Strategy seeking a:-

- Compact, quality, green, connected city;
- Prosperous, enterprising, creative city and
- The creation of sustainable neighbourhoods and communities.
-

The Core Strategy of the Development Plan informs and frames the settlement strategy for the city that prioritises the inner city, Key District Centres (KDCs) and Strategic Development and Regeneration Areas (SDRAs). This approach focuses investment and growth into identified locations to achieve infrastructural and service delivery integration.

To deliver the core strategy a number of mechanisms are identified such as the preparation of area specific plans, for example local area plans (LAPs) or Local Environmental Improvement Plans (LEIP's). LAPs are sought for areas subject to large-scale development / redevelopment within the lifetime of the Development Plan. The Development Plan estimates that Ballymun has the capacity to delivery in the region of 3,000 new homes and identified it as an area for which a Local Area Plan should be prepared.

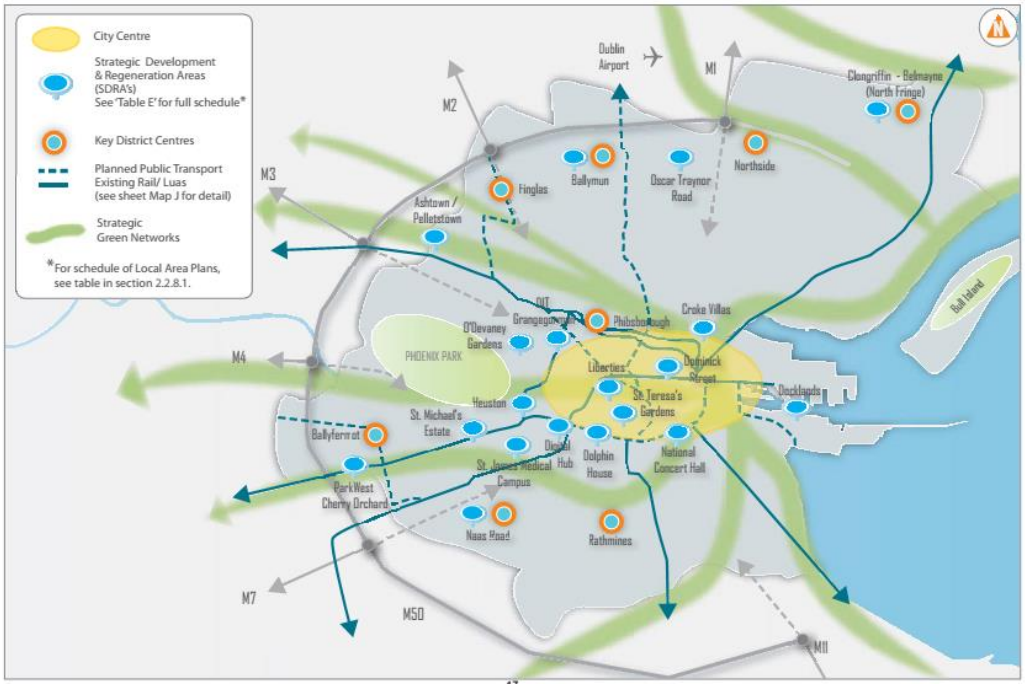


Fig. 1: Core Strategy, Dublin City Development Plan 2016-2022

Ballymun is provided with the following designations within the 2016-2022 Dublin City Development Plan:

1. Strategic Development and Regeneration Area (SDRA), and
2. Key District Centre (KDC).

Strategic Development and Regeneration Area (SDRA).

SDRAs are parts of the city that have been identified as being capable of significant mixed-use and residential developments to regenerate their respective areas. The Development Plan prioritises the renewal and regeneration of these areas by setting out the guiding principles for their development. Ballymun is set out as SDRA No. 2, (Section 15.1.1.2 of the Development Plan), and the Development Plan recommends the LAP be based upon the following guiding principles:

- To maximise the employment and economic potential of Ballymun along its Main Street in accordance with its strategic location and its designation as a key district centre (KDC).
- To promote the delivery of a high quality public transport system linking the airport and the city, via Ballymun.
- To enhance existing and establish new and appropriate land-uses that support a growing mixed-use community, and seek innovative planning responses for the key sites in the area, that respond to the environmental, social, cultural and economic issues and demands facing the area.
- To improve permeability both within Ballymun and to the surrounding areas.
- To provide a choice of tenure options and house types, promoting social inclusion and integration.
- To promote and enhance Ballymun and the wider area's reputation as a sustainable urban environment.
- To promote Ballymun as a leading arts and cultural hub serving the city and wider region.
- To provide an appropriate urban main street context with buildings of 4-6 storeys in height along the main street, with potential for limited increases in the vicinity of a public rail station. Key gateways landmark buildings already exist framing the 1km Main Street.

Key District Centre

Ballymun is identified in the 2016-2022 Dublin City Development Plan as one of eight Key District Centres in the City, and as such is identified as one of the top tier of urban centres outside the city centre, with an objective to provide for a comprehensive range of commercial and community services. The KDC's *"underpin a wider area and act as strong spatial hubs providing a comprehensive range of commercial and community services to the surrounding populations"* (Section 2.2.3).

Within District Centres opportunities to enhance the vitality throughout the day and evening are to be promoted along with higher density development where centres are well served by public transport. In general, these areas are primarily zoned objective Z4. In relation to Ballymun the KDC designation relates to the core of Ballymun and includes the Ballymun Shopping Centre lands.

Retail Strategy

Section 2.2.5 of the Development Plan sets out the retail strategy of the City: -

(a) Consolidate the city centre retail core
(b) Promote an upper tier of retail development in the Key District Centres (KDC's), and
(c) Provide a lower tier of district centres to cater for surrounding communities

This approach reflects the settlement strategy for the city and is consistent with the 'Retail Strategy for the Greater Dublin Area 2008-2016' - i.e. Ballymun is a **Level 3, District Centre** in the Regional Retail Strategy and is a **Key District Centre** in the Development Plan.

The Development Plan recognises the challenges faced in the suburbs where older shopping centres are no longer strongly competitive, thus leading to unsustainable travel patterns with people driving to more attractive centres at further distances for convenience shopping needs. The strategic approach set out in the Development Plan to overcome these challenges includes the creation of attractive mixed use lively and vibrant neighbourhoods, and the *"development and expansion of the function of key district centres"* (Section 7.5).

Appendix 3 of the Development Plan provides greater guidance on the KDC designation within the Retail Strategy and notes this designation relates to settlement centres where there is "*capacity for greater retail provision; where there is significant quantum and intensity of population or the potential for new population emerging in developing areas; centres in proximity to quality public transport and areas in need of comprehensive regeneration"*. Ballymun is specifically identified as one of the key district centres *"in need of revitalisation"* to serve its function as key centres or hubs for the surrounding communities. As such there is a need to expand diversity and upgrade the retail profile of this KDC.

The consistent approach within the settlement hierarchy and the Retail Strategy provides a clear development message for the future development of the Ballymun shopping centre lands which is implemented through the land use zoning strategy.

3.1.2 Ballymun Local Area Plan 2017: Vision and Objectives

The Local Area Plan for Ballymun 2017 was adopted following the adoption of the 2016-2022 Dublin City Development Plan. It is therefore based upon the core strategy, settlement hierarchy and key guiding principles of the current Development Plan, as outlined above.

The LAP worked to combine the above Development Plan Guiding Principles together with indebt contextual analysis and local engagement and consultation to produce a vision for the LAP and to establish a series of key guiding principles and local objectives for the area.
The overall vision for the LAP is stated as: -
"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 10 high level key principles (KPs) are set out in Chapter 4 of the Local Area Plan. These key principles inform and direct the land use approach of the remaining vacant lands and are further articulated and detailed in the objectives and guiding principles of Chapter 5 and 6 of the LAP.

The 10 Key Principles are as follows: -

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.

3.1.3 Amendments to the 2016-2022 Dublin City Development Plan: Variation No. 30, 2020

When preparing the Ballymun Local Area Plan 2017, various approaches were considered for lands located north of Balbutcher Lane at the intersection with Carton Terrace. These lands were originally identified in the Ballymun Masterplan 1998 for open space/ recreational use associated with the Poppintree Community and Sports Cenre, and to allow for a

wayleaves for services in the area. Options to cul-de-sac Balbutcher Lane were also considered under the Masterplan and reviewed as part of the LAP process.

The Local Area Plan called for a future review of these lands (Objective SR09) to examine options for residential use and the possible provision of a skate park, allotments and/or a community farm. The LAP stated that this process "*may invovle a variation to the City Development Plan".*

Following the adoption fo the LAP a review of the lands at Carton Terrace and Balbutcher Lane was carried out. A Variation to the Dublin City Developemnt Plan 2016-2022 was subsequently prepared and adopted in 2020 that rezoned c. 1.38ha of lands from Land Use Zoning Objective Z9 '*To preserve, provide and improve recreational amenity and open space and green networks'*, to Land Use Zoning Objective Z1 '*To protect, provide and improve residential amenities'.*

Given that the LAP called for this review and specifically acknowledged that it may lead to a rezoning of the City Development Plan it is considered that the land use strategy of the LAP does not conflict with and remains consistent with the core strategy and objectives of the Dublin City Development Plan 2016-2022 as amended by Variation No. 30.

3.1.4 Consistency of the Ballymun LAP with the Dublin City Development Plan 2016-2022

The Guiding Principles of the City Development Plan and the Key Principles of the LAP are considered to be closely aligned and together seek to achieve the core elements of the City Development Plan, seeking a:

- Compact, quality, green, connected city;
- Prosperous, enterprising, creative city and
- The creation of sustainable neighbourhoods and communities.

The settlement strategy of the City Development Plan 2016 estimated a delivery capacity of c. 3000 new residential units in Ballymun. The Plan also called for the preparation of a statutory Local Area Plan to guide this development and to take on board local community input as afforded through the LAP process.

The Ballymun LAP 2017 as adopted provides indept guidance for the development of each of the remaining sites, in addition to outlying future requirements for infrastructure, parks, civic spaces etc. The LAP estimates that the vacant sites within Ballymun (including the mixed use town centre sites), have the potential to deliver c. 1,500-2,000 no. units, in addition to c. 300 units as was previously permitted for Hampton Woods. Since the LAP was adopted the residential development at Hampton Woods has being completed, along with the delivery of new retail, offices and student accommodate on LAP site Nos. 2 and 4, and new housing at sites 22 and 23. It is estimated that the remaining vacant lands have the capacity to deliver in the order of 1,700 new homes, alongside new commercial development, over the next c.10 years.

From the details set out above, it is the Chief Executive's opinion that the settlement strategy and Key principles of the Ballymun LAP are in keeping with the core stragey and objectives of the 2016-2022 Dublin City Development Plan.

3.1.5 Draft Dublin City Development Plan 2022-2028

The Draft Dublin City Development Plan 2022-2028 is currently under consideration by the members of the City Council. Consideration of the Draft Development Plan does not form part of this LAP extension process, rather the details set out below are for information purposes only and seek to demonstrate the on-going consistency between the LAP and the proposed 2022-2028 Dublin City Development Plan.

Under the proposed 2022-2028 City Development Plan Ballymun remains a Strategic Development and Regeneration Area (SDRA no. 2). The guiding principles for the proposed new SDRA are based upon the 2017 LAP's ten Key Principles.

Prior to the publication of the Draft Dublin City Development Plan 2022-2028 and following the publication of the Department's *Urban Design and Building Heights: Guidelines for Planning Authorities, 2018,* the height strategy of the Ballymun LAP was reviewed and new opportunities for additional height were identified for sites Nos. 1 and 31 along the Main Street. Provision for this has been made in the proposed Dublin City Development Plan 2022-2028, under the SDRA Guiding Principles as set out below. Elsewhere within the LAP area, the approach to building height and density, particularly in proximity to the Main Street and quality public transport remains appropriate in the current context.

Extract from the Draft Dublin City Development Plan 2022-2028

SDRA Guiding Principles:

Urban Structure

• To develop the remaining vacant sites in a sustainable manner and 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.

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

Land Use & Activity

• To develop the remaining residential sites for a mix of house types and tenures to increase the population, promote social inclusion and integration and support the existing services and business in the area.

• 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.

• To consolidate existing social and community facilities; existing sports and recreation facilities; and open space areas to maximise their use by the whole community.

Height

The height strategy set out within the Ballymun Local Area Plan 2017 was based on the parameters of the 2016-2022 Dublin City Development Plan, which identified Ballymun as an area suitable for mid-rise development of up to 50m. The LAP in turn provided height guidance for each individual site based on principles of sustainable development and strong urban design parameters. Following publication of the Department's Urban Design and Building Heights: Guidelines for Planning Authorities, 2018, the guidance for height set out in LAP has been reviewed to determine if scope exists for additional height in this area. This review identified opportunities for additional height within Site 31 of the LAP and Site 1 (shopping centre site), at the corner of Balbutcher Lane North and the R108, as identified within the SDRA map. Elsewhere within the LAP area, the approach to building height and density, particularly in proximity to the Main Street and quality public transport remains appropriate in the current context. Key principles include:

• To provide building heights in keeping with the height guidance set out for each individual site of the Ballymun Local Area Plan 2017.

• To provide an appropriate urban Main Street context with heights of 6 storeys (c. 18m) directly to Main Street, with potential for locally higher buildings in the vicinity of the metrolink rail station. As blocks turn away from the Main Street, opportunities for some additional height may be considered having regard to the prevailing context.

• To allow for an additional locally higher building on the corner of Balbutcher Lane North and the R108.

Design

• To implement the urban form and design objectives set out in Section 5.5 of the Ballymun Local Area Plan 2017. **Green Infrastructure** • To provide and maintain landscaped parks, greens and tree lined streets respecting the established public parks principles. • To continue to implement the Surface Water Masterplan for Ballymun facilitating development of the vacant sites.

The Draft Development Plan 2022-2028 updates the settlement and housing strategy taking on board the projected figures from the LAP, and identifies the remaining sites as capable of deliving in the order of c. 1,700 new housing units, alongside new commercial and employment opportunities.

3.2 Objectives of the Local Area Plan remaining to be secured

Prior to the adoption of the Local Area Plan, Dublin City Council as key landowner in the area, had established an internal working group of Senior Officials, ('Ballymun Working Group') whose role was to identify issues and workable solutions for the area. This group was rebranded the 'Ballymun LAP Implementation Group' following the adopted of the LAP, and continues to meet on a monthly basis. This group is actively involved in prioritising objectives of the LAP and seeking to implement them. This Section of the report provides an update on the LAP objectives; detailing key elements that have been achieved to date, and what remains to be achieved.

A more detailed breakdown of all the LAP objectives is included as Appendix 1, which provides an update on objectives under the LAP headings of:

- Land Use
- Economic Development and Employment
- Movement
- Urban Form and Design
- Housing & Tenure
- Social & Community Infrastructure Supports
- Sports, Recreation and Open Space
- Green Infrastructure and Biodiversity
- Drainage and Water.

3.2.1 Summary of Key Achievements to date

To date the following key projects have been carried out/ are in the process of implementation:

Main Street / Economic Development:

- The acquisition of the Ballymun Shopping Centre was finalised, the old shopping centre demolished and a new Town Centre Strategy was agreed with the members.
- LAP site nos. 3 and 4 were successfully disposed of to Lidl to deliver additional retail (Lidl 2,587 sq.m., plus 4 no. small retail units), office space (706 sq.m.) and student residential units, (constructed in accordance with Planning Reg. Ref. 3960/17).
- 5 no. new occupancies were achieved in the neighbourhood centre units.

Infrastructure:

- A major new junction was construction at Balbutcher Lane/ Hampton Woods interface.
- A new link road was provided at Gateway Crescent.
- Work is under construction on the realignment of Sillogue Avenue and drainage upgrades and streetscape enhancement to Sillogue Gardens.

Housing:

- Significant additional residential units (321 no. units) have been completed at Hampton Wood Square and Hampton Wood Point. This scheme had planning permission and the developer was on site at the time of making the LAP and it was therefore not included as a future development site. The developer subsequently sought modifications and amendments to the scheme, (Planning application Refs. 4387/03, 1742/07, 2546/16 and 2546/16 all apply). These units are now all completed and occupied providing a mix of private and social housing (managed by Tuath Housing).
- New student housing (Aspen) on Main Street providing 364 no. bed spaces (in 59 no. clusters/ houses and 2 no. 1-bed studios)
- LAP Housing sites Nos. 22 and 23, at Balbutcher Lane/ Doon Court have been completed and are now occupied (37 no. units).
- Planning permission has been granted for three additional residential sites, all expected on site within the next two years: Site No. 21 (12 no. units), Site no. 10 (half thereof) (93 no. units) and Site 25 (half thereof) (36 no. units). Two further sites are currently in the planning system (or due to be submitted), Site No. 19 (51 no. units) and the remainder of Site 25 (44 no. units).
- Proposals / designs are progressing on the following sites: Sites Nos. 12, 14, 5, 15, 16, 17 and 18 (see Appendix 1 for further detail).

Parks / Amenity Lands

- New designs were developed and planning granted for the redevelopment of Cearnóg an tSeachtar Laoch / Civic Plaza (Part 8, Ref. 3131/21). Work is expected to commence on site in 2023.

Ballymun M50 Lands

- To the north of the LAP area within the 'Ballymun M50 lands', work is on site for the construction of a new DCC depot facility and civic amenity centre (Site No. 30).
- Decathlon opened its new store in Ballymun (Site No. 27) in June 2020.

Ballymun as a centre for excellence for the arts and the environment:

- Despite the covid disruption over the last two years axis has remained committed to maintaining its service and operations as an arts and community resource centre. In 2021 alone the centre hosted over 70 shows and events online, in the theatre and outdoor, spanning 105 performances, providing not just a local destination but also an important regional resource.
- Based at the Boiler House, from 2017 the Rediscovery Centre's public engagement grew exponentially from 8,174 participants in 2017 to 72,590 participants in schools, special needs groups and the local community in 2021. Liaising with local organisations the centre has provided individuals with reuse vocational skills, achieving consistently high progression rates to employment and further education. As the National centre for the Circular Economy and Eco Destination the centre attracts increasing numbers of local, Irish and International visitors to Ballymun.

3.2.2 Summary of Projects remaining to be Completed

Main Street/ Mixed-use /Economic Development:

- Sites 1, 2, 5, 6 and 7 on Main Street remain to be delivered.
- Site No. 26 at the Ballymun Industrial Estate remains to be delivered.
- A number of neighbourhood centre retail units are vacant. It is expected that Expressions of Interest received in May 2022 will lead to an uptake in units.

Housing Sites:

- While planning permission has been granted for sites Nos. 21, No. 25 (part of) and 10 (part of), work has yet to commence on site.
- Residential sites awaiting planning permission and yet to go on site, include site Nos. 25 (part of) and 19.
- Residential sites at proposal/ design stage and still to go for planning and development, include Site Nos. 12, 14, 15, 16, 17 and 18.
- Remaining residential sites to be progressed include, Site Nos. 11 and 13 in Sillogue, 10 (part of) in Shangan, Nos. 8 and 9 in Coultry and No. 24 in Poppintree.

Parks and amenity:

- New local parks identified in the LAP for Sillogue (sites 12 and 13), Shangan (Site 10) Balbutcher (Site 14) remain to be delivered. These parks will be provided in tandem with each adjoining residential scheme.
- Construction of the permitted plans for Cearnóg an tSeachtar Laoch is expected to take place 2023-2025. A second new civic plaza is to be delivered in tandem with Site No. 5 (at proposal stage).
- Other amenity provision including a possible City Farm and Skateboard park remain to be decided on.

Infrastructure

- On-going construction work at Sillogue Avenue is expected to be completed year end 2022, including a new link to Main Street, and upgrades to Sillogue Gardens.
- Outstanding key road infrastructure projects to be completed include (i) new Shangan link road, to be provided in tandem with Site no. 10, granted planning September 2022 and expected onsite by end of 2024, and (ii) St. Margaret's / Balbutcher link road to be considered in tandem with Site no. 31.
- Upgrades to Coultry Gardens drainage still to be delivered.
- Metrolink and Bus Connects proposals remain on-going.

It is clear from the above that much progress has been achieved to date. It is also clear that there are a significant number of sites that have remain to be progressed, and others that are awaiting to go on site. The City Council remains committed to continuing to deliver sites for development in keeping with the LAP objectives, to successfully deliver the regeneration promise.

3.3 Strategic Environmental Assessment and Appropriate Assessment

3.3.1 Strategic Environmental Assessment

The preparation of the Ballymun Local Area Plan 2017 included statutory Strategic Environmental Assessment (SEA). The Environmental Protection Objectives arising from the Environmental Report under that process form part of the LAP and informed the policy approach of the LAP and its objectives.

The proposal to extend the life of the Ballymun Local Area Plan 2017 does not involve any changes or amendments to the Plan and therefore the Environmental Protection Objectives as set out in the Environmental (SEA) Report for the Ballymun LAP still apply. The proposal to extend the life of the Plan does not require a further SEA in accordance with the Planning and Development (SEA) Regulations 2004, as amended.

It is noted that since the Ballymun LAP 2017 was adopted a Variation was made to the Dublin City Development Plan 2016-2022, which rezoned c. 1.38ha of lands at Carton Terrace and Balbutcher Lane, from Land Use Zoning Objective Z9 'To preserve, provide and improve recreational amenity and open space and green networks', to Land Use Zoning

Objective Z1 'To protect, provide and improve residential amenities'. The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for this Variation. The prescribed bodies were notified of this determination and no objections to the conclusions were received within the appropriate period.

3.3.2 Appropriate Assessment

The preparation of the Ballymun LAP 2017 included Appropriate Assessment, i.e. the possible significant adverse effects of the plan on the environmental integrity of Natura 2000 sites were assessed. The approved Plan's policies and objectives mitigate against the possibility of significant adverse impacts on relevant Natura 2000 sites.

The proposal to extend the life of the Ballymun LAP 2017 does not involve any changes or amendments to the Plan and therefore the mitigation measures identified in the Natura Impact Statement still apply. The proposal to extend the life of the Plan does not require a further Appropriate Assessment in accordance Article 6(3) of the EU Habitats Directive (92/43/EEC).

As above, it is noted that since the Ballymun LAP 2017 was adopted a Variation was made to the Dublin City Development Plan 2016-2022, which rezoned c. 1.38ha of lands at Carton Terrace and Balbutcher Lane, from Land Use Zoning Objective Z9 'To preserve, provide and improve recreational amenity and open space and green networks', to Land Use Zoning Objective Z1 'To protect, provide and improve residential amenities'. An Appropriate Assessment Screening was undertaken of the in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The Variation was not predicted to have a likely impact on the key features or the conservation function of any Natura 2000 sites. The prescribed bodies were notified of this determination and no objections to the conclusions were received within the appropriate period.

4 Conclusion

The Ballymun Local Area Plan as adopted in 2017 provides a robust framework and detailed objectives for the build out of the remaining vacant sites in Ballymun, alongside objectives to continue to enhance the employment and amenity provision within the area.

Since the LAP was adopted a number of key sites and infrastructural elements have been delivered including new roads and residential units at Hampton Woods, new housing in Poppintree and a new commercial / mixed use development along the Main Street. There remains however c. 30 ha of land across various sites that are yet to be developed; some of which have planning permission, or are in the planning process, while other sites remain to be designed and/or ear marked for development. In order to ensure that these remaining sites are delivered in keeping with the objectives of the LAP it is the recommendation of the Chief Executive that the members extend the life of the plan for an additional five years, as provided for by the Planning legislation.

It is the considered opinion of the Chief Executive that the core strategy and objectives of the LAP remain consistent with that of the 2016-2022 Dublin City Development Plan.

Recommendation of the Chief Executive

The Chief Executive recommends that the Ballymun LAP be extended for an additional five year period, to allow it to remain in effect until 26th October 2027, to allow for the objectives of the Plan to be achieved.

Appendix 1: Objectives of Ballymun Local Area Plan 2017

LAP Objectives	Update September 2022
Land Use Objectives	
LU1: Develop the remaining vacant sites in Ballymun in accordance with this LAP	Since the LAP was adopted DCC's LAP Implementation Team has met on a monthly basis to progress objectives of the LAP. Details of individual sites, infrastructure etc. are set out in the table below.
Economic Objectives	
EO1: Complete the redevelopment of the Ballymun Main Street, including the shopping centre site, and attract new employment generating uses. **EO2:** Demolish the existing shopping centre to make way for a new high density, mixed use development. **EO3**: Minimise vacancy in the LAP area. **EO4**: Provide for additional office space along the Main Street. **EO5**: Provide for additional retail along Main Street. **EO6**: Support the provision of local retail needs within the neighbourhood centres. **EO7**: Seek the reconfiguration of Cearnóg an tSeachtar Laoch to provide a high quality civic space with cycle parking within the heart of Ballymun. **EO8**: Improve the housing tenure mix in the area. **EO9**: Develop the M50 lands with a priority given to high quality employment generating uses in accordance with Fingal County Council's Development Plan. **EO10**: Carry out an Economic Analysis of the M50 lands and the mixed use Main Street sites to assist the development of the vacant sites. **EO11**: Support the delivery of Metro North and the provision of a station in the heart of Ballymun Main Street (in the vicinity of Cearnóg on tSeachtar Laoch) and also in the vicinity of/linking to the M50 lands. **EO12**: Support the implementation of the 'Economic Strategy for Ballymun, 2015'. **EO13**: Support the continued development expansion and	**Economic Development Officer:** DCC employs an economic development officer who is part of the Ballymun LAP Implementation Team and whose role seeks to minimise vacancy and promote economic development in the LAP area. **Site 1:** Shopping Centre site (E02) Acquisition of legal interest in the shopping centre site was completed in 2017. Two reports were commissioned to inform future development: Ballymun Town Centre: Retail Sustainability Strategy Report, May 2019 (Bannon) Ballymun Shopping Centre, Feasibility Study, 2019 (Urban Agency & others). A Development Strategy setting out temporary and long term proposals for the Shopping Centre site was agreed with members, April 2022. Two pilot temporary events took place, summer 2022. It is proposed to carry out further works to the site to accommodate future events, Q4 2022/early 2023. Expressions of Interest to be sought for future temporary events. A market sounding exercise is planned for the permanent delivery of approximately half of the site, to be carried out by end 2022. **Site 2** went to the market May 2019. A Section 183 disposal to Winterbrook Homes was not approved by Council, March 2020. The site remains vacant. **Tenure diversity** report update to be completed and presented to the members of the City Council prior to progressing further on outstanding vacant sites. **Sites 3 & 4**: New Lidl store with student housing opened, September/ October 2020. Offices above retail unit have not yet been

intensification of the Poppintree and Ballymun Industrial Estates as employment hubs, and where feasible seek to create defined urban edges to their perimeters to create streetscapes and to work with the IDA where necessary to achieve this objective. **EO14**: Improve permeability through the Poppintree Industrial Estate. Seek the provision of pedestrian and cycle access from Jamestown Road, either directly to the west of the existing IDA estate or via redevelopment of the former 'Mouldpro' site to the south, in consultation with the IDA. **EO15**: Ensure that all landowners on the northern fringe maintain their property in a manner which protects the public domain. **EO16:** Support the branding of Ballymun as a hub for arts and culture, centred round axis Ballymun. **EO17:** Support environmental initiatives which seek to enhance the local environment and promote the Rediscovery Centre as a flagship resource recovery and education enterprise centre. **EO18**: Liaise with agencies and organisations working in the Ballymun area to maximise educational opportunities and support access to employment for local residents of Ballymun and the surrounding area.	occupied. New small scale retail units provided as part of this proposal with one unit occupied to date and planning approved in Aug 2022 for a new gym in another unit. **Coultry Road Retail units**: DCC has agreed terms with the developer of the Plaza complex to resolve issues of ownership regarding the vacant retail units on Coultry Road. Legal work is progressing on this. **Neighbourhood Centres**: At the beginning of the LAP, DCC had 9 no. vacant commercial units. 5 no. of these have since been occupied and 3 expressions of interest were received in May 2022 for the vacant units in the Shangan neighbourhood centre. New occupancy is expected 2023. The disposal of the last remaining vacant unit, no. 3 Coultry neighbourhood centre, is at an advanced stage. Site for extension to Poppintree Neighbourhood Centre (**site 20**) remains available for development. **Shopfront Improvement Scheme**: A Shop Front Improvement grant was launched by the NWAC office for the Ballymun-Finglas area in 2021. To date 11 no. grants have been approved within Ballymun **Metrolink** includes proposals for 2 no. stops in Ballymun. It is currently at preliminary design stage, with the NTA expecting delivery in 2034. **Site 26/ Industrial Estate**: Draft study by Deloitte queried the viability for food incubator units on Site 26. Industrial zonings for Ballymun and Poppintree Industrial Estates were retained in the Draft Dublin City Development Plan 2022-2026. **Cearnóg an tSeachtar Laoch / Civic Plaza**: A new design was developed and Planning granted (part 8, Ref. 3131/21), 6th Sept. 2021. Works on this Plaza form part of the Parks capital programme of works for 2023/2025. The City Council continues to provide financial assistance to both **axis** and the **Rediscovery Centre** in support of the important roles these two organisations play in Ballymun. <u>M50 Lands:</u> With the exception of a small section of Site 31, these lands are outside the statutory LAP. Update provided for contextual information purposes only. **Site 31**: DCC and FCC lands: a Feasibility Study was commissioned to examine the feasibility of delivering both sporting and residential/ mixed uses on this site. A

	significant portion of the site will likely be sterilised till post Metro construction. See also below under community. **Site 27:** Decathlon store opened June 2020. **Sites 27/28**: DCC submitted a bid to the HSE for a new hospital on these lands, May 2021. Awaiting response. DCC also sought rezoning changes to these two sites from HT (High Technology) to ME (Metro Economic Corridor) as part of the Fingal County Council Development Plan review 2023-2029, which is under consideration. **Site 30**: Planning granted for a new DCC depot facility and civic amenity centre (Ref. F17A/0686). Work commenced on site May 2021 and is expected to be completed by end 2022/ early 2023.
Movement Objectives	
MO1: Complete the outstanding pieces of road infrastructure required to enhance connectivity and to service the remaining development sites. All new road schemes will be delivered in accordance with the Principles of Road Development set out in the NTA's 'Transport Strategy for the Greater Dublin Area 2016-2035' (reference Section 5.8.3 of NTA Strategy). MO2: Work with Fingal County Council and the NTA to ensure the provision of a high quality rail transport system (Metro North) is delivered through Ballymun. In order to protect the character of the emerging Main Street the LAP is seeking that the future Metro line respects the desire for enhanced permeability, with the line ideally run underground until the junction with Santry Avenue. Future realignment of the Main Street should also provide for enhanced and segregated cycle facilities. MO3: Facilitate the delivery of a core bus corridor through Ballymun as proposed in the NTA transport strategy. MO4: Work with the NTA to ensure that the recommendations of the bus network review are implemented in Ballymun, in particular seeking a new connection between Ballymun and Dublin Airport. MO5: Ensure all new developments are designed with permeability in mind and	The LAP lists a series of priority and future road projects in Section 5.4 Movement, listed below with an update on the delivery of each project. **LAP Priority Road Projects** 1. Hampton Wood Junction New junction and link to Hampton Woods was completed in 2021. 2. Balcurris Road Extension Road to be provided as part of the delivery of housing sites Nos. 5, 15-18. At preliminary approval stage; design team expected to be in place by year end 2022, and submitted for planning Q3 2023. 3. Sillogue Avenue - Main Street Link Works under construction. Expected completion date, end of year 2022. 4. Gateway Crescent Extension Works completed in 2021. 5. Shangan Link Road Road designed and granted planning as part of the delivery of Housing Site no. 10 (Part 8, Ref 3926/22). To be delivered with housing site; due to go to tender year end 2022 and expected start date end of 2024. **Future Road Projects** St. Margaret's Road Extension The linkages required here shall be considered in tandem with the development of the adjoining M50 lands. (Linked to local objective under the Fingal County Council Co Development Plan). St. Margaret's Road – Balbutcher Link Rd

are cycle and pedestrian friendly. MO6: Explore the potential for a new access point at Santry Demesne with Fingal County Council and Trinity College Dublin. MO7: Explore the provision of a cycle lane on Santry Avenue in tandem with the NTA 'Bus Network Review'. MO8: Explore the potential of a multi-storey car park near Main Street as part of a sustainable travel strategy.	This road is being considered in tandem with the development of Site 31 of the LAP. Balbutcher Lane Realignment This road was reviewed in the context of Site 19 design. The LAP realignment next to Site 19 is no longer considered essential works. Works are however required further west along Balbutcher Lane North at the Carton Terrace intersection, to enhance this junction and facilitate future bus turning movements required under the Bus Connects Network redesign. Design of this junction is expected to commence 2023. Sillogue Rd Upgrades to be provided in tandem with the delivery of the Shopping Centre site. New traffic lights installed. Sillogue Avenue Realignment Works under construction. Expected completion end 2022. Main St East – West Link To be reviewed in context of the delivery of sites 4, 5, and 6. **Bus Network Review**: DCC continues to engage with NTA on the Bus Connects project. The Statutory Planning Application for the Ballymun/ Finglas to City Centre Core Bus Corridor Scheme was submitted to An Bord Pleanala on the 15th September 2022. Future revisions to the Bus Network will include for a new direct link between Ballymun and Dublin Airport (route 19). Proposals by the NTA for both routes 19 and E2 will require upgrades to the junction between Carton Terrace and Balbutcher Lane North. DCC propose to seek a redesign of this junction in 2023. **Metrolink:** DCC continues to engage with TII and the NTA on the Metrolink proposals. The scheme proposes 2 no. stops in Ballymun, at the Shopping Centre (site 1) and Northwood (Site 31). The proposals are at preliminary design stage. Current timeframes proposed include a planning application end 2022/ 2023 and a delivery date of 2034. **Cycle infrastructure**: New cycle lanes were installed along Balbutcher Lane North/ Poppintree Park Lane West, and at the Hampton Road junction. All new streets and pathways are designed in keeping with DMURS objectives and with permeability as a key factor. This is monitored by the Ballymun Implementation Team and implemented via the Planning Development Management process.

Urban Form & Design Objectives	
UD1: Create high quality urban spaces through the use of quality urban design. UD2: Implement the urban form and design objectives set out in detail within Section 5.5.2 of the LAP. UD3: Complete the Main Street creating an attractive space within which to live, shop, do business, and socialise. UD4: Provide a landmark building within the M50 lands. UD5: Carry out an audit of materials within the public realm in Ballymun, and prepare a schedule of appropriate materials in order to ensure consistency and quality in future design responses.	The Development Management planning process seeks to ensure that all new developments comply with the urban form and design objectives of the LAP, to ensure the creation of high quality urban spaces. Examples of successful engagement include the delivery of the new Lidl scheme on the Main Street, where the traditional retail "box" is framed with offices above and delivered in conjunction with new student accommodation providing a strong urban edge to the Main Street/ Balbutcher Lane junction. Planning permission (part 8, Ref. 3131/21) was granted for a new enhanced public plaza at Cearnóg an tSeachtar Laoch to create an attractive focal point in the heart of the Main Street. Deliver of this scheme is due to commence on site in 2023. A second public plaza is being sought as part of the delivery of Site no. 5, which is expected to be lodged for planning in Q3 2023. DCC continues to actively pursue the delivery of additional development sites along the Main Street.
Housing Objectives	
HO1: Develop the remaining housing sites within Ballymun, see Figure 11 in Chapter 6. HO2: Ensure future housing development helps to create a good tenure mix locally and provide various housing types and typologies to meet the needs of all sectors of society. HO3: Seek to improve the income mix in all housing developments in the area to address the issues raised in the Retail Study. HO4: Provide for new social / voluntary housing via the Part V requirement under the Planning and Development Acts. HO5: Explore options for and provide new affordable housing in the area. HO6: Explore options for and provide new senior citizen housing in the area (step down model preferable). HO7: Establish a monitoring group to review the tenure mix in Ballymun. HO8: Promote self-build housing in the	Progress on the development of housing sites is set out below under the various delivery categories: **Affordable Housing / AHB Provision** **Sites 12 & 14**: **Serviced Sites Fund / Affordable Housing** Sites 12 and 14 were successfully approved for funding under the Serviced Sites Fund in 2018 to delivery affordable housing. This scheme has subsequently been replaced by the Affordable Housing Fund (AHF) and DCC is currently preparing AHF applications for both of these sites. Both schemes are at an advanced design stage and it is hoped to submit for planning by year end 2022. Indicative numbers for these sits are Site 12: c. 101 units and half of site 14, c. 105 units. Subject to approval both schemes will be available under the Affordable Purchase Scheme on completion. **Site 22/23**: Site delivered and units occupied, 2021/2022: 35 houses and 2 apartments. Delivered by O'Cualann Cohousing Alliance.

form of terraced homes or housing blocks built by residents or housing co-operatives by making available low-cost housing sites and providing technical assistance to those who wish to house themselves.	**Site 21**: Planning granted to O'Cualann for 12 no. housing units, (ref. 3623/19). Construction is due to commence in 2023. DCC Housing has made an AHF application in relation to this site. **Site 25:** O'Cualann proposal. Phase 1 granted planning August 2022 for 36 no. senior citizen housing units. Proposed units to be managed by Tuath Housing on completion. Phase 2 for c. 44 houses and a crèche at pre-planning stage and is expected to be lodged for planning before end September/ early October 2022. Housing to be made available under the Affordable Purchase scheme. **Site 19:** Planning application lodged by O'Cualann, September 2022 for 34 Affordable Homes and 17 senior citizen housing units. It is proposed that the latter shall be managed by Tuath and the housing made available under the Affordable Purchase Scheme. **Carton site**: new housing site, following rezoning. Preliminary housing proposals prepared by O'Cualann. Scheme is on hold pending preparation of road realignment drawings. **Site 9:** Submission from 'Empower the Family' to provide purpose built units for supported student accommodation, on part of Site 9. Proposal is under consideration and 'Empower the family' are in contact with the DHLGH in relation to funding. Proposals will be subject to planning and Section 183 disposal processes. **Site no. 6:** Expressions of interest were sought from AHBs to deliver cost rental housing on this site. The delivery of this site is under consideration. **<u>Proposed new Social Housing</u>** Senior citizen social housing proposed within **sites 25 and 19** as above, (17 and 36 no. of units respectively). **Site 10:** DCC PPP housing proposal. Planning granted Sept 2022 for 93 no. residential units (incl. 73 no. elderly persons apartments). Scheme also includes new link road and public local park as per LAP. This scheme is due to go for tender by year end 2022 and hopes to be on site in 2024. **Site 5, and 15-18**: Sites under consideration for PPP Social Housing. Proposal to include road realignment and civic park as per LAP. Stage 1 approval from DHLGH has been granted for these proposals and a design

	team is to be in place by year end 2022, with planning application expected Q3 2023. **Site 8:** DCC is preparing Expressions of Interest for this site. **Senior Citizen Housing:** New DCC senior citizen housing is proposed for sites 10, 19 and 25, totally 126 new units. In addition Silver Stream: St. Pappin's Nursing Home have adjoining lands available to extend the current provision, subject to planning. **Tenure analysis:** DCC will prepare an updated tenure report for Ballymun that will be brought to the NWAC, to help guide the delivery of the remaining residential and town centre sites. **Housing Sites remaining to progress**: Sites 11, 13, 24, half of sites 10 and 9 remain to be allocated. The remainder of site 14 is also under consideration in tandem with proposals for a city farm.
Social and Community Objectives	
SC1: Ensure that all community facilities are optimally utilised. SC2: Seek funding for and continue to implement the social regeneration programme; 'Sustaining Regeneration – A social plan for Ballymun'. SC3: Work with the Department of Education and Skills to determine the need for a second level Irish school in the area. SC4: Liaise with the City of Dublin Education and Training Board to ascertain the requirements for further educational services in Ballymun. SC5: In the event that a second level Irish school is deemed to be required, the Council through the social regeneration sub-committee will work with the Department of Culture, Heritage and the Gaeltacht to establish Baile Munna as a "network Gaeltacht" as identified in the 20 year strategy for the Irish Language 2010-2030. SC6: Explore options for the creation of further education hub/life-long learning centre with DCU in the community, Youth Reach/CDETB, and Ballymun Job Centre under the remit of the Social Regeneration sub-committee in partnership with the City Council.	Up to and including 2017, the fund for the Social Regeneration Programme was 100% financed by the DHPLH. Since 2018 government funding was phased out and is now entirely financed by DCC and subject to DCC budgetary process. A review of the fund was carried out by the Area Manager in 2021 and a new structured approach put in place. A sum of €1,725,000 was allocated to the Ballymun Social Regeneration Fund for 2022 to specifically continue to support the process of social regeneration in the area, as set out in Sustaining Regeneration – A Social Plan for Ballymun. 17 no. groups successfully availed of this funding, each with Service Level Agreements in place. The Neighbourhood Centres are fully operational and continue to be supported by DCC financially and with assistance as required. The centres are well utilised community facilities that act as community hubs providing a range of diverse services including crèche's, after school projects, community education programmes, child and parenting programmes, summer activities, festivals and events. Many of the programmes delivered continue to be funded via the DCC, Ballymun Social Regeneration Fund. In addition to the neighbourhood centres DCC own a number of premises that also provide a range of community services within Ballymun.

	There are currently over 30 leases / licenses in place in community facilities operated by local agencies offering a range of services including, afterschool care/programmes, support and education around addition, access to legal advice, Men's sheds, Men's Networking Centre to support families, Young person's supports and services, community gardens, older persons supports/programmes etc. A new purpose built crèche facility was delivered as part of the Hampton Woods development (Planning Reg. Ref. 2546/16) and is now occupied. Additionally plans for a new crèche form part of Site 25 (submitted for planning, Sept. 22). The demand for additional crèche facilities is being examined, with potential to include in the design of sites 5/ 15-18, currently at preliminary stage. Exploring options for further education will form a key part in the assessment of need for the remaining town centre sites.
Sports, Recreation and Open Space Objectives	
SR01: Work with Trinity Comprehensive School to develop a sporting hub for the school and community and explore options to provide a synthetic pitch. SRO2: Support the continued use of the lands at the back of the old Trinity Comprehensive for recreational purposes. SRO3: Provide changing facilities within Poppintree Park. SRO4: Maximise the use of the sporting lands to the immediate west of Ikea for use by the whole community. SRO5: Improve use of the pitch at Balcurris Park (including the provision of new ball catching nets). SRO6: Improve and upgrade Belclare Green in tandem with the build out of the adjoining sites (i.e. site brief nos. 20-23). SRO7: Support the provision of new sporting activities / clubs in the area. SRO8: Provide new neighbourhood parks at Shangan Road, Sillogue Road (x2), Balbutcher Lane and Main Street as per the Site Briefs set out in Chapter 6. These spaces should be appropriately designed and landscaped in consultation with the Parks Department. Development sites not required to provide open space	DCC provides assistance to **Trinity Comprehensive** to provide sports /community use within and outside school hours. **Poppintree Park:** New changing facilities were provided in 2018 and a cricket crease and fencing was installed in 2020, providing a new amenity in the area. Additional car parking planned for the park is to be provided in tandem with the delivery of Site 25 (housing site lodged for planning Sept. 2022). **Balburris Park:** ball catching nets were put in place at either end of the pitch and a number of different clubs have allocations for its use. This park was recently approved for a grant as part of the Sláinte Care programme. **Belclare Green:** this open space was planted with a number of new trees in 2022 and remains listed for further improvements following work on Site 21. New **gym equipment** was installed across a number of Ballymun Parks, including Balcurris, Coultry and Poppintree Park. **Civic Spaces:** A new design was developed and Planning granted (Part 8, Ref. 3131/21), 6th Sept. 2021 for Cearnóg an tSeachtar Laoch / Civic Plaza. This Plaza forms part of the Parks capital programme of works for 2023/2025.

shall provide a development contribution to support the delivery and maintenance of open space. SRO9: Review the use of the Z9 lands to the west of Carton Terrace and south of St. Margaret's Road, to provide for residential development, which can include co-operative housing, on the western half of the site and to explore the provision of a skate and bike park, and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan). SRO10: Explore the provision of a skate and bike park within Ballymun within the Z9 lands to the northwest of Poppintree Community Sports Centre or Site No. 14 (beside the Reco). SRO11: Explore the use of the 'left-over' open space to the south of the Virgin Mary NS in tandem with the development of the housing site to the south (site no. 10). SRO12: Explore options for the provision of a new GAA facility that will provide a new home for Ballymun Kickhams. SRO13: Explore the future use of the DCC lands to the immediate west of Ballymun United, for amenity or housing in collaboration with Fingal County Council and following the outcome of South Fingal Fringe road study. SRO14: Work closely with other bodies and local groups, for example Ballymun Tidy Towns, Global Action Plan etc to enhance amenity value of open spaces in the areas	A second civic plaza is planned for delivery as part of Site 5 (DCC PPP housing site), which is expected to be submitted for planning in Q3 2023. **New local parks**: Plans are advancing for two new local parks as per the LAP: (1) A new local park was granted permission as part of Site 10 in Shangan - to be delivered as part of this housing scheme and expected on site in 2024. (2) Site 12, which is at pre-planning stage also includes provision for a new local park. To be lodged for planning end 2022/ early 2023. The following local parks remain to be commenced: completion of Sillogue Green as part of Site 11, and new local parks as part of the delivery of Sites 13 and 14. **Carlton Lands:** The open space to the west of Carton Terrace was reviewed and underwent a variation to the Dublin City Development Plan in 2020 (Variation no. 30) to change the proposed use from open space (Z9) to residential (Z1). DCC continues to seek improvements to the Poppintree Community and Sports Centre and the open space in its hinterland. **Ballymun Kickhams**: DCC commissioned a Feasibility Study of Site 31, to ascertain the ability of this site to delivery sporting use alongside high density residential/ mixed use, next to the proposed Metrolink stop. Following this analysis a portion of the site was offered to Ballymun Kickhams to deliver a new sporting facility on site 31. This proposal is under consideration. **Site 14**: DCC provided funding to the **City Farm Ballymun** to develop a feasibility study for a City Farm and to provide a new home for the allotments currently located on site 6. The City Farm Ballymun recently presented DCC with proposals for Site 14 which are under consideration. DCC continues to provide funding and support to the Ballymun Tidy Towns and GAP to help enhance local spaces.
Green Infrastructure and Biodiversity Objectives	
GI1: Continue to support and implement the recommendations of the Ballymun Biodiversity Action Plan (2008, 2014) and also the Ballymun Bat Survey 2016. GI2: Ensure all new streets are appropriately landscaped and tree lined. GI3: Provide a green link connecting	The delivery of pocket parks and green routes to enhance local biodiversity continues to be implemented as sites are developed, see above update on pocket parks. Tree protection and planting takes place as part of the Development Management process for new sites, and as part of the

Balcurris Park to the M50 via the M50 Lands - Balcurris site (see Chapter 6). GI4: Protect existing hedgerows and tree-lines through appropriate landscaping and architectural layouts.	Parks Department's ongoing commitment to local improvements. DCC continue to fund GAP through the DCC Social Regeneration Fund for a number of community based programmes including the GLAS Community Garden.
Drainage and Water Objectives	
DW1: Continue to implement the Ballymun Surface Water Masterplan including the provision of necessary upgrading works to the surface water network within the 1960's housing areas of Sillogue Gardens and Coultry Gardens. DW2: Continue to monitor the quality of water in the Poppintree Pond. DW3: Ensure adequate provision of SuDs in all new developments.	Drainage upgrades to Sillogue Gardens are currently under construction in tandem with landscape improvements and works to Sillogue Avenue. Work/ plans for Coultry Gardens upgrades have not yet commenced. DCC's Water Pollution Control section regularly monitor the water quality of Poppintree Pond and have carried out a series of investigations to try and determine the source of reoccurring polluting matter. This issue is on-going. All new schemes must be designed with adequate SuDs measures in place, as implemented via the Development Management process.