

**The Chairman and Members of
North West Area Committee.**

Meeting: 18th October 2022

Item No: 9

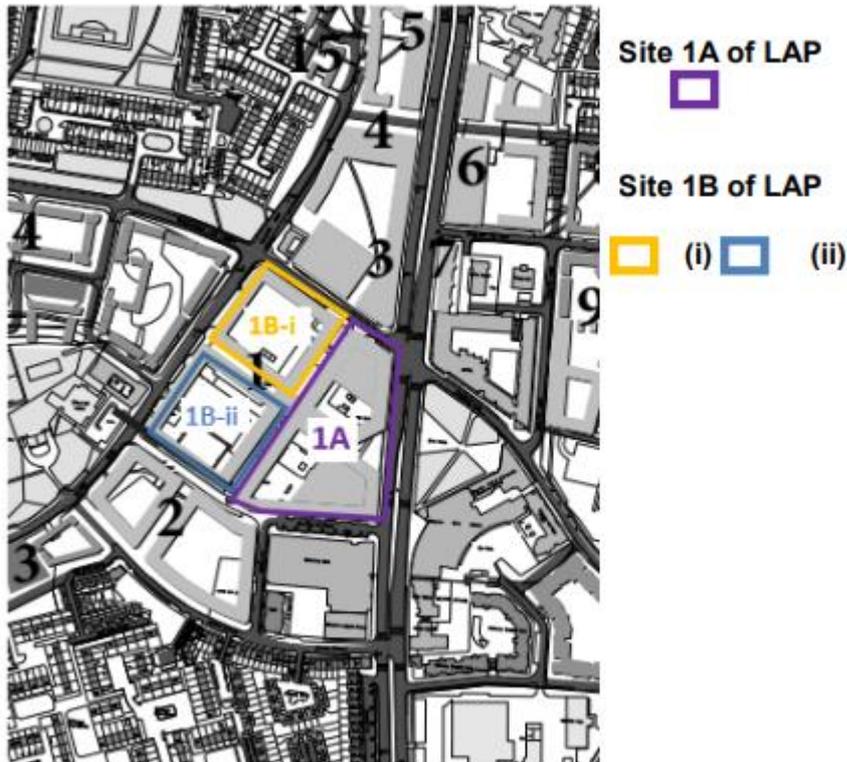
Ballymun Local Area Plan, - Update on Development Strategy Site 1 (former Ballymun Shopping Centre)

Introduction

The Development Strategy for the former Ballymun Shopping Centre lands, Site 1 of the Ballymun Local Area Plan 2017, was set out in Report 111/2022 of the Chief Executive as noted at the Council meeting on 4th April 2022. The strategy proposed a “Market Soundings” exercise be carried out in 2022, to gauge interest in developing Site 1B of the LAP, for permanent uses in keeping with the LAP objectives.

Ballymun Development Strategy

The Development Strategy for Site 1 divided the site into a number of deliverable sections: Site 1A and Site 1B (Part I and II), as per image below. The Strategy as agreed seeks to provide temporary uses on site 1A prior to the commencement of Metrolink, and to develop appropriate permanent uses for Site 1B, either phased or in its entirety.



The Ballymun Local Area Plan sets out objectives for this site, and states that Site 1B, as above, *could be largely residential in nature but a mix of uses would be acceptable depending on market conditions and demands.*

October 2022, Update

The Council wishes to advance the “Market Soundings” process in respect of the two adjoining sites 1 B (1 & 2), as per above and draft maps attached, comprising a combined area of 4.92 acres, fronting onto Sillogue Road. Accordingly, it is proposed to proceed by way of a fee tender process to appoint an experienced firm of Estate Agents to have a “soft launch” of the site onto the market. In effect the sites would not be placed formally onto the market by public advertisement in the newspapers, or by placing a For Sale board on the lands. Rather, the appointed agents would place the site details on their own website and on Daft.ie, circulating all their clients and any parties who have notified their interest to DCC in the past in development sites in central Ballymun or, any new interest or enquiries emerging. The level of interest in the sites would then be collated and analysed by the agents and their report considered by DCC with a view to determining next steps, including the likely success of a formal marketing process and building delivery outcomes.

It is now proposed to advance this process by appointing Estate Agents to carry out a “soft launch” of the site.

Proposed Timeframe:

Appoint Estate Agents, November 2022.
Estate Agent’s report to DCC, end Q1 2023

Máire Igoe
Acting Executive Manager

Date
12th October 2022



SILLOGE ROAD - Lands at

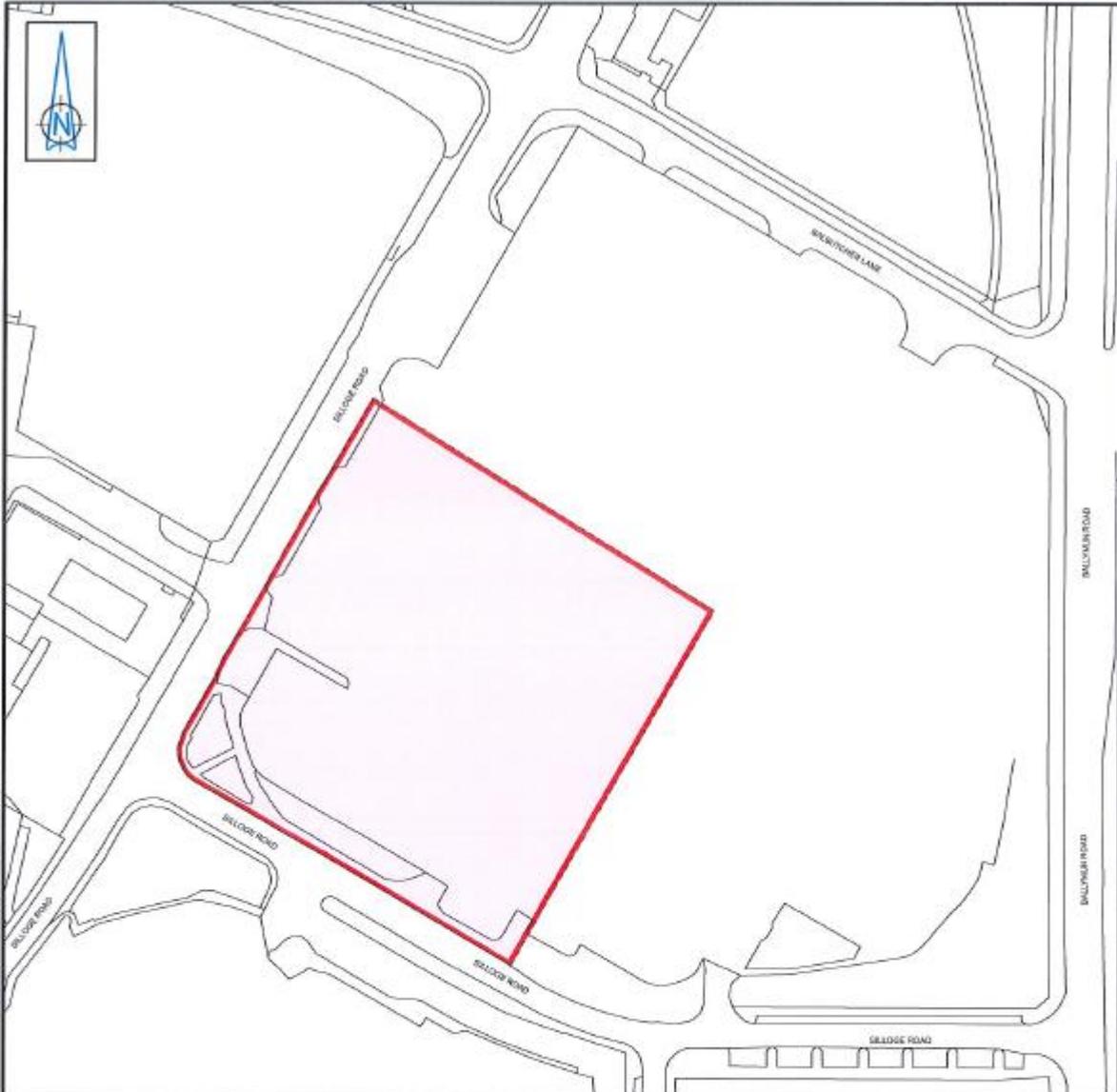
Former Ballymun Shopping Centre Site

Site 1B(1)

Area: 9,220m² (Approx.)

 Conhalta Cathrach Bhaile Átha Cliath Dublin City Council		An Roinn Comhshaoil agus Iompair Rannán Suirbhéireachta agus Léarscáilithe Environment and Transportation Department Survey and Mapping Division	
O.S REF 3131-10, 3131-15	SCALE 1:1000@A3	FILE NO F:ISM-2022-0132 - 001 - A.dgn	INDEX No. SM-2022-0132-001
DATE 30-03-2022	SURVEYED / PRODUCED BY T. Curran	<small>THIS MAP IS CERTIFIED TO BE COMPLETE GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL INFRASTRUCTURE SURVEY, MAPPING AND RELATED RESEARCH APPROVED</small>	
Dr JOHN W. FLANAGAN CEng FIEI FICE CITY ENGINEER		APPROVED THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL	

OSI data : © Ordnance Survey Ireland. All rights reserved. Licence Number 2022/22/CCSM/ Dublin City Council



SILLOGE ROAD - Lands at

Former Ballymun Shopping Centre Site

Site 1B(2)

Area: 10,700m² (Approx.)

 Comhairle Cathrach Bhiale Atha Cliath Dublin City Council		An Roinn Comhshaoil agus Iompair Rannán Suirbhéireachta agus Léarscáilithe Environment and Transportation Department Survey and Mapping Division	
O.S REF 3131-10, 3131-15	SCALE 1:1000@A2	INDEX No. F:\SM-2022-0133 - 001 - A.dgn	REV
DATE 30-03-2022	SURVEYED/ PRODUCED BY T. Curran	<small>THIS MAP IS DERIVED FROM DATA GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL DATA OF SURVEY, MAPPING AND RELATED RESEARCH APPROVED</small>	
Dr JOHN W. FLANAGAN CEng FIEI FICE CITY ENGINEER		APPROVED  THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL	INDEX No. SM-2022-0133-001