

# BALLYMUN

Regeneration Plan



Ballymun Masterplan: O'Mahony Pike Architects

## BALLYMUN MASTERPLAN

OMP were selected together with McCormick Jamieson Pritchard to prepare a masterplan for the regeneration of Ballymun, a failed 1960's Local Authority "New Town" with 20,000 inhabitants.

Dublin City Council set up the Ballymun Regeneration Agency under an assistant city manager to oversee the development of the plan and its execution.

The main aims were to rehouse the existing population in new low rise, high density housing orientated more towards family units and to attract additional private housing.

At the heart of the proposals was a new main street and town centre where an existing dual carriageway and roundabout separated the community. To the north was planned a new industrial area and business campus.

The rehousing of the existing population on the site was made easier by the nature of the original development, with linear high rise blocks and towers and very large grassed public areas.

These public areas were used for new 2 – 4 storey housing areas, and the main street developed with higher rise housing, hotels, offices and public facilities including a major medical centre and recreational buildings. The towers and linear blocks have been demolished in sequence as the population was decanted.

New local parks are at the centre of the new neighbourhoods together with local shopping and social facilities. Both the planning process and delivery have involved substantial public consultation with the residents and the wider community.

Development has been a long steady process with a wide range of housing and other projects designed by many different architects.

Three of the housing projects have been designed by OMP.

The original plan has been further enhanced by the proposed Metro North line with a station at the town centre. The existing closed shopping centre is being redeveloped with an open street system and Ikea is opening a major store in the industrial area.

The masterplan won the Irish Planning Institute Planning Excellence Award in 2000.