

# Poppintree Newsflash

December Edition

Produced by 2003

## Poppintree Working Group

With the co-operation of Ballymun Neighbourhood Council

### Local Housing Co-operative Formed

Report by Tiernan Williams

Early this year, Ballymun Neighbourhood Council (BNC) held two public information meetings about the possibility of forming local housing co-operatives. We understand that over one hundred and twenty expression of interest forms were handed in to the BNC representatives.

Following protracted discussions between Ballymun neighbourhood Council (BNC), Ballymun Regeneration Ltd and Dublin City Council (DCC), the green light has been given to progress forming a co-op.

Fourteen persons who have tendered their Shared Ownership Approval certificates to BNC, and these people will form the core of a housing co-operative for Poppintree. Of those who tendered Shared Ownership approvals, ten are not tenants but either on the housing list or living with parents. Two persons are tenants who would be returning their flats to Dublin City Council.

There is the possibility of developing up to twenty eight dwellings on the co-op site.

That being the case, BNC will now seek to achieve 50% tenants and 50% either on the housing list or living with parents. That means seeking 12 DCC Tenants and four others.

BNC will now inform the other people who indicated that they are interested in joining a local housing co-op but have not yet sought Shared Ownership Provisional Approval certificates.

Because of the fact that housing co-operatives must adhere to a fairly strict criteria, the vacancies will have to be filled by first come first served, within the co-operative criteria.

The Poppintree Working Group have been invited to assist in ensuring that the Poppintree residents get their fair share of co-operative allocations and we have accepted this invitation. We also welcome the Ballymun Regeneration Ltd initiative to provide a substantial number of Affordable Housing for local people.

In the meantime it is important for people to understand that getting Shared Ownership approvals gives more options than simply housing co-operative membership.



Tighe Meitheal Housing Co-op dwellings in Belclare area



New Horizon Houings Co-op dwellings in Sillogue area

# Poppintree 12 Housing going for Planning Approval

Full planning details will be in our January 2004 edition



**Computer Graphic of some of the Poppintree 12 dwellings**



**Poppintree 12 site lies between Graigue Court and Balbutcher Way**

## Dolmen Residents Court Clean-up Initiative and An Bord Gais Maintenance Work.

Following a discussion among residents about the unkempt state of the Courts, a well-respected resident of Dolmen Court made a suggestion for the residents to get together and do a clean up, and there it began. A phone call was made to the Poppintree Estate Office where we made contact with Frank Waller and Jason Dunbar. They were more than willing to facilitate the clean up with equipment i.e. shovels, brushes, pickers, black bags and gloves. Also it was arranged that the morning after a lorry would come to pick up the rubbish that was collected.

The group have had five clean ups since they started and now most of the residents are willing to give time to participate in the monthly clean up.

Through the clean up, the residents say that they now have a cleaner court that they are all proud of. And also with the cooperation Poppintree Estate Office they have had broken paving slabs repaired and are now in the process of getting the arch lights turned back on and some of the orange lights changed back white. It will be an ongoing process but it is one that they are prepared to continue.

If you are interested in starting your own clean up, you can contact the Poppintree Working Group Office or the above named at the Poppintree Estate Office.

### Bord Gais Report

SMC the sub-contractor for An Bord Gas is currently carrying out a general upgrade of household pipeline connections, within Belclare Park.

This work entails digging the gas connection outside each house and also the realignment of the gas meter, which is usually found under the stairs. The meter is placed outside your house either on the adjacent wall to your front door, or close to the alleyway entrance of the house.

This in effect will end the estimated billing system, as gas meter reading can be done without having to enter the house. Maintenance to the gas works on each house is completed within a day and the overall work on each road takes approximately 1 week to complete.

The entire maintenance work is scheduled to be completed by the end of the first week in December. Work will then commence in Coultry Road. The Gas supply is temporarily disconnected to your house whilst the meter is changed, however apart from unsightly digging in your area there is little disturbance.

If you have any inquiries in regard to this work, you can contact An Bord Gas, Customer Services at: 1850 673322.

### Poppintree Working Group

If there are issues or interesting events happening in your area that you would like published in our newsletter, then please contact us through Tom Moran at 8832164 or Email: [tom.moran@axis-ballymun.ie](mailto:tom.moran@axis-ballymun.ie)

# Poppintree Neighbourhood Centre and Carrig Road Realignment

Report on amended vehicle and pedestrian provisions, by Jean Brant.

In June 2004 the Ballymun Neighbourhood Council (BNC) organized a meeting for all the residents of Knowth Court, who's houses front onto the proposed site for the new Poppintree Neighbourhood Centre and Mr. Niall Cahill who represents Rusland Construction, the company that will build the centre. From the initial meetings dated 13<sup>th</sup>, 20<sup>th</sup> and 26<sup>th</sup> June a regular group was formed which comprises of residents, Mr. Cahill and representatives from BNC.

The main aim of this group is to work closely so that the work contracted to be done is carried out with minimum inconvenience to the residents. As residents we are able to voice our concerns in relation to problems which may arise, and we are in a position to have frank exchange of views with all concerned. An example of this is the schedule in which the realignment of Carrig Road will take place in two phases rather than one. This is so that the resident will keep the access to the parking bays and back lanes/gardens.

Phase 1: This phase will affect the residents of 7 to 12 Knowth court for approx 9 weeks. A temporary road going eastward will serve vehicular traffic arriving and leaving the rear lane. Residents of 1 to 6 will continue to use Carrig Road during phase 1.

When Phase 1 is complete, the residents of 1-6, 7-12 and 19-24 Knowth Court will enter and leave on the new section of the road. A Temporary fence will be put at the entrance of the court 13-24 (i.e. the archway will be blocked off) and pedestrians will only have access by the north entrance to the court. This is for the safety of our children while the work commences.

Phase 2: While phase 2 is being complete, the vehicles of 25-30 and 42-47 Knowth Court will enter and leave on a temporary road going westward. This traffic leaving Carrig Road will enter on to Balbutcher Lane by way of an improved entrance near Quinn's Shop (Tom's)

Liam Burke, Paddy Daly, John Graham, Paddy Menton, Jean Brant, Francis Doyle and May O'Brien have volunteered to act as liaison with the contractor in order to deal with any issues that may arise from the residents or the builder. Please feel free to contact any of the group should you like raise any issue or even just for feedback.

For emergencies, the contact person for Poppintree Centre and Carrig Road works is:  
Roger Vance 087 9196377

## Poppintree Sports and Community Centre

### Part 8 Planning Application

Submitted by Dublin City Council, Housing and Community Services Section

The proposal is for a multi-purpose development of 3,295 sq.m. incorporating the extension of the existing Dublin City Council community offices together with the refurbishment and extension of the existing community centre including the provision of additional community and sports facilities.

The development also includes the extension and reorganisation of car parking (43 spaces) with integrated tree planting within the curtilage of the community centre and parking provision for a further 49 cars along Balbutcher Lane, Gallaun Road and Balbutcher Way. A bus stop and shelter is proposed on Balbutcher Lane North. A bring centre, consisting of five no. receptacles, is also proposed on Balbutcher Lane North.

The following external works are included in the development: the provision of a new all-weather pitch with floodlighting, stepped terracing and fencing; a pavilion accommodating changing facilities, showers, toilets, clubroom and garden store; a covered colonnade

extending from the sports complex to the pavilion and recreation grounds, together with playground facilities.

The development also includes the realignment of the northern and western edges of Gallaun Road and the reconfiguration of cul-de-sacs to Gallaun Road and Balbutcher Way. The total site area is 12,307 sq.m.

The plans and particulars of the proposed development may be inspected for a period of four weeks from 10th November 2003 between the hours of 9.00am and 4.30pm at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 and also in the Ballymun Civic Centre (3rd floor), Main Street, Ballymun, Dublin 9.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area may be made in writing to the Executive Manager, Planning Department, Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8, before 4.30 pm on 22nd December 2003.

# Poppintree Working Group Wish You and Yours

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Merry Christmas and Prosperous New Year 2004

We would like to welcome all our new residents to the area and wish everyone in Poppintree a Happy Christmas and a Pleasant New Year.



SANTA ASKED US TO HELP HIM.



We told Santa Claus about all the children's new houses in Poppintree and he said to us that he knows where you all are, and also who's been naughty and nice. But he asked us to ask all the children in Poppintree to draw a picture of their house, so he could see what it looks like. He also said that for helping him there would be a prize for the best picture. For the older children he asked if they could write him a small essay telling him what they would like to see in the new Ballymun, when it is finished.

You can send your pictures and essays to us and we will make sure that Santa gets them. Please ask your parents to send them to the BNC Offices in the Axis Centre in Ballymun. And we will contact the winners when we see Santa before Christmas.

## Enter Our Christmas Competition



Name: \_\_\_\_\_

Address \_\_\_\_\_

Lots of Prizes For children 8 to 14 years of age.

- Write an essay or poem or paint a picture with the theme  
"What I would like to see the future Ballymun look like".

- 'Colour -in' our Christmas house. (newsletter insert) For children 5 to 7 years of age.



Send with your details to: **Dublin City Council Poppintree Office**  
**Gallaun Road, Poppintree, D 11.**

All entries must be in by Monday, December 15th.