

## Ballymun Shopping Centre

1. What happened to the original plans for Ballymun shopping centre?  
In 2009, Ballymun Shopping Centre Ltd /Treasury Holdings (which owned most of the shopping centre) obtained a final grant of planning permission for the redevelopment of Ballymun shopping centre. It was a very ambitious scheme, to be called Spring Cross, which included 110,000sq.m. of commercial space along with 367 apartments and 2,185 car spaces. The existing shopping centre amounts to c. 16,722sq.m.

This scheme, which was about the same size as Dundrum Shopping Centre, is not now considered to be economically viable.
2. Why did Dublin City Council buy the shopping centre?  
The City Council considers the shopping centre to be a key outstanding element of the regeneration of Ballymun. We purchased the NAMA interest in the Shopping Centre in order to continue the regeneration.
3. How much was the investment by Dublin City Council?  
€3.5 million upwards to date, including the acquisition of the Towers Public House. There are ongoing cleaning, security, management and other costs.
4. Can the shopping centre be refurbished?  
Refurbishing the shopping centre is not economically feasible as it would cost several million euro to refurbish. Ballymun would still have a dated shopping centre which would find it difficult to compete with Omni Park and Charlestown.
5. What are the long term plans for the shopping centre once it's vacated  
It is the Council's intention to demolish the centre so that the site can be redeveloped.
6. What will be built on the site?  
A Local Area Plan is required prior to any decisions regarding the redevelopment of the site. Public consultation will be carried out as part of the development of this plan. Preparation of this plan is due to start shortly.
7. What will happen to the existing services in the shopping centre such as the Ballymun Partnership, Job Centre, Credit Union, Bank and Post Office? Will they be offered alternative accommodation?  
DCC is working with all of the occupants listed above in order to re-locate them to Ballymun Civic Centre.
8. What about the other retail units in the shopping centre. Will they be relocated?  
Alternative retail units are available within the Ballymun area. Also compensation is being offered to those tenants who may be entitled to it.

9. I see the site north of the shopping centre is sale agreed. What plans are in place for this site?

It is envisaged that a large retail unit together with a number of small retail units will be developed on the site subject to planning permission. The site being sold is roughly half of the current green area.

10. How long before this is developed?

This is dependant firstly upon planning permission. Subsequent to planning it is envisaged that a development would be completed within 18 months. The developer will be obliged to apply for planning shortly after the sale is approved.

11. Will the old swimming pool and the old health centre be demolished?

It is the intention of the Council to demolish the swimming pool and health centre along with the Shopping Centre. They are both beyond repair.

12. Will parking still be available here?

At this stage the Council has no plans to change the existing provision of parking spaces at the Centre. However it is inevitable that some parking spaces will be lost while demolition works are being carried out.

13. How long will it take for the shopping centre to be demolished?

That depends on how long it takes the Council to get vacant possession of the Centre.

14. Can the remaining businesses be relocated within the shopping centre and left there until something is built?

No. This is not feasible or practical for reasons of cost and management.

15. What will happen to the Ballymun market located in the Shopping Centre?

The market is planning to relocate to the Civic Plaza in front of axis.