

CAN DALYMOUNT PARK BE SAVED?

HAVE YOUR SAY ON MAY 23rd

Bohemians have agreed to sell their Dalymount Park pitch to a property company called Andorey Developments for about 50 million Euro.

Precisely what this company will wish do with the site is not yet clear. The *Irish Times* on May 6 quotes 'an industry source' as saying that Dalymount Park 'could accommodate 700 apartments if the density of recently approved developments is anything to go by'. The *Sunday Business Post* on May 7 states that 'Andorey intends to build between 235 and 250 homes and commercial units on the site' but the piece doesn't indicate who the source of this figure is – or make clear what and how big a 'commercial unit' is.

What is clear is that Andorey Developments can build nothing at all without getting Dublin City Council to change Dalymount Park's current zoning for amenity and open space uses. It is elected members of the City Council who decide on zoning. That is why you should be at the May 23rd meeting to let our councillors know what you think.

The proposal that Dalymount Park be built on fits into a wider picture of changes taking place in Phibsborough. Three things stand out in this picture:

- Phibsborough already faces a wave of huge property redevelopments. In some cases – like St. Brendan's Hospital - this is on sites that have lost or are losing their uses. In other cases – like Dalymount Park and Hedigan's – places that are very much used and valued are threatened.
- Properly planned, redevelopment could revitalise Phibsborough with a growing population providing support for better shops etc. Letting local amenities go while putting in more people is bad planning.
- Soccer has both a rich history and a viable future in Dalymount Park

**Public Meeting on the future of DALYMOUNT PARK
St. Peter's Hall, St. Peter's Road, Phibsborough
Starting at 8.30 p.m. on Tuesday, 23 May 2006**

Extract from “You don’t know what you’ve got till it’s gone”
by Damien Kiberd, *Sunday Times*, April 30

“The price of land means that the social fabric of communities is being ripped apart. In its place we are building apartment units in unprecedented numbers... what about the enormous infrastructural issues that accompany this development? Not only will people be living in developments with reduced access to schools, playing fields, petrol stations and social facilities, but in the absence of suitable public transport there will be increased pressure on roads as residents are forced to go further afield to find these services.”

Without good planning the fabric of Phibsborough could be ripped apart by big developments that are in the pipeline. These include:

- The new larger Phibsboro Centre which has got the go-ahead
- Whatever replaces the various Mountjoy prisons
- DIT’s 20,000 student campus at St. Brendan’s Hospital
- Whatever is built on the Smurfit site near Hart’s Corner
- The demolition of Hedigan’s to put up an apartment block

Given all this, how can open space like Dalymount Park be let go?

Soccer still has a viable future in Dalymount Park

A new modern stand opened as recently as 1999. The Phibsboro Centre’s planning permission includes a second new stand. Government funding is available for rebuilding the remaining two sides of the ground to create a small up-to-date stadium if a ground-sharing agreement is reached with Shelbourne. This can still happen if the City Council declines to rezone the land.