



**MINUTES OF THE HOUSING AND PLANNING AND PROPERTY DEVELOPMENT SPC  
MEETING**

**HELD ON TUESDAY 25 APRIL 2017**

**1 To present draft SDRA12 Development Framework for St. Teresa's Gardens and Environs**

The report was circulated to the Housing and Planning and Property Development SPC members, and all other Councillors prior to the meeting. Hard copies were also made available at the meeting as there had been some last minute changes to the originally circulated report.

John O'Hara, A/City Planner, set out the background to this plan. St Teresa's Gardens was one of 18 Strategic Regeneration Sites (SDRA's) designated in the current Development Plan, and SDRA12 was the subject of much discussion during the Development Plan process. This development is a good urban design response to these discussions giving a housing potential of 1,050 units (approximately) and the existing recreational area being augmented to give just under 30% public open space, well in excess of the statutory 20%.

Dervla Cotter, Senior Executive Architect, advised that the previous Part 8 approval provides for 34 houses and 16 apartments. The plan is to develop other blocks on the private lands, have perimeter buildings on wide streets, indicate where public sites will go, have potential higher rise development away from the perimeter and integrate the school into the development. The indicative heights will be a mixture of 2-5 storeys; 7-8 storeys; and a higher range of storeys in the centre. The natural entrances to the site will be primary routes from Donore Avenue and South Circular Road, secondary routes and pedestrian routes, all encouraging movement through the new neighbourhood.

The 28-29% public open space will accommodate the GAA sized pitch (135x85m including run off zones), for multisport use, two parks with playgrounds and other facilities; the second park has the potential for a mix of complementary ground floor uses onto the park - tea shops etc.; the Coombe lands are not included in the framework in any detail as future plans for these lands are unknown at present.

Questions ensued regarding the placement of the football pitch on the consolidated block and could it not be placed within the development site instead as otherwise it would not be put in place until Phase 3 begins in three years time and to avoid this could it not be put on the private lands? Other questions concerned whether 100% of the DCC lands would be allocated to social housing; what is the ratio of public and private housing being provided; and how much of

the development will have non-residential use. Tenure mix and funding queries were also raised.

Tony Flynn, Executive Manager Housing, advised that the private lands space is not big enough for the GAA sized pitch but it will fit at the Donore Avenue end of the site. The report that Housing have done on this can be made available to the members. Also the private lands are in receivership and we have no way of controlling what the Receiver will decide to do with them.

Our first priority is to get funding from the Department for the South West Inner City regeneration. The Minister has committed to the scheme subject to our final submission. The consolidated blocks are a temporary measure and three years is the time frame for their removal. The residual land is a reserved function of the members as to whether they go for 10% Part 5, or 30%. The aim of this development is primarily residential. Retail on Cork Street is not working well so it is hoped that this development will also improve shopping on Cork Street.

John O'Hara advised that the ratio of housing on DCC lands and those on private lands is about 50-50 overall and will be of mixed tenure – catering for older people, 1 to 3 bedrooms, and also units for those downsizing when children have left the family home.

Dervla Cotter told the meeting that the Bailey Gibson site complies with 20% public open space, whilst the Player Wills site has none because the building takes up almost all of the area. John O'Hara said that there are other ways that the Player Wills site can provide for any shortfall, for example with financing other parts of the development.

Tony Flynn reminded the meeting that 400 social housing units didn't work in the past and that is why they were demolished. Hence, the need to look at another model this time around.

**This report will be presented to the South Central Area Committee on 17<sup>th</sup> May; followed by the Regeneration Board, relevant stakeholders and residents on the week commencing 22<sup>nd</sup> May; and finally will go the full City Council for discussion and approval on 12<sup>th</sup> June.**

**Councillor Andrew Montague**  
**Chairperson**  
**Tuesday 25 April 2017**

**Attendance:**

**Members:**

Andrew Montague  
(Chairperson)  
Janice Boylan  
Pat Dunne  
Criona Ni Dhalaigh  
Eilis Ryan

**Members:**

Christy Burke  
Gaye Fagan  
Valerin O'Shea  
Sonya Stapleton

**Members:**

Cathleen Carney Boud  
Dermot Lacey  
Cieran Perry  
Oznur Yucel-Finn

**Officers**

Paul Clegg  
Darach O'Connor

Anthony Flynn  
Conor O'Hanlon

Maire Igoe  
Brian Swan

Joy Watts

**Apologies:**

Anthony Connaghan  
Tina McVeigh

Daithi Doolan  
John McGrane

Alison Gilliland  
Odran Reid

**Non-Members:**

Michael Mullooly