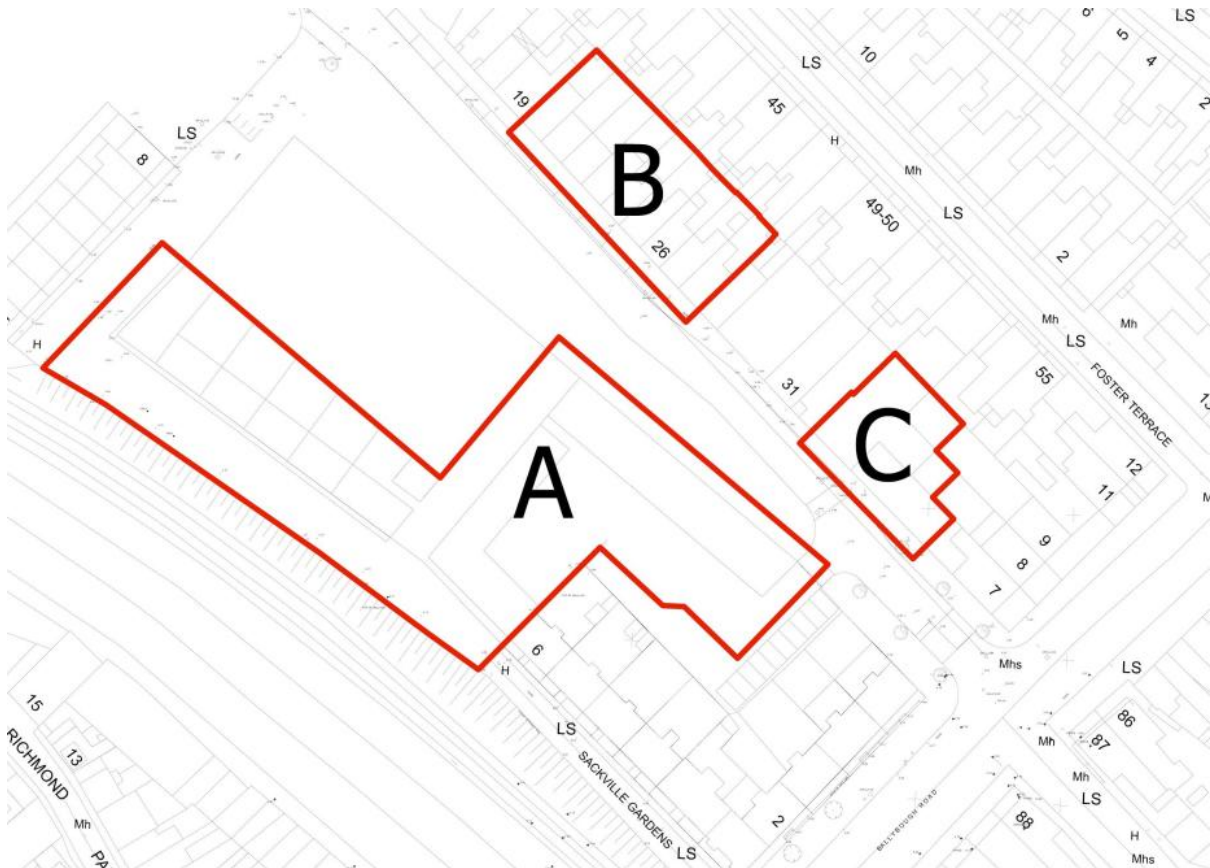


5th April, 2017

To the Chairperson and Members of
the Central Area Committee

Notification of initiation under Part 8 Planning and Development Regulations 2001
Proposed Redevelopment of Croke Villas, Ballybough, Dublin 3

SITE LOCATION & LAYOUT



Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning & Development Regulations 2001 for the redevelopment of Croke Villas and environs.

Croke Villas is comprised of four 5-storey local authority flat blocks which are earmarked for redevelopment. This estate is strategically located just west of Ballybough Road and adjacent to Croke Park, one of the largest public event spaces in the city. A Development Framework namely The Strategic Development Regeneration Area 14 plan has been

prepared by Dublin City Council's Planning and Property Department and the Housing and Community Department. The purpose of the Development Framework is to translate the requirements and impacts of the current City Development Plan on the Planning and Development of the Strategic Development and Regeneration Area.

The site for development comprises three land parcels at Sackville Avenue and Sackville Gardens, adjoining Croke Park. Two of these land parcels – B and C – occupy derelict sites on the right hand side of Sackville Avenue.

Croke Villas sits on site A. All of the four flat blocks are due to be demolished and part of the site has already been sold to the Gaelic Athletic Association for the location of their handball building.

The demolition will take place in two stages. The first stage will comprise the demolition of the first three blocks. The remaining residents will be re-housed in a fourth block pending the refurbishment of a series of houses on Ballybough Road, after which time the final flat block will be demolished and the site will be ready for the construction of the new apartments envisaged as part of this scheme.

It is proposed to construct 73 new social housing units on these sites, comprising 18 three beds, 41 two beds, 11 one beds and 3 studios.

The agreement of the Committee is requested to this proposal.

Anthony Flynn

Executive Manager,

Housing & Community Services

