

**To the Lord Mayor and
Members of Dublin City Council North Central Area Committee**



Notice of Intent to Submit a Part VIII proposal to Council

Notification is provided herewith that, in compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 and in compliance with the provisions of the Local Government Act 2001 (as amended), it is Dublin City Council's intention to submit a Part VIII proposal, for consideration by the Elected Members of the Council at its October Meeting, to carry out the following works:

The development of 150 residential units, 1 no. crèche facility, 3 no. office / community facilities and a Multi Use Games Area (MUGA) on 1.53 hectares of land situated between Malahide Road, Churchwell Avenue and Belmayne Road, Ayrfield, Dublin 13.

The approval of a Part VIII development proposal is a reserved function of the City Council.

1. Background to the Proposed Development

The Government's Social Housing Strategy 2020 includes a programme for delivery of approximately 1,500 new social housing units nationally via an 'availability based' Public Private Partnership (PPP) model. The proposed Ayrfield-Belmayne development is part of the first bundle of sites to be developed under this programme.

The subject site has been identified to deliver 150 no. social housing units. Under the 'availability-based PPP model', a specially formed project company (PPP Co.) designs (in accordance with the Part VIII approval), builds, finances and maintains the social housing units on behalf of the local authority subject to a contract. The maintenance and upkeep services are provided for a period of 25 years after construction.

The project company will be a consortium/joint venture consisting of investors, a design team, contractors, operational and maintenance team and an Approved Housing Body (AHB). The members of the project company work together to ensure that the units are delivered on time, within the agreed budget and are of the required standard. Delays or additional costs are the responsibility of the Project Company. Under this model, local authorities retain ownership of the units and are guaranteed that when the units are returned to the local authority at the end of the contract period they remain in good, pre-defined condition.

This model has previously been used successfully in Ireland to build a number of roads, schools and courts projects with a primary care centre project currently under construction.

2. Social Housing Need

A National Social Housing Needs Assessment undertaken in 2016 identifies Dublin City as having **19,811** households qualifying for Social Housing support. The site proposed for this development falls within DCC's 'Housing Area B'. Area B alone currently has **5,555** households with a qualified social housing need and **44 per cent** of all families with a social housing need in Area B have been on the waiting list in excess of 5 years.

Faced with this level of demand, it is critical for Dublin City Council to maximise, in so far as possible, social housing provision on lands in its ownership

3. Statutory Planning Framework

There are two statutory planning documents guiding development in the area of the subject site. The Clongriffin – Belmayne Local Area Plan 2012 – 2018 (LAP) remains in effect until December 2018, unless otherwise replaced. Subsequently, the new Dublin City Development Plan 2016 – 2022 (CDP) was adopted and came into effect in November 2016.

Both the LAP and the CDP identify the site within the Strategic Development and Regeneration Area 1 (SDRA1), zoned Z14 where it is an objective *“to seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and “Z6” (enterprise & employment) would be the predominant use”*.

More detailed analysis of the proposed development's compliance with the relevant statutory planning requirements is being undertaken by DCC's planning department and will be provided with the Chief Executive's report submitted to Council in October.

4. Site Location & Context

This 1.53 hectare site proposed for development is located within the Clongriffin-Belmayne (North Fringe) development area and forms part of a 3 hectare area of land in the ownership of DCC (identified in blue in the Site Location Map – image 2 below).

The area is mostly residential in nature but is complimented with commercial, community and recreational facilities. Father Collins Park, located within a 15 minute walk of the subject site, comprises 20 hectares of parkland, 6 no. sports/playing pitches, 6 no. exercise areas, 2 no. children's playgrounds, a skate board park, 1.5km of pathways/cycle paths, a concert amphitheatre and picnic areas. The area is also in close proximity to Dublin Airport, coastal amenities and is well serviced from a public transport perspective with existing bus and rail options.

The subject site is situated on land immediately to the east of the R107 Malahide Road and to the north of the Northern Cross Development, which boasts a number of retail outlets, a hotel and medium rise apartments of 5-7 storeys. To the east of the proposed development site is Belmayne, a low to medium rise residential development of houses and apartments with heights ranging from 2-4 storeys. Please see images 1 & 2 below.



Legend
 Ayrfield, Malinbeg Road, Co. Dublin

0 35 70 140 Meters



HRA | PLANNING
chartered town planning consultants

Image 1: Aerial Photograph of the Subject Site

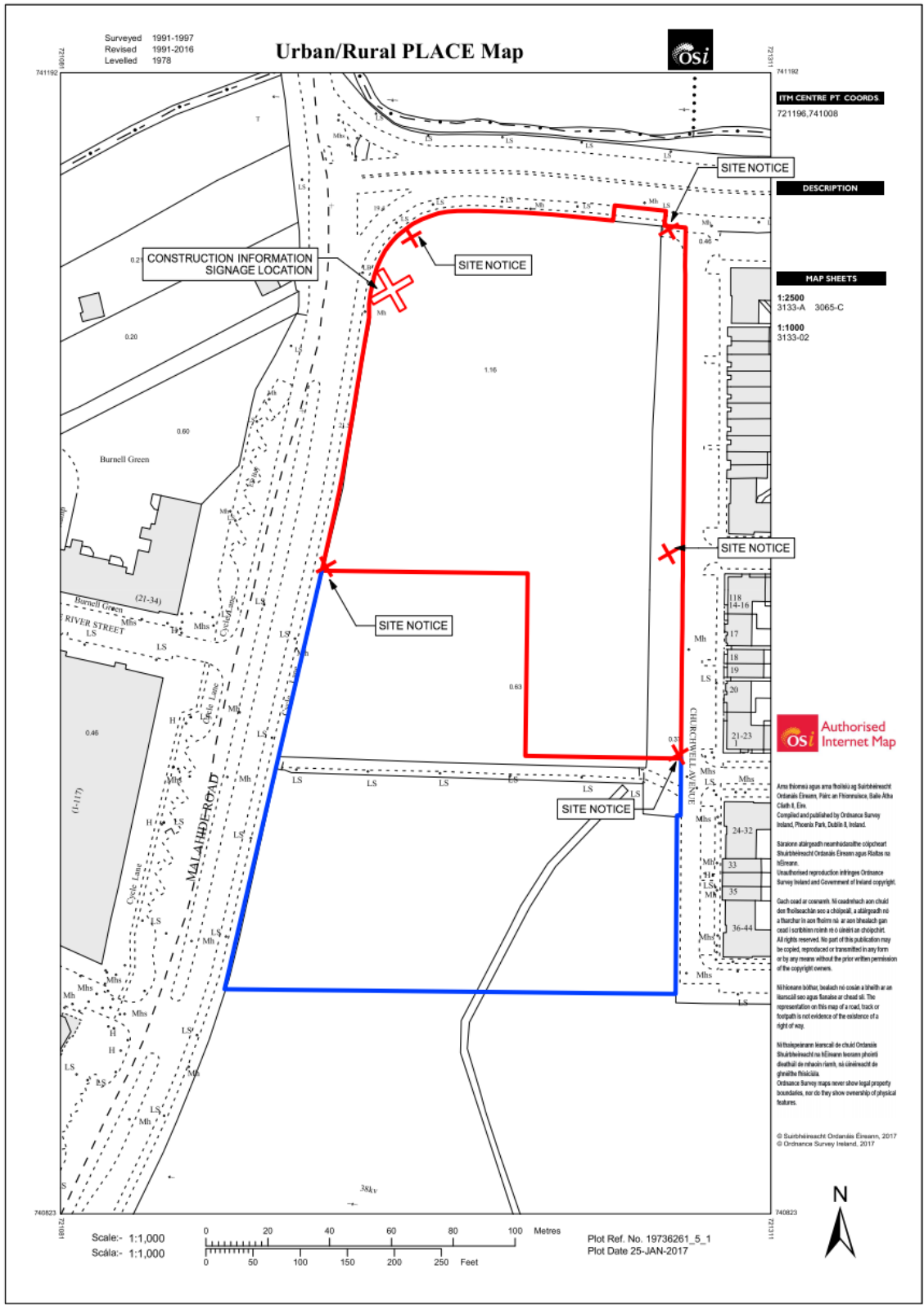


Image 2: Site Location Map

5. Development Proposal

The development proposal submitted for consideration by the Elected Members consists of:

- (i) 150 no. apartment units and associated car parking comprising:
 - (a) 50 no. 1 bed units,
 - (b) 81 no. 2 bed units and
 - (c) 19 no. 3 bed units;
- (ii) 1 no. crèche facility of 594sqm with potential for community use until such time as crèche becomes viable;
- (iii) 3 no. office / commercial buildings with a total floor area of 152.6sqm with 1 no. of these units dedicated for community use;
- (iv) 0.31 hectares of public open space with provision for a multi-use games area (MUGA) and perimeter fencing;
- (v) Renewable energy design measures externally to the building at roof level;
- (vi) Temporary access from Belmayne Road until such a time as the adjoining residential development of Belmayne to the east has been taken in charge and access from Churchwell Avenue can be provided;
- (vii) ESB substation;
- (viii) Temporary construction signage;
- (ix) Estate signage;
- (x) Site perimeter boundary treatment to the north and west with temporary fencing to the south until such a time as remainder of land is developed; and
- (xi) All associated site works.

The height of the proposal ranges from 5 to 6 storeys to the west (Malahide Road); 4 to 5 storeys to the east; 4 to 6 storeys to the north; and 3 to 5 storeys to the south. The nature and extent of the development has been influenced by the type and size of households on the waiting list for social housing units and the overall demand for in Housing Area B in particular. It is intended that 50 of the residential units will be designated as Senior Citizen Housing.

A crèche / childcare facility over two floors is proposed (subject to commercial demand) at the south-east corner of the building with dedicated outdoor play space. The crèche / childcare facility will have capacity for up to 100 no. children. The crèche / childcare facility will conform with relevant TUSLA and HSE requirements.

There are 3 no. commercial / community units proposed at ground floor level at the south west corner of the building. One of the units will be utilised as an office by the management company. One of the units has also been designated for community use although it may be possible to merge two of these units for a single purpose use.

The Multi Use Games Area, which will be open to the public, will effectively be managed by the project company and will be open during daylight hours only. As floodlighting is not proposed, fencing will be provided around the facility to ensure a controlled ball playing area which can be secured at night.

A selection of the design drawings for the proposed development has been appended to this report.

6. Area Committee

The North Central Area Committee was informed of DCC's intent to initiate the Part VIII planning process for the proposed development at the above location at its meeting on 10 April 2017.

7. Dublin City Council Pre Part VIII Technical Review

In line with DCC's internal part VIII procedure (developed by the Planning Department) an internal technical review of the development proposal was arranged by the Project Team and design input was sought and received from the following key DCC departments:

- City Architects
- Roads
- Drainage
- Landscaping
- Public Lighting

A number of minor revisions to the original design proposal were requested during this technical review and the appropriate adjustments were made to the design proposal. Revised site plans were subsequently reviewed and approved by the relevant DCC technical advisors in advance of lodgement of the Part VIII proposal on 26 June 2017.

Dublin City Council's Roads Department advised that both the preliminary proposal (presented herewith) and the detailed design for this development should comply with the following DCC standard:

- **Construction Standards for Road and Street Works in Dublin City Council**

Dublin City Council's Public Lighting Section advised that the detailed lighting system design for this development should comply with the following DCC standards:

- **Construction Standards for Road and Street Works in Dublin City Council.**
- **General Specification for Public Lighting Design and Installation in Housing, Industrial and Commercial Developments**

Copies of these documents have been made available to the Design Team for the project and compliance with these standards will be included as a requirement under the contract for this project, should the Elected Members approve this Part VIII proposal.

8. Public Consultation

The Part VIII planning proposal for the proposed development was placed on public display from 26 June 2017 until 8 August 2017. The closing date for written submissions/observations on the proposal was 22 August 2017 and approximately 360 submissions were received within the statutory timeframe. A copy of the planning department's report on these submissions will form part of the Chief Executive's Report submitted to the Elected Members for consideration in advance of the October Council Meeting.

9. Conclusion

The proposed development provides for a mix of apartment types and sizes all in response to the demands of the Dublin City Council Housing Waiting List. The scheme of apartments has had full regard to the provisions of the Design Standards for New Apartments: Guidelines for Planning Authorities (2015) and is compliant with the mandatory requirements as set out in the Guidelines. The overall building form and layout responds to its site and context and the density proposed is appropriate for a Key District Centre site having regard to the pattern of both permitted and adjoining development.

There is adequate service infrastructure in the area to accommodate the development proposal including water and transport infrastructure. The proposed development seeks to address and meet some of the critical need for housing in the North Fringe area, providing much needed accommodation for those on the Housing Waiting List.

As indicated in section 2, a key priority for Dublin City Council, and indeed all local authorities, is to deliver social housing and consequently there is an obligation on local authorities to maximise the use of resources within their control. The land in question is in public ownership, is appropriately zoned for residential use, and under this PPP model social housing can be delivered using private finance which is separate and additional to Exchequer funding. The PPP format allows more social housing to be built in the context of constrained State resources and in a time of chronic need.

James Nolan/Mary Davis
SHB1 Project Unit
Dublin City Council

Dated: 11 September 2017

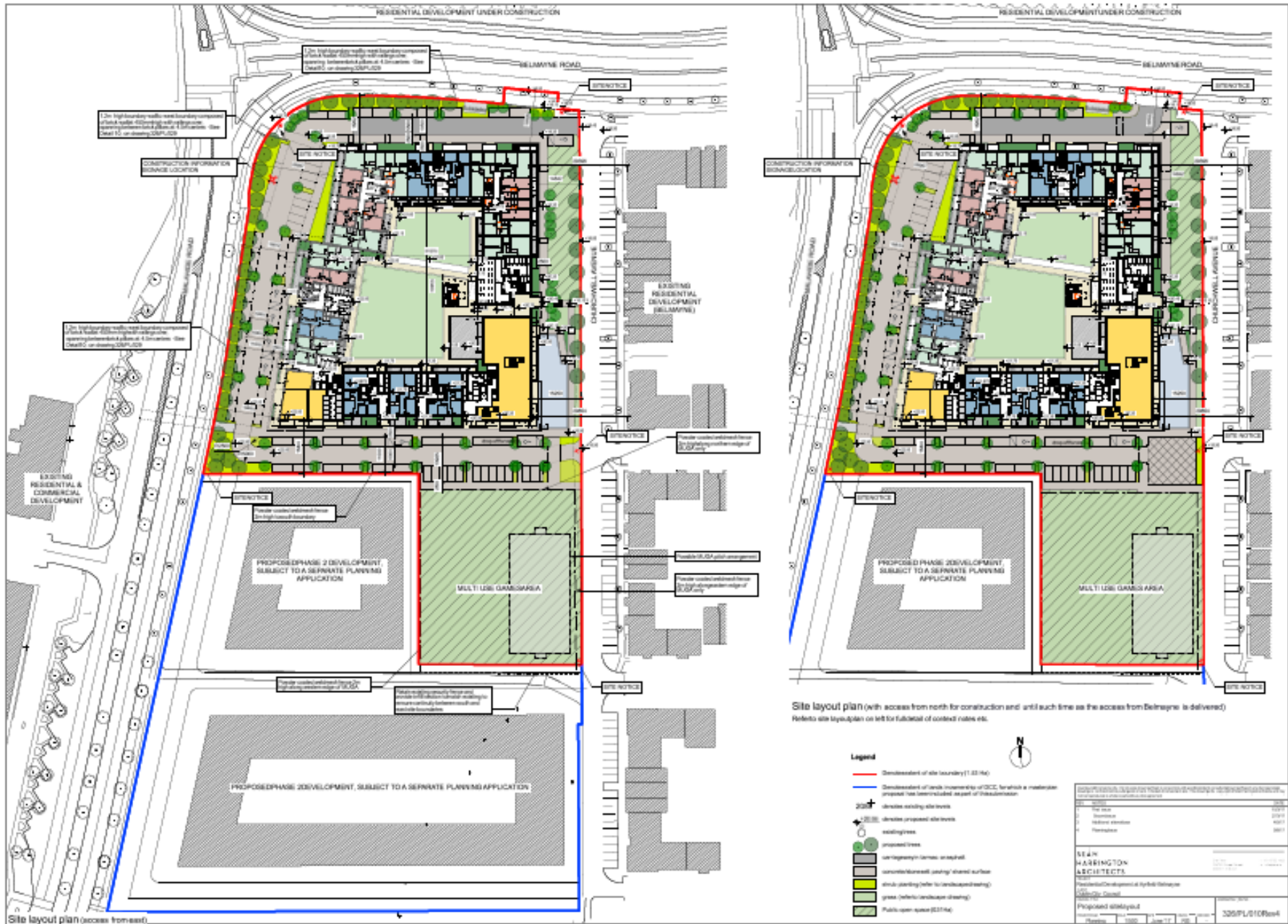


Image 3: Overall Site Masterplan for Proposed Development

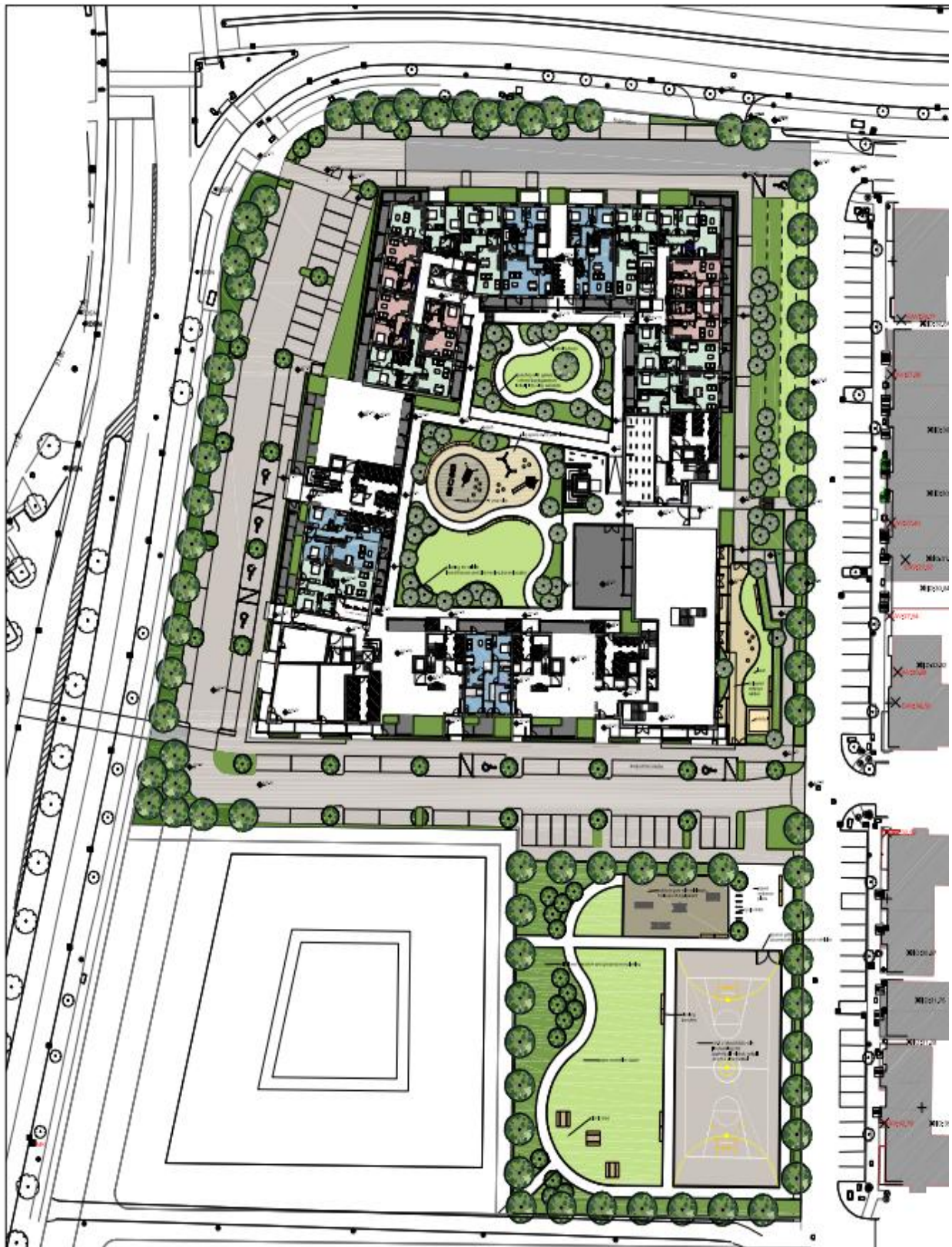
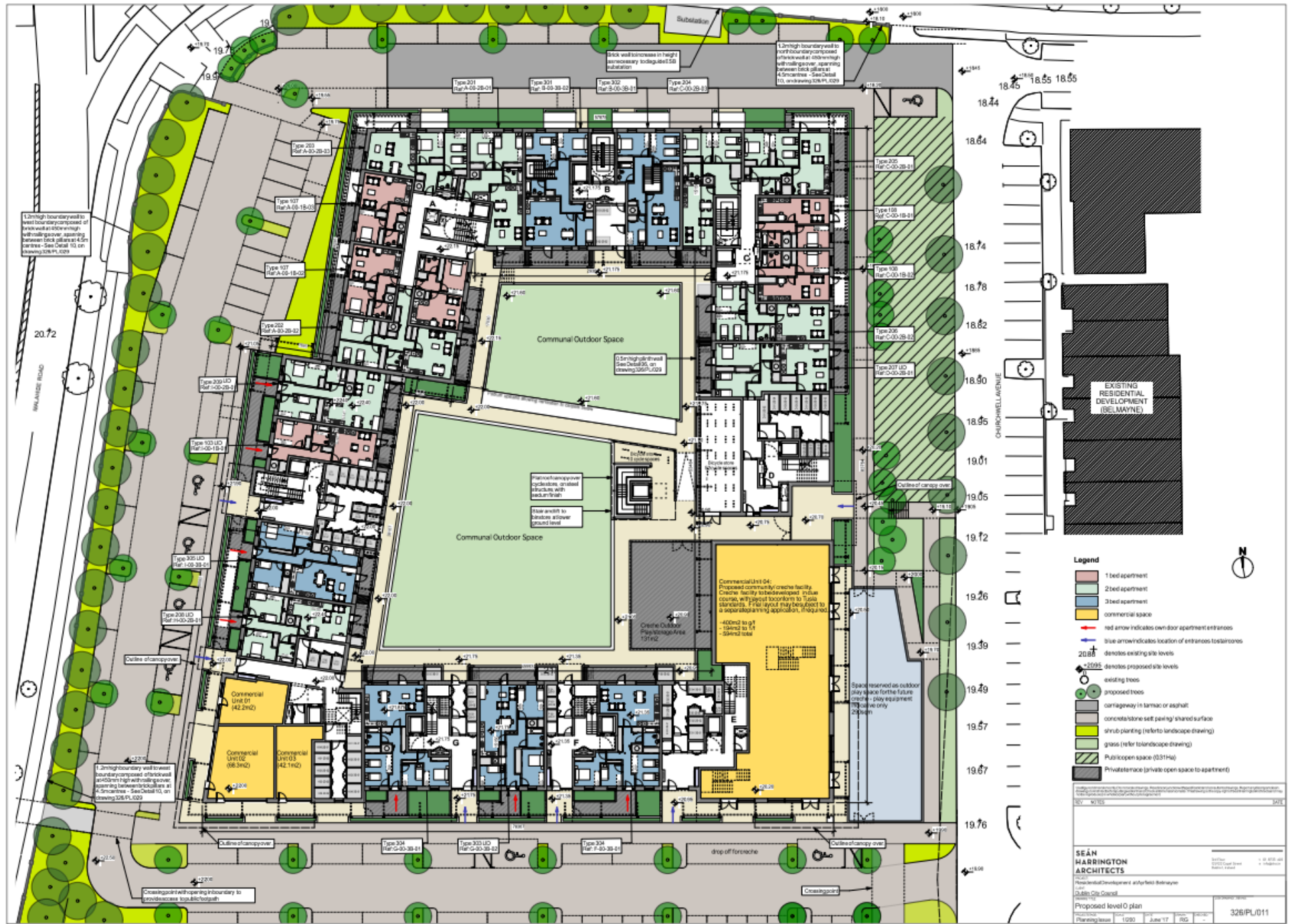


Image 4: Proposed Soft Landscaping Layout



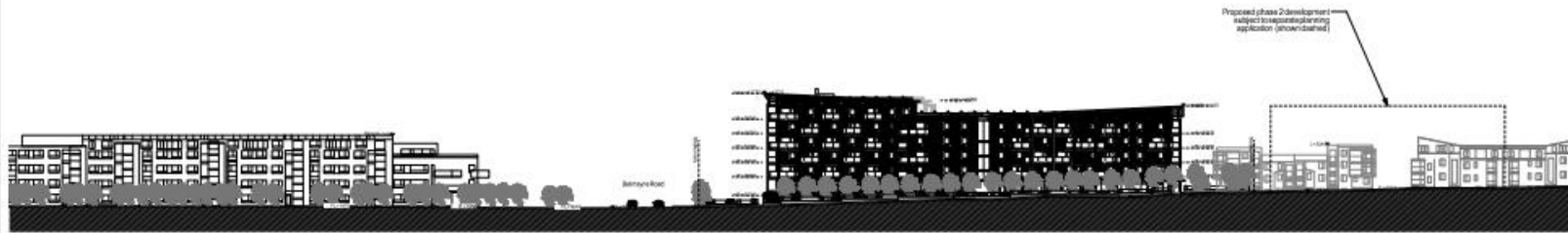


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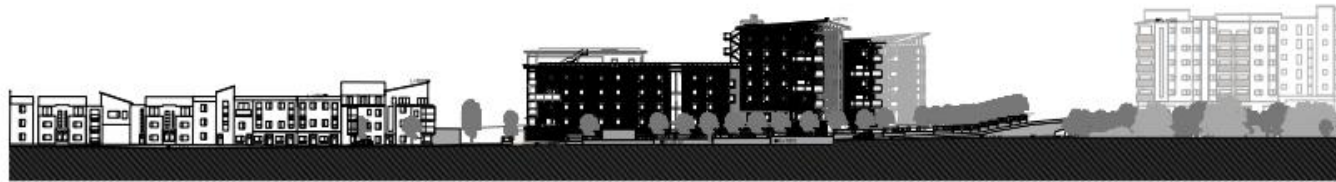
Legend

- red arrow indicates own-door apartment entrances
- blue arrow indicates location of entrances to stairs
- 2088 denotes existing site levels
- 2095 denotes proposed site levels
- existing trees
- proposed trees
- carriageway in tarmac or asphalt
- concrete/slate sett paving/shared surface
- shrub planting (refer to landscape drawing)
- grass (refer to landscape drawing)
- Public open space (0.51ha total)

326-PL-012 Proposed level-1 plan Planning Issue 1/20 2023 17 RG		326-PL-012 1 of 10 sheets 17/06/2023
<p>SEÁN HARRINGTON ARCHITECTS</p> <p style="font-size: x-small;"> 100, North Circular Road, Dublin 15 Tel: 01 852 4444 Email: info@seanharrington.com </p>		
<p>Client: Residential Development at An Fohel, Belmayne Local Authority: Dublin City Council Project No: 23/00000 Drawing No: 326-PL-012</p>		



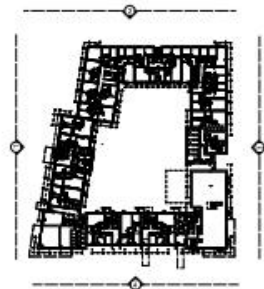
1 Proposed Contiguous West Elevation : Malahide Road
Scale: 1:500



2 Proposed Contiguous North Elevation : Balmaine Road
Scale: 1:200



3 Proposed Contiguous East Elevation : Churchwell Avenue
Scale: 1:500



4 Proposed Contiguous South Elevation : New Road
Scale: 1:500

SEÁN HARRINGTON ARCHITECTS		101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	
Proposed Contiguous Elevations		326/PLU/018	



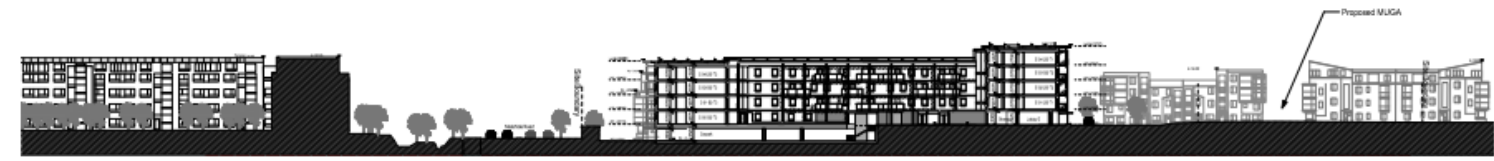
A Proposed Contiguous Section A/A
Scale: 1:500



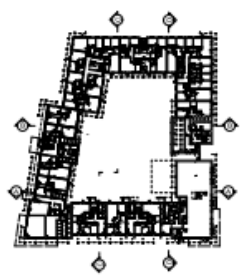
B Proposed Contiguous Section B/B
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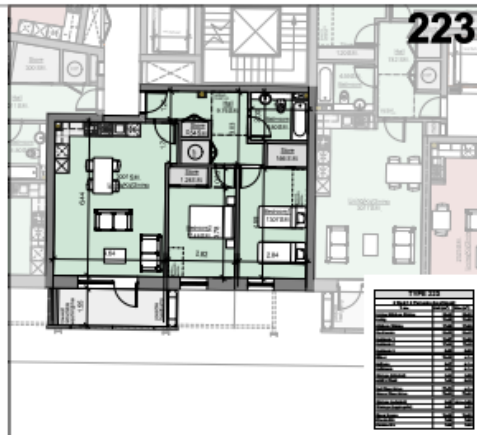
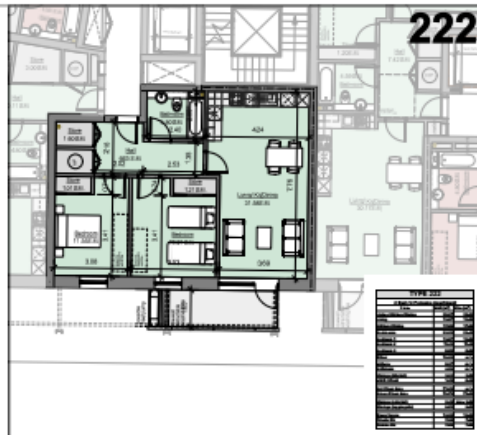
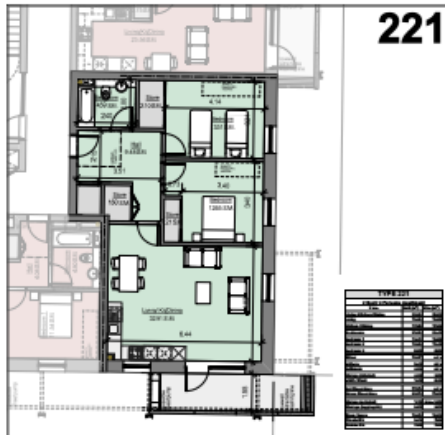
C Proposed Contiguous Section C/C
Scale: 1:500



D Proposed Contiguous Section D/D
Scale: 1:500



SEÁN HARRINGTON ARCHITECTS		326/PL/028	
Proposed Contiguous Sections		326/PL/028	
Scale	1:500	Date	June '17
Author	RG	Client	

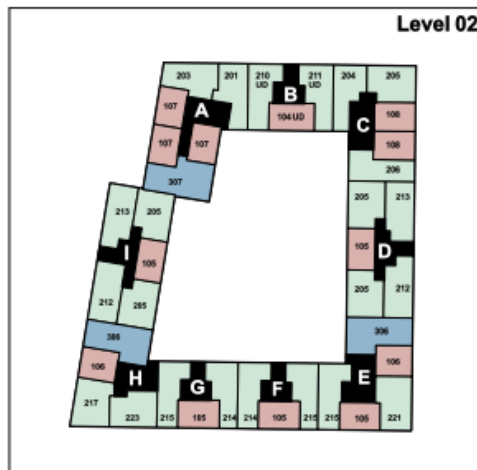
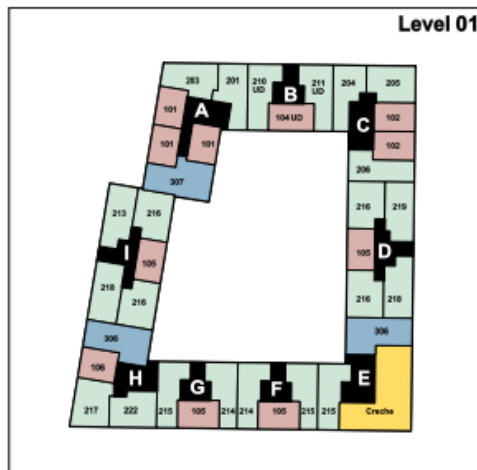
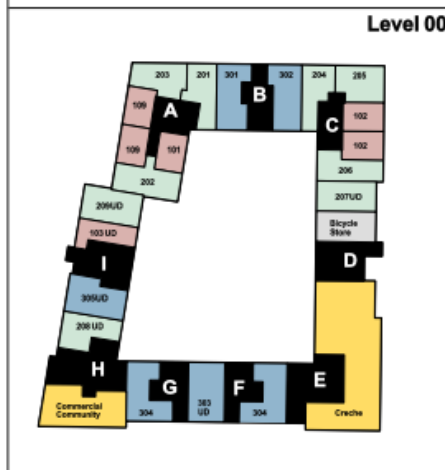


Apartment Types:

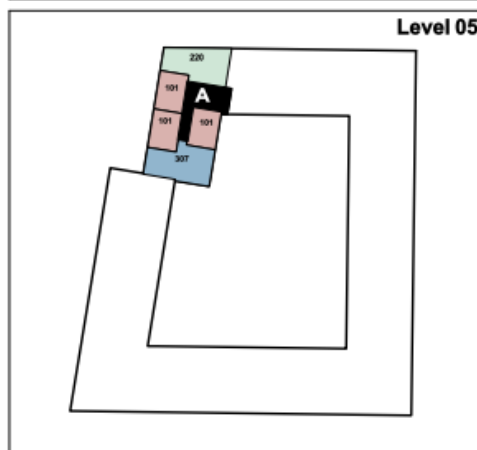
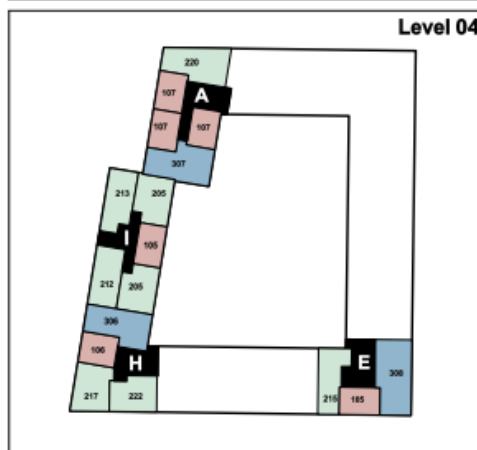
- 101 - 108 1-Bed Apartments
- 201 - 223 2-Bed Apartments
- 301 - 308 3-Bed Apartments


Universal Design:

103UD / 104UD / 207UD / 208UD / 209UD / 210UD / 211UD / 303UD / 305UD



UNIT NO.	LEVEL	TYPE	AREA (sqm)	STATUS
...





SEÁN HARRINGTON ARCHITECTS		Office: 104-108, 104-108	
Residential Development: 400-400, Dublin City Council		104-108, 104-108	
Project: Apartment Detail Plans Sheet 04		326/PL/027	
Date: 11/20	June 17	RD	RD