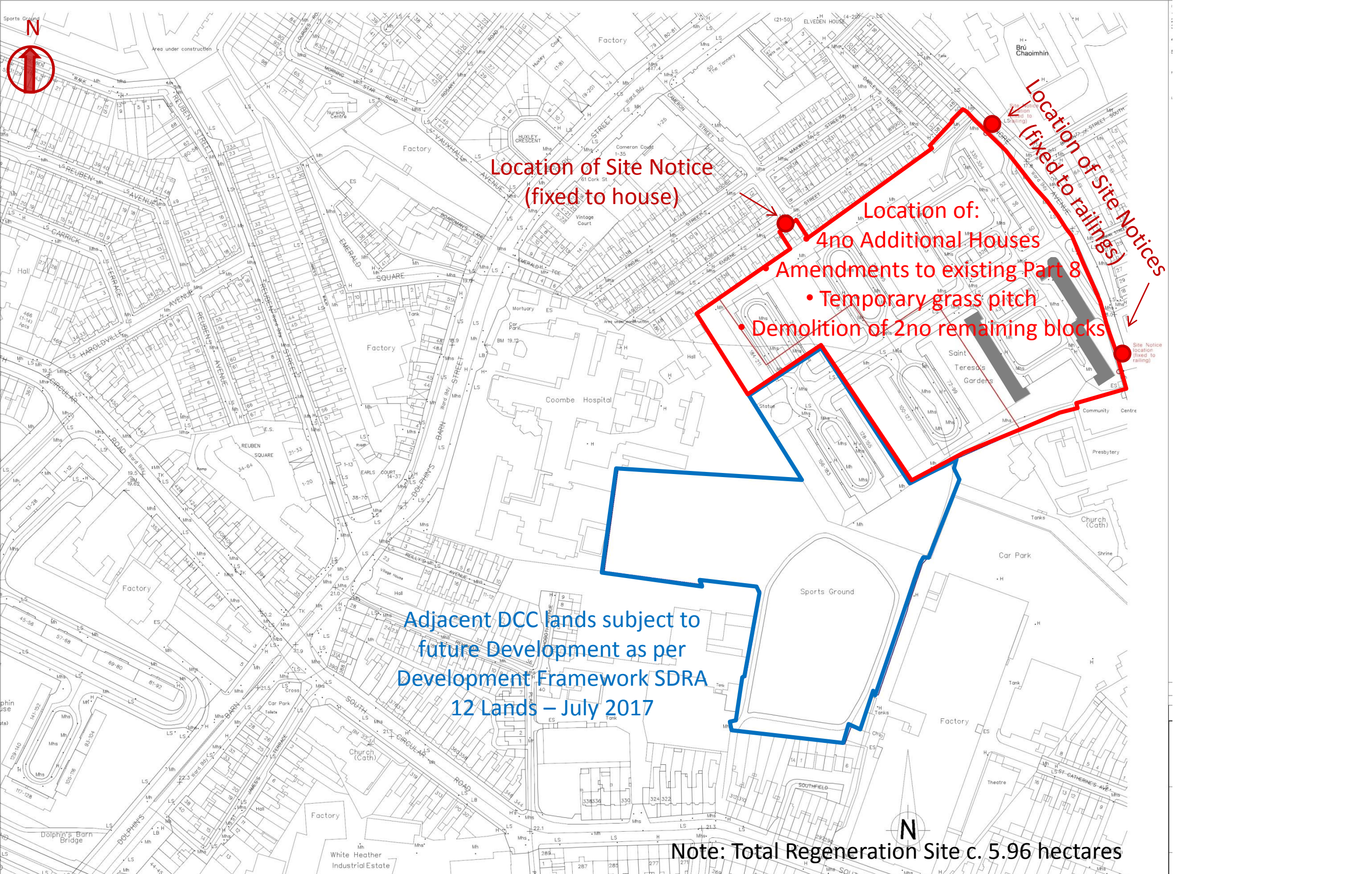




ST. TERESA'S GARDENS PART 8 INITIATION – SOUTH CENTRAL AREA COMMITTEE **18th OCTOBER 2017**

St. Teresa's Gardens | Regeneration
Part 8 Initiation **South Central Area**
Housing and Community Services Department
City Architects Division **October 18th 2017**



PART 8 INITIATION - St. Teresa's Gardens, Donore Avenue Dublin 8

Planning & Development Act 2000-2011

Planning And Development Regulations, 2001-2012, Part VIII

Part 8 Initiation | South Central Area Committee | October 18th 2017

Location: St. Teresa's Gardens, Donore Avenue, Dublin 8.

Proposing Department – Housing and Community Services Department

In compliance with the provisions of the Local Government Act 2001 and Part 8 of the Planning and Development Regulations 2001 - 2012, it is proposed to carry out amendments to the previous Part 8 Planning Ref 2033 / 14 to allow for Construction of 4 no. New Residential Units and amendments to design of certain permitted units; development of first phase of new park including provision for a temporary grass football pitch; demolition of last remaining 2 no. existing blocks (to facilitate provision for a permanent full size football pitch; and associated works:

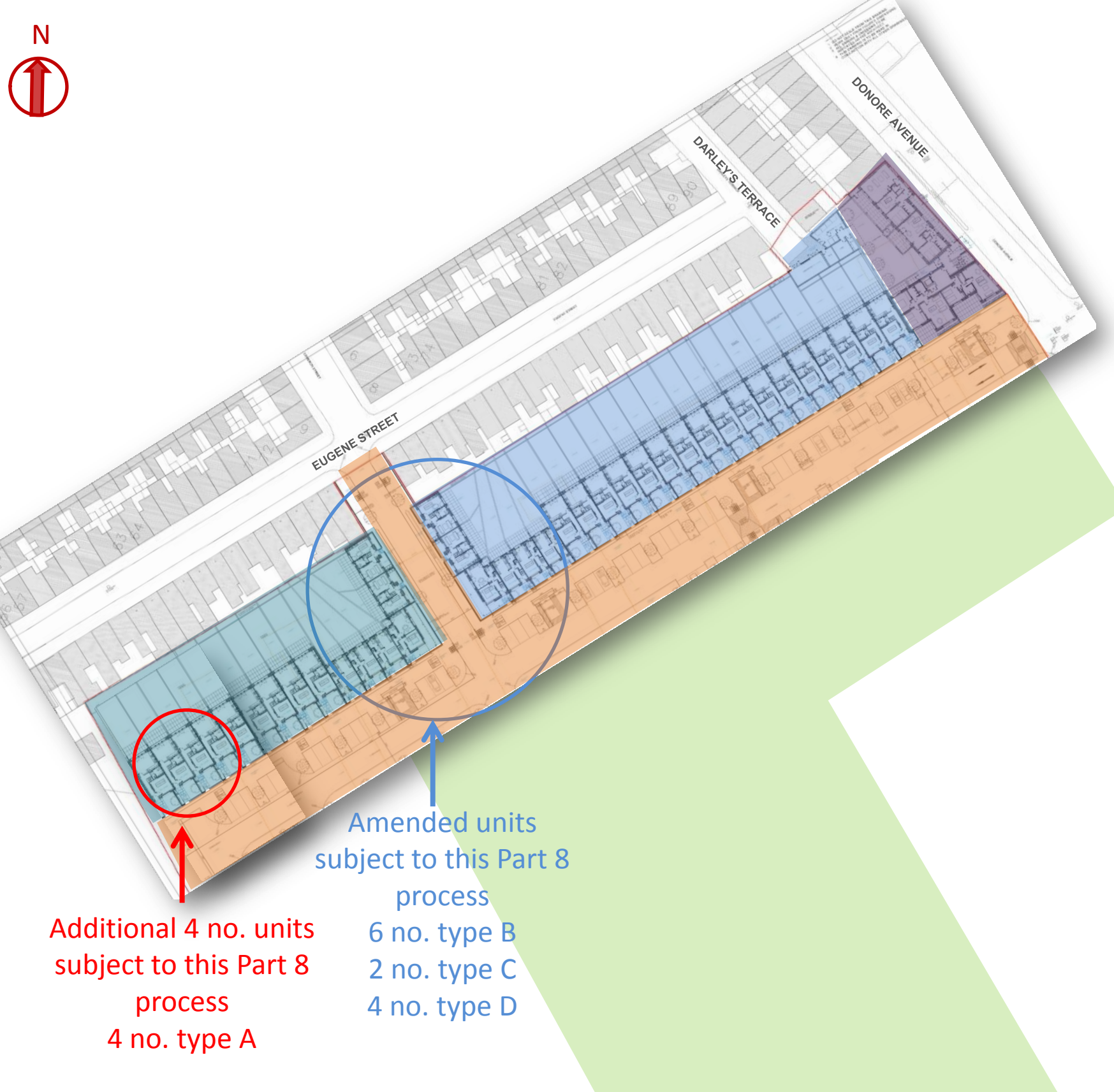
Amended Units | 12 no. Residential units amended as follows – 10 no. 2 bedroom units (types E1 F1 and D1) to be substituted with 10 no. redesigned 2 bedroom units (types B - 1 to 6, D -1 to 4); 2 no. 3 bedroom units (type A) to be substituted with 2 no. 3 bedroom units (types C 1-2)

Amended scheme **Total 54 no. units** comprising 16 no. apartments, 24 no. 3 bedroom terraced houses and 10 no 2 bedroom terraced houses – including the additional 4 no. units.

Future Phase

Development of the neighbourhood park and enlarged multi sport pitch will be the subject of a future Part 8 application that will encompass both the area subject of the demolition of the two remaining apartment blocks and the area of the proposed temporary pitch (*demolition will follow detenanting and accommodation of tenants in the new build housing scheme*).

The completed park will be approx 2.28 ha including a multi sport pitch.



**Additional 4 no. units
subject to this Part 8
process
4 no. type A**

**Amended units
subject to this Part 8
process
6 no. type B
2 no. type C
4 no. type D**

DATA
New Build - 54 no. Units

16 no. apartments
 8 no. 1 bed 2 person
 8 no. 2 bed 4 person

38 no. terraced houses
 28 no. 2/3 storey 3 bed 6 person
 6 no. 3 storey 2 bed 4 person
 4 no. 2 storey 2 bed 4 person

256 Bed spaces
Site Area New Build = c. 0.85 Ha
Density New Build = c 63.5 units / Ha

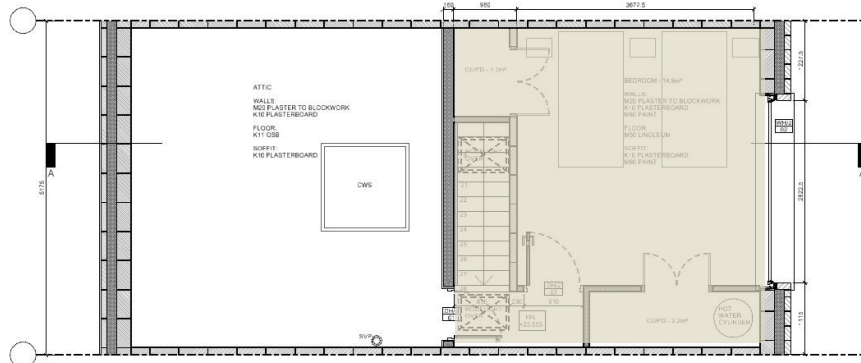
APARTMENTS - 3 / 5 STOREY
 Shared courtyard and private balconies
 TYPE 2 AND 3 - 1 bed 2 person
 TYPE 1 AND 4 - 2 bed 4 person

TERRACE HOUSING
 TYPE A 3 bed terrace 3 storey - 6 person
 TYPE B 2 bed terrace 3 storey - 4 person
 TYPE C 3 bed corner 3 storey - 5 person
 TYPE D 2 bed terrace 2 storey - 4 person

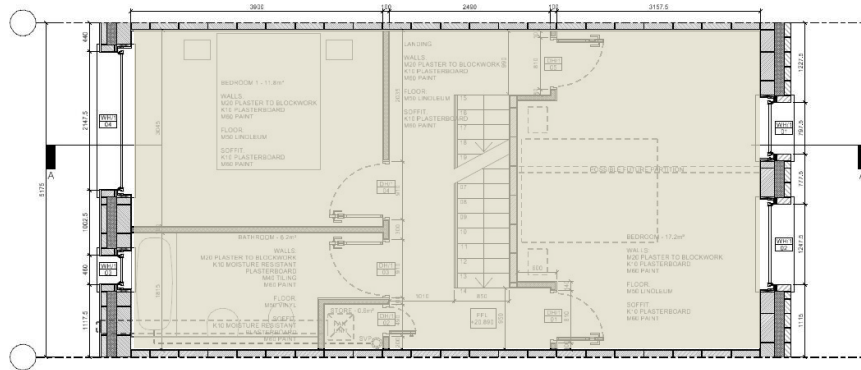
NEW PUBLIC PARK Phase A
 including proposed temporary pitch

NEW STREETS

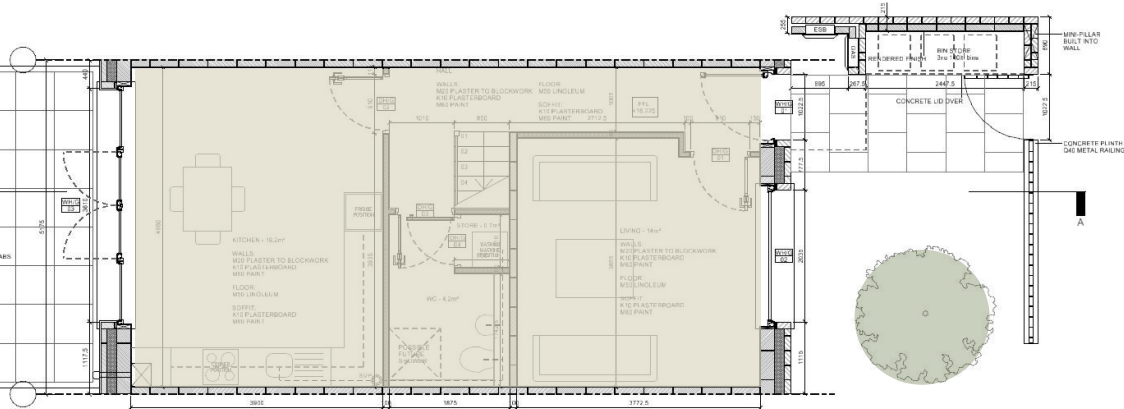
NEW BUILD | ADDITIONAL UNITS AND AMENDMENTS TO PART 8 **PROPOSED DEVELOPMENT**



SECOND FLOOR 23.3sqm

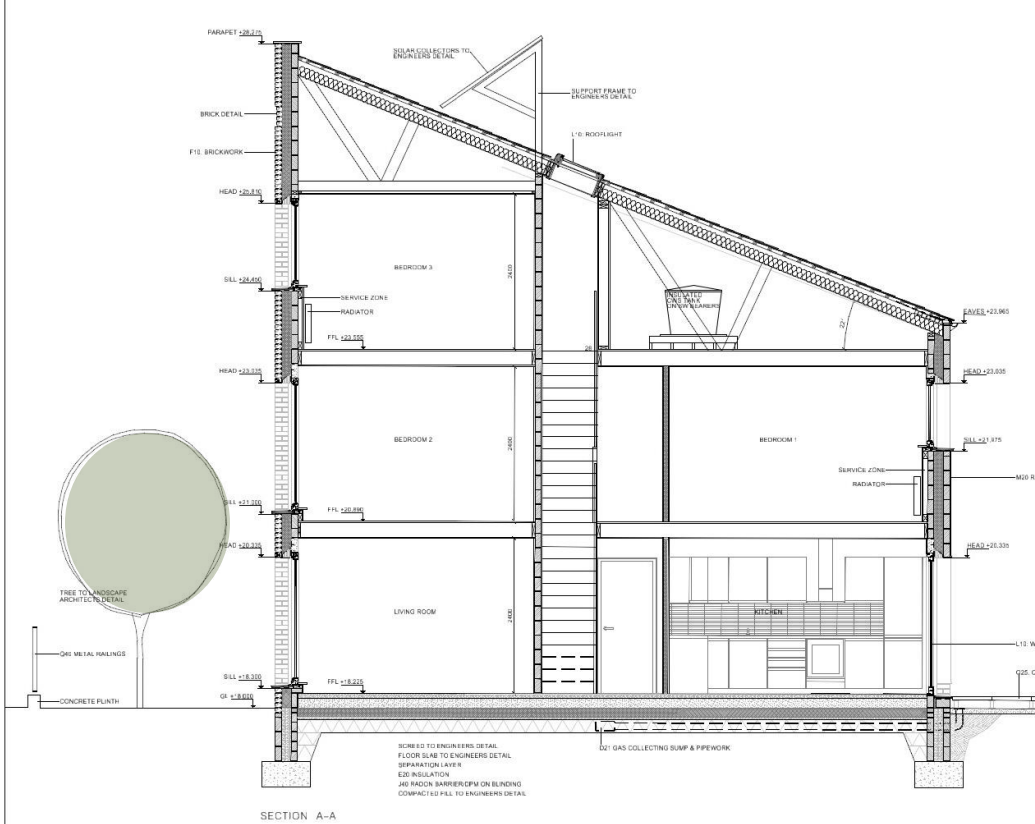


FIRST FLOOR 47.9sqm



GROUND FLOOR 47.9sqm

HOUSE TYPE A 119.1sqm
3 BED 6 PERSON
STORAGE 4.8sqm



SECTION A-A

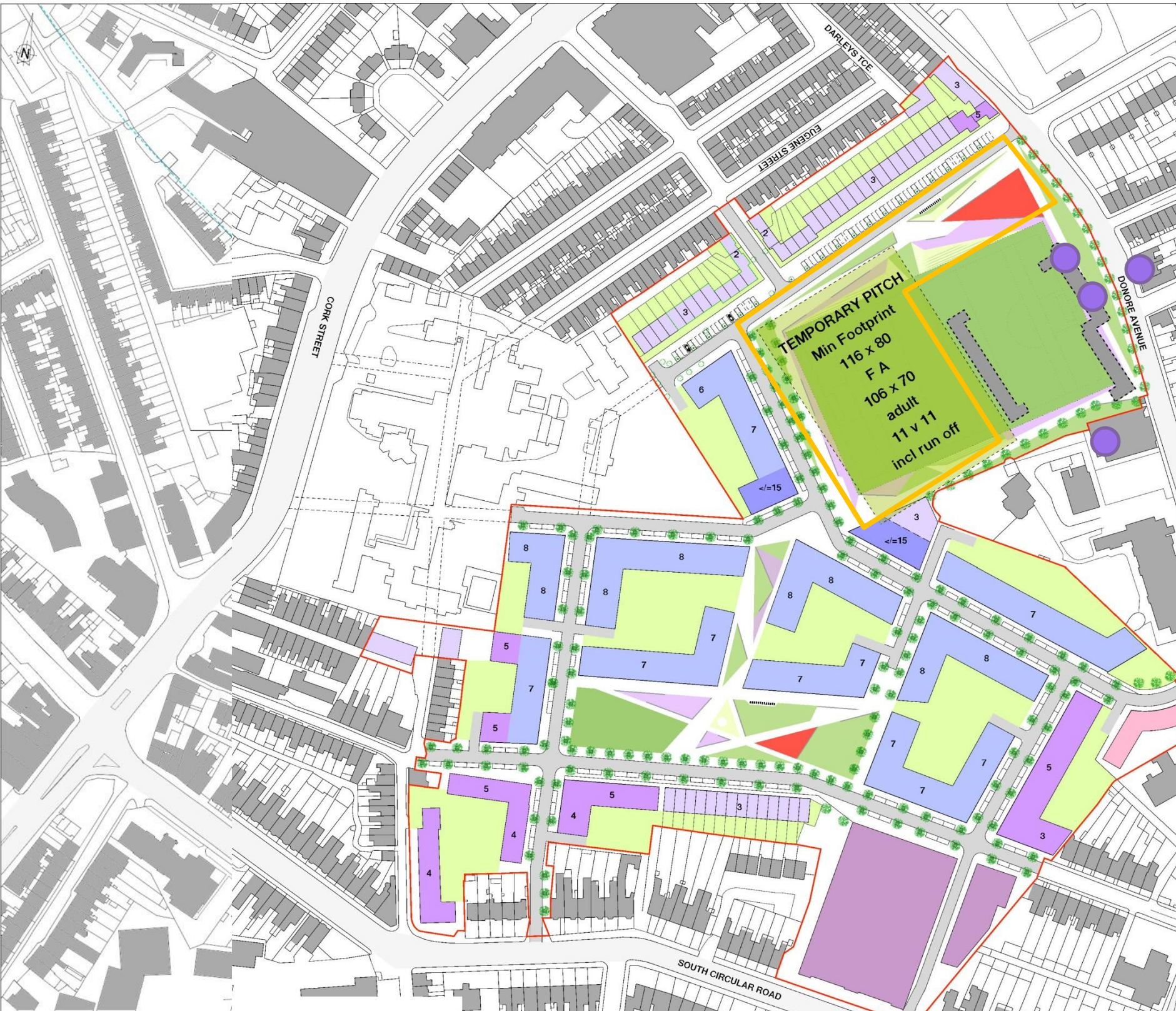


TYPE A 3 bed terrace 3 storey - 6 person - 26 no. units (including 4 additional units)

ADDITIONAL UNITS AND AMENDMENTS TO PART 8



TERRACE HOUSING AND APARTMENTS | SECTION VIEWS FROM PRIVATE GARDENS



INTERIM MULTISPORT AREA AND PARK
 (shown overlaid on future expanded pitch and park)

Approx 106 x 70 metres pitch including run off zones
 The indicative minimum operational / servicing footprint for the INTERIM multisport pitch includes access circulation / viewing etc. = 116 x 80m

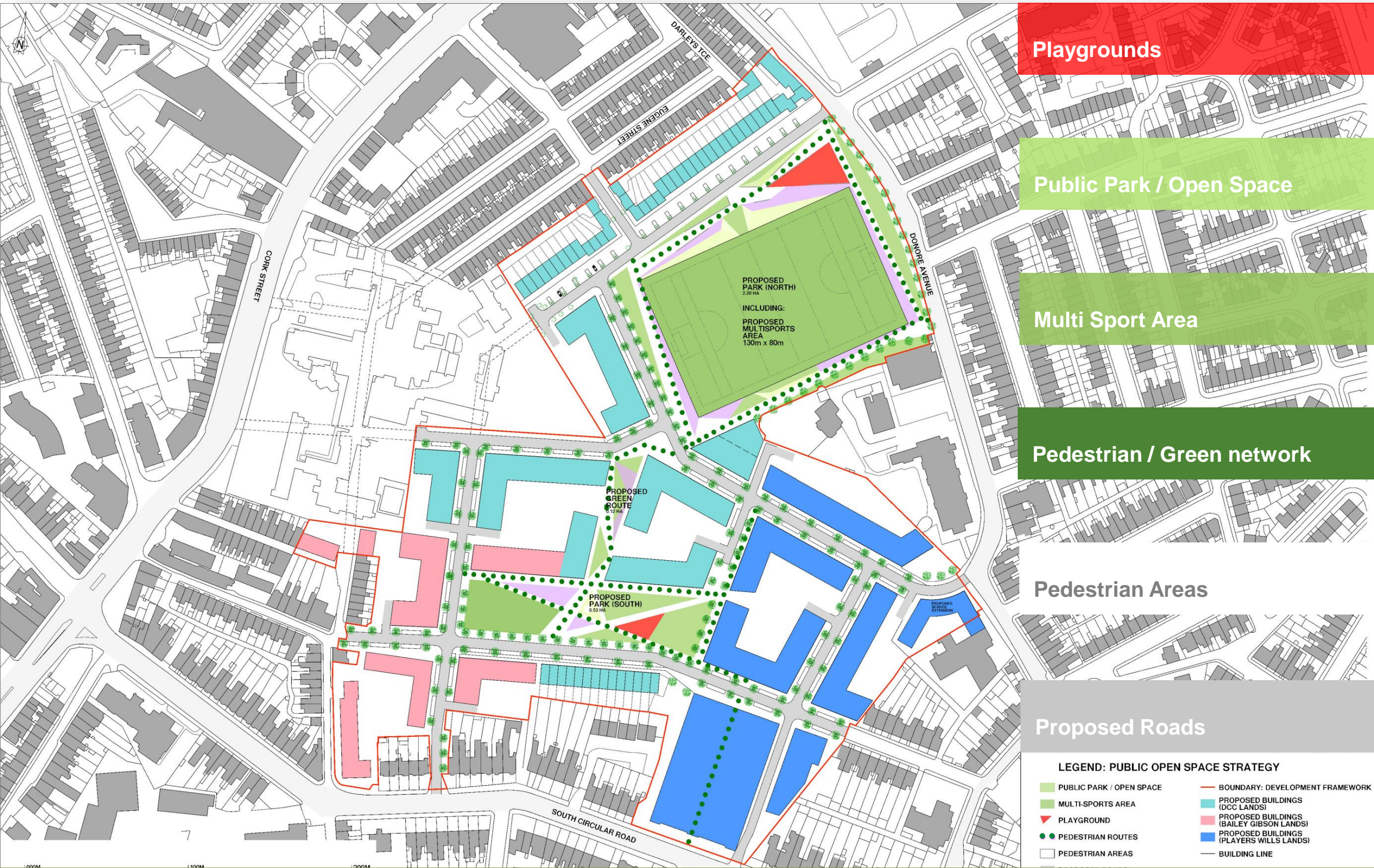
- EXISTING SPORTS CLUB FACILITIES**
- St. Teresa's Football Club
 - Donore Hall
 - St. Teresa's Boxing Club
 - St. Kevin's GAA

FINAL PHASE PROPOSED PARK AND MULTISPORT AREA

The area of play - 130 x 80 metres with 5 metre run off zones (140 x 90 metres) in compliance with GAA guidance
 The park including the pitch is 2.28 ha
 The area of the surrounding park allows for screening and reduction of noise disruption / disturbance and facilitates permeability, operational and servicing for the proposed sports pitch including access / circulation / viewing / storage / ancillary facilities etc.
 Access is via the proposed road system serving the overall lands.
 This equates to 24.5% of the SDRA 12 lands (min required 20% = 1.86 ha) and allows for other uses on the periphery of the public open space

PROPOSED PLAYGROUND to be provided in tandem with Interim Pitch

PARK PHASE 1 | PROPOSED INTERIM MULTISPORT AREA | FAI RULES ADULT PITCH SIZE (shown overlaid on final park plan following demolition of flat blocks)



Playgrounds

Public Park / Open Space

Multi Sport Area

Pedestrian / Green network

Pedestrian Areas

Proposed Roads

- LEGEND: PUBLIC OPEN SPACE STRATEGY**
- PUBLIC PARK / OPEN SPACE
 - MULTI-SPORTS AREA
 - ▲ PLAYGROUND
 - PEDESTRIAN ROUTES
 - PEDESTRIAN AREAS
 - PROPOSED ROADS
 - BOUNDARY: DEVELOPMENT FRAMEWORK
 - PROPOSED BUILDINGS (DCC LANDS)
 - PROPOSED BUILDINGS (BAILEY GIBSON LANDS)
 - PROPOSED BUILDINGS (PLAYERS WILLS LANDS)
 - BUILDING LINE

00M 10M 20M
PARK PHASE 2

PUBLIC OPEN SPACE STRATEGY | PARKS | PLAY | GREEN NETWORK