

Potential Regeneration – Millwood Court, Dublin 5

Project Evolution to Date:

The FOLD Ireland Development team met with Dublin City Council on the 17th July 2018. As part of this meeting, the regeneration of Millwood Court was discussed.

The Millwood Court scheme is located in the Dublin North Central area. It is a 41 unit senior citizens residential complex of three, two storey blocks. The Scheme is situated off the Tonlegee Road with access from Woodbine Road. Millwood is less than 1km from FOLD's current 47 unit development at the former Smurfit Kappa site on Tonlegee Road to be known as Tonlegee House, Tonlegee Court, Tonlegee Rd (subject to final approval). The close proximity of a sister scheme is considered beneficial from both DCC and FOLD Ireland's perspective.

FOLD have carried out a site inspection and a cursory evaluation was conducted. Following further engagement with DCC, a site outline map was issued by DCC for review. The area outlined is approximately 0.8 acres or 3540m², is bounded by Tonlegee Road to the north, a community education and youth centre to the east, Woodbine Road to the south and residential properties to the west.

The site is fully enclosed with perimeter boundary walls and all vehicular and pedestrian access is currently from Woodbine Road. It is envisaged that the existing three, two storey accommodation blocks will be completely demolished as part of any redevelopment of the site.

Next Steps:

As FOLD Ireland's existing Scheme at Tonlegee House, Tonlegee Court, Tonlegee Rd (subject to final approval- Former Smurfit Kappa site) is in close proximity to Millwood Court and as FOLD has a proven track record in the provision and management of older person's accommodation, it is envisaged that FOLD could regenerate the Millwood Court scheme and examine the possibility of decanting some of the tenant's from Millwood Court into the new facility at Tonlegee House, Tonlegee Court Tonlegee Rd (subject to final approval).

Subject to the agreement of the Area Committee, FOLD wish to progress the project by:

- Commencing the process of compiling a board paper to present to the FOLD Board of Directors outlining a business case to further consult with DCC and to start the process to appoint an Architect led design team
- Compile and seek approval for a budget to get this initial scoping process underway
- In collaboration with DCC, to conduct a more comprehensive review with our consultants clarifying the potential capacity of the site.
- To compile and seek approval for an expanded budget to front fund the design process up to planning stage.
- To compile and seek approval for a CALF/P&A application dependent on suitable cost estimates from our consultants.

Purpose:

This paper is presented to the Area Committee in order to offer a descriptive narrative of the evolution of this potential project and to allow for consideration of the current tenant's position in Millwood Court in relation to the new facility at Tonlegee House, Tonlegee Court, Tonlegee Rd (subject to final approval). FOLD are committed to delivering new older persons housing at the outlined location and ultimately, based on their current best understanding, to seek approval to begin the process to appoint a suitable Architect led design team.