

**To the Chairperson and Members
Of the Central Area Committee**

Cabra Glasnevin Housing Update for November 2020

St Marys Place North/ Dorset Street Flats

The Design Team are currently working on the finalisation of the Masterplan for the new development as well as preparing a Part 8 planning submission, which is hoped will be made in early 2021. The Project Team have arranged for a detailed presentation on the project to the Central Area Committee in November.

The Project Team have developed a newsletter that will address pertinent issues regarding the development and encourage collaboration with local residents. The newsletter has been distributed to all residents and local representatives and the team are currently awaiting feedback on its content. Claire Dempsey and Clare Johnson are liaising and developing relationships with all residents in relation to their housing options. It is hoped that consultative meetings will take place once Covid-19 restrictions allow. A large scale clean-up of the complex has been completed and further works are being planned in conjunction with residents to create a more pleasant living environment within the complex.

O'Devaney Gardens

Carey Construction are progressing work at pace on the first tranche of housing, 56 units to the northeast of the site. Due to unforeseen delays as a result of Covid-19 restrictions, it is now hoped that these will be completed by Quarter 4 2021.

The preferred bidder, BARTRA, would have had to apply for planning permission for the Project within six months of the date of signing the Development Agreement (6/12/2019) but this has been delayed significantly as a result of Covid-19. It is hoped that planning permission can be applied for by March 2021. This will be a direct application to An Bord Pleanála under the Strategic Housing Development programme. Under normal circumstances, a planning application should take up to 12 to 16 weeks for a decision, however this can vary considerably, depending on the quantity and nature of extra information required by the Planning Authority, objections and other potential challenges to the application. In any case, the Preferred Bidder has one month after the granting of permission to mobilise on site and a further 4 years to finish out the project.



St Finbar's Court

A meeting has taken place between local representatives and the designated architect for the project in relation to a boundary issue concerning the proposed senior citizens apartments site and an open space on Kilkiernan Road. It was stated at this meeting that, as a result of public consultation, the plans have been altered and that the modified design follows best practice guidelines outlined in the Development Plan and in Department of Housing guidance, and will be safer and more aesthetically pleasing than the blank wall that is in situ presently. It was agreed to proceed with the modified plans brought about by public consultation.

City Architects are in the process of preparing to lodge a Part 8 planning submission for the development and hope to have this completed within the next fortnight.

Bannow Road Site

The Department of Housing, Planning & Local Government have given approval for development of Social and Affordable Housing at the Bannow Road site in Cabra. Stage 1 approval for this process has been granted by the Department of Housing, Local Government and Heritage.

Claire Dempsey

Acting Area Housing Manager