

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

Housing Matters in Cabra/Glasnevin December 2020

St Mary's 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 presented their plan for the project to the Central Area Committee in November.

A newsletter addressing pertinent issues regarding the development and encouraging collaboration with local residents was delivered to all residents at the start of November. The feedback forms included in the newsletter will be collected from all residents during the first week of December and the findings will be reported to the Project Team. A letter will also be delivered to each resident about the next stage of consultation to take place in the New Year. 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. Claire Dempsey and Clare Johnson continue to work closely with all residents in relation to their housing needs.

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 is now 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

Modified plans regarding a boundary wall issue within the new development have been agreed upon following local consultation. City Architects lodged Part 8 on 26th November 2020.

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. City Architects hope to have detailed drawings for 120 Volumetric Units by mid 2021. It is hoped that they will apply for Part 8 planning permission by the end of 2021/start of 2022 to be onsite to start the 18 month building programme by the end of 2022.



Infirmary Road

The Infirmary Road development will consist of 38 units in total located in two blocks, with a mix of 1, 2 and 3 bed apartments and duplexes in both blocks.

The development has received Part 8 approval which includes the demolition of two buildings on site, which excludes the Married Quarters as there is a preservation order in place for this building. The tender for these works have returned and we expect works to commence early in the New Year.



Claire Dempsey

Acting Area Housing Manager