



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

EMMET ROAD



MIXED USE DEVELOPMENT – SOCIAL & COST RENTAL ACCOMMODATION

SPC PRESENTATION - DECEMBER 2020

2019 - DEVELOPMENT FRAMEWORK PLAN

Development Framework Plan
For Lands at Emmet Road

Prepared for: **Dublin City Council** Prepared by: **DMOD Architects & Urban Designers**

 **Rialtas na hÉireann**
Government of Ireland

 **2040**
Tionscail Éireann
Project Ireland

 **An tAire Tionscail,**
Plánaíocht agus Tionscail Ábódáil
Department of Housing,
Planning and Local Government

 **Rebuilding**
Ireland
www.rebuildingireland.ie

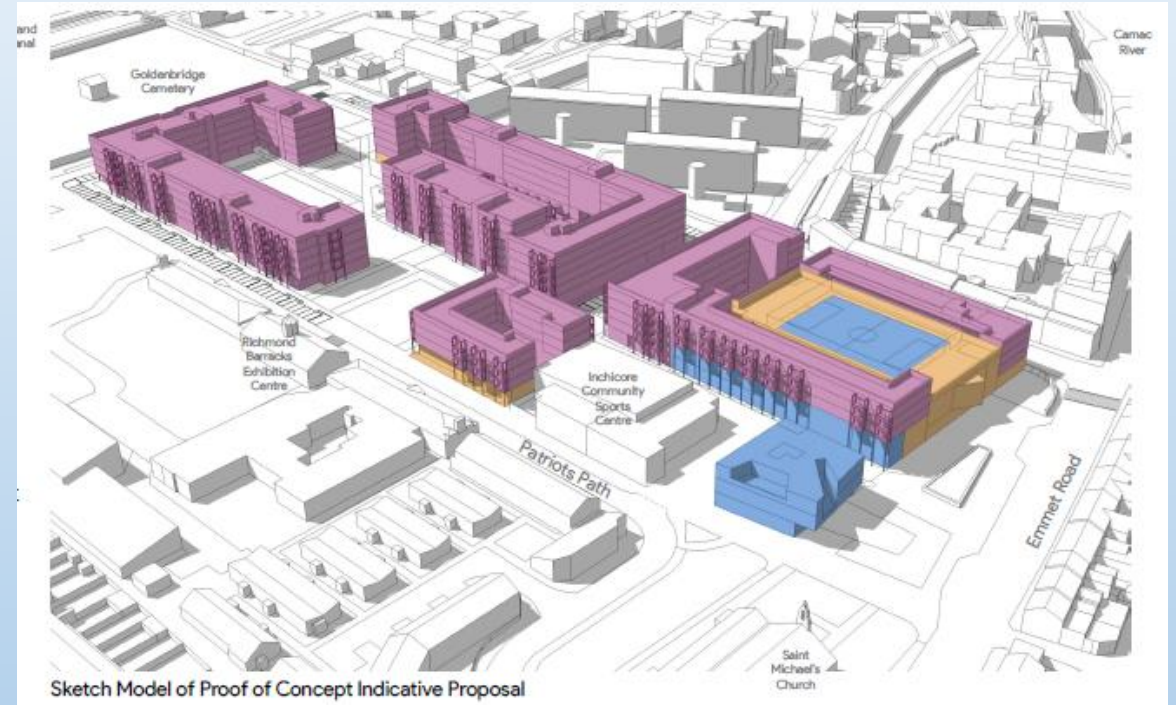
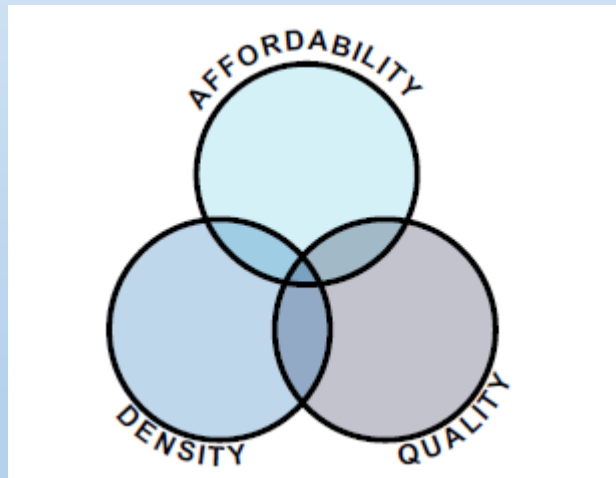
 **Comhairle Cathrach**
Bhaile Átha Cliath
Dublin City Council

 **DMOD**
ARCHITECTS

August 2019

PROOF OF CONCEPT

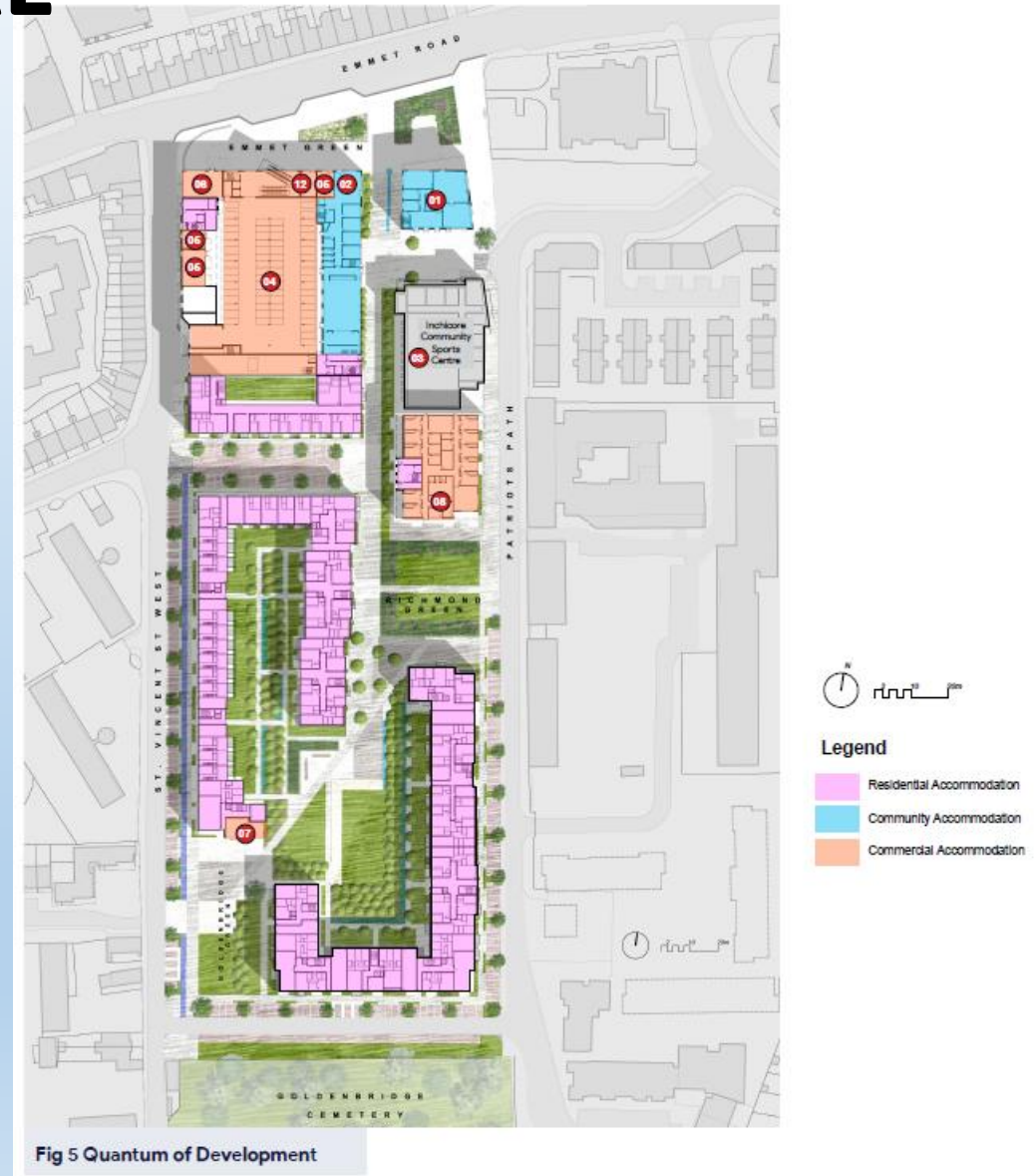
Optimum Model of Development



PROPOSED SITE POTENTIAL

(from DFP)

- 484 units (excl 52 units Site 1b)
- Library
- Supermarket / Retail
- Community Facilities
- Public Realm



PART A – SETTING THE SCENE

- Receiving Environment
- Transport Overview
- Infrastructure
- Development Context

PART B – FRAMEWORK BRIEFING

- Commercial
- Community
- Residential
- Public Open Space
- Landscaping
- Energy & Sustainability

PART C – PROOF OF CONCEPT

- Design Strategy
 - Heights
 - Unit numbers
 - Block layout
 - Landscaping
 - Mobility Strategy...
- Implementation
- Costs

COST RENTAL

Cost Rental looks to create a new model of **secure** and **quality housing** that remains **sustainably affordable over time**

Rents charged cover the cost of *delivering, financing & maintaining* the homes.

Making **Cost Rental** more **Affordable**:

- Provision of low cost *public owned sites*
- Design with *long term maintenance* in mind
- *State subvention* (SSF)
- Availability of *low cost, stable finance*, paid back over a *long period of time*

COST DRIVERS

Construction

- Shape of a building
- Net to gross ratio
- Units per core
- Min. floor areas
- Dual Aspect

Additional fees

- Professional
- Legal
- Statutory
- Management & Maintenance
- Lifecycle Costs
- % Rental Voids
- Financing - Interest Rates /Term of Loan
- Project Timescale – Inflation
- Project Phasing

COST RENTAL - KEY FINANCIALS

- Estimated unit cost- c.375k,
- Estimated number of units- 400
- Total Cost- c. €150 Million
- Loan Repayments for DCC – c.€7.2 Million annually- c.€600k monthly
- c.€600k over 400 units = c.€1,500 as monthly rental per unit.
- (SSF) Serviced Site Fund of €50k would reduce this to c.€1,300 per month.

Higher SSF /Longer Loan Term would reduce it further

2020 - ARCHITECT LED INTEGRATED DESIGN TEAM

Bucholz McEvoy <https://www.bmcea.com/>

Multi-disciplinary team

- Planners
- Engineers
- Archaeologists
- Quantity Surveyors
- Conservation & Landscape Architects
- Fire Safety
- Energy & Sustainability.....

STAGE 1 - FEASIBILITY DESIGN STAGE

- Evaluating Key Aspects
- Researching Site History
- Information Gathering
- Identify Site Constraints & Opportunities

Community Consultation

- Inchicore Regeneration Consultative Forum (IRCF)
- Site visits
- Schools Workshops
- Meeting local youth groups, community groups, individuals
- Attending Local Projects, Local Events

PART 10 – PLANNING APPLICATION

Environmental Impact Assessment Report (EIAR)

- Population & Human Health
- Biodiversity
- Land / Soil / Water / Air
- Climate
- Material Assets
- Cultural Heritage
- Landscape

ADDITIONAL EXPERTISE:

Cushman & Wakefield - Residential Property Advisors

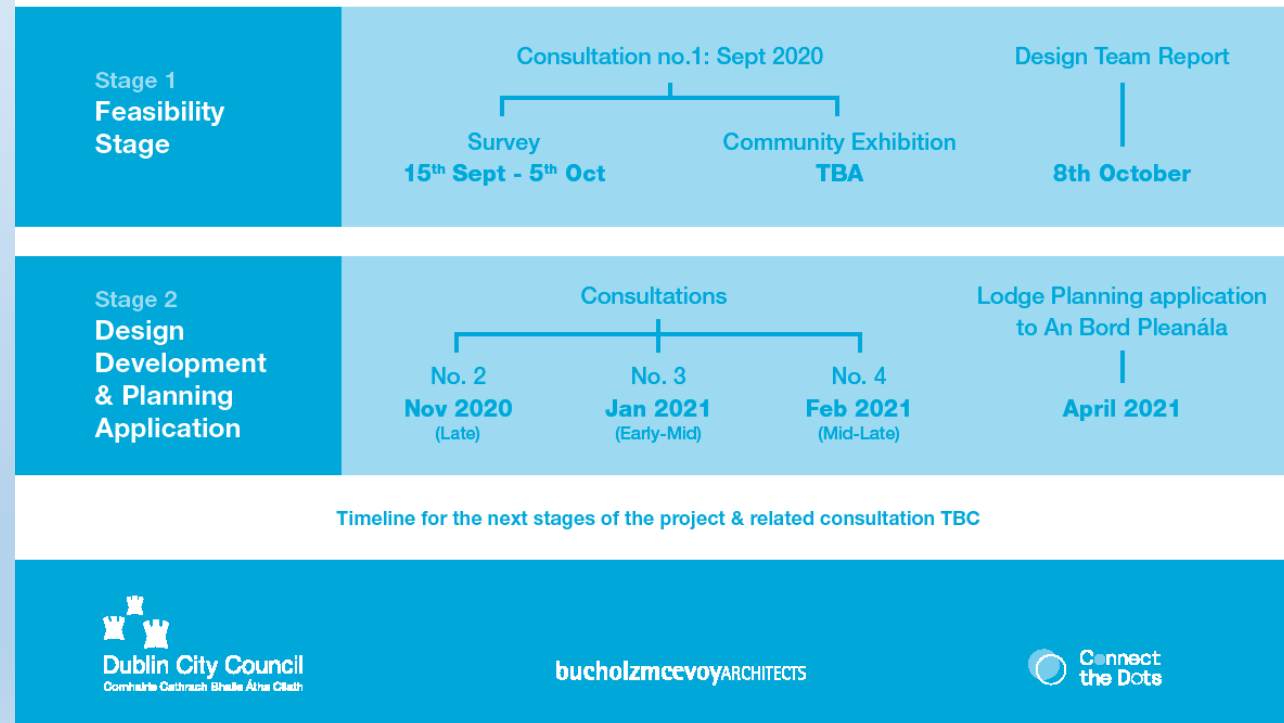
- Design advise
- Management & Operational Budgets
- Market Demand Analysis

Connect The Dots - Stakeholder & Community Engagement Experts

- Ensure meaningful, inclusive & equitable consultation – providing innovative solutions
- Working in collaboration with IRCF

PUBLIC CONSULTATION

What next for Emmet Road? Overall Timeline



PUBLIC CONSULTATION (SEPT – NOV 2020)

What next for Emmet Road?

Emmet Road Development (formerly St Michael's Estate) in Inchicore – Mixed Use Residential Development – Co-st Rental & Social Accommodation.



What's next?

September 15th & October 6th 2020, Dublin City Council with support from our Architect led Design Team (Bucholz McEvoy) & consultation partner (Connect the Dots), will be organising the 1st phase of public consultation. This will involve a survey & exhibition with the aim of creating opportunities for you, the local community, to share your insights and ideas. These consultation activities form the 1st of a 4-phase consultation process that will run on into Spring 2021.

How can you have your say?

- Via online survey <https://surveys.connectthedots.ie/emmet-road/>
- Via a phone in service 01 222 2539
- Via hard copy versions of the survey that can be picked up and dropped back at the Library (temporarily relocated at Richmond Barracks)

Timeline

Stage 1 Feasibility Stage

- Consultation no.1 - Sept 2020
- Survey running in multiple formats from 15th September - 6th October
- Community Exhibition - Date TBA
- Stage 1 Report - 6th October

Stage 2 Design development & Planning Application

- Consultation no. 2 - expected in late November 2020
- Consultation no.3 expected in early-mid January 2021
- Consultation no.4 expected in mid-late February 2021
- Planning application to An Bord Pleanála - April 2021

Timeline for the next stages of the project & related consultation - TBC

What are we aiming to achieve in this first phase of consultation?


- How the new development site can be well-integrated into the wider Inchicore / Kilmarnham areas;
- Your aspirations for the site and wider area;
- Key local amenities / services you use (and what's missing);
- Exploring how the site development's design can enhance the safety and security of the area;
- Your ideas on how the development can support the goal of making Inchicore village more accessible, connected, and easy to get around (especially by foot, bicycle and public transport).

How to stay in touch?

Please keep an eye for further announcements and full project timeline on our project webpage <http://www.dublincity.ie/HLI>



What next for Emmet Road Development?




The new Emmet Road Project Office at 6 Tyrconnell road, Inchicore, is up and running. This is now the location for the most up-to-date project information. The display of design layers will be available in the window from the 21st November, and we would like you to give us your comments and feedback via our worksheet (information available below on how to access this). Please remember to adhere to current social distancing guidelines when visiting.

Display of Design Layers:

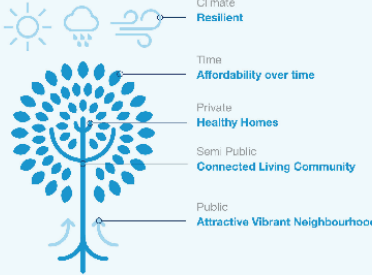
When: From the 21st of November
Where: The window front of 6 Tyrconnell Road, Inchicore (the Emmet Road designated project office)
What: Please see the window display for directions to the online worksheet platform and information on where to get a hard copy version of the online worksheet. The Display will remain until the next phase of consultation in January. The deadline for worksheet responses: 21st of December.
Contact: emmet.road@dublincity.ie / 01 222 2222

View the Website:

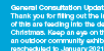




Design Layers

Bucholz McEvoy, the design team Architects for Dublin City Council's Emmet Road Site, have prepared a display of their design thought process, through the use of five layers. The information within these layers provides insight into the design principles at the feasibility stage, and the research and findings to date. We are keen to get your thoughts and ideas to feed into the overall design process.



Climate Resilient
Time Affordability over time
Private Healthy Homes
Semi-Public Connected Living Community
Public Attractive Vibrant Neighbourhood



General Consultation Update:
There are 4 options for getting on the initial community survey (deadline 6th Nov). The results of this are feeding into the design process and a report will be made public before Christmas. Keep an eye on the website. As a result of the completion of Consultation, an outdoor community exhibition on the Emmet Road site has been provisionally rescheduled to January 2021. Keep an eye on the website for updates.

PROJECT OFFICE

6 TYRCONNELL ROAD, INCHICORE



DELIVERY & FUNDING

Delivery Strategy

- DCC providing the site to facilitate the development
- DCC developing the site procuring a contractor
- Subject to the planning procedure as set out in **Part 10, Section 175** of the Planning and Development Act 2000 (as amended).

Funding Strategy (subject to approvals)

- **30 % Social units** - Department of Housing, Planning and Local Government (DHPLG)
- **70 % Cost Rental** – European Investment Bank (EIB)

NEXT STEPS

PUBLIC CONSULTATION	NOVEMBER – APRIL 2021
STAGE 1B DESIGN DEVELOPMENT	NOVEMBER – APRIL 2021
LODGE PLANNING APPLICATION	APRIL 2021

PLANNING APPROVAL PROCESS MIN. 6MTHS

THANK YOU