



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 9th June 2021

Item No. 4

Update on Regeneration Project on site of the Former O`Devaney Gardens Estate



A Planning Application was submitted to An Bord Pleanala on 25th May 2021 for the redevelopment of the site formerly known as O'Devaney Gardens. This submission was due at an earlier stage but it was delayed because of the Covid-19 Pandemic.

Under the Planning and Development (Housing) and Residential Tenancies Act 2016, the proposed development is considered a Strategic Housing Development (SHD) and as such, the application was made directly to An Bord Pleanala. The proposed development is to accommodate **1047** new homes across the 5.19-hectare site. 8,247 square meters of public open space will be provided comprising a 5,500 square meter central park with multiuse games area (MUGA).

The revised number of new homes represents an increase of 279 from the scheme originally presented as part of the procurement process. In the context of the current housing supply problems in Dublin City these additional homes are very welcome and the 30% social and 20% affordable housing contribution for Dublin City Council will now apply to the increased number of homes proposed. (Subject to final Planning decision)

50% of the total homes are earmarked for private sale, however the Developer as you are aware committed to selling at least 30% of these homes to the Approved Housing Sector for them to develop as Cost Rental Housing. Two Approved Housing Bodies (Jointly) were selected by Dublin City Council to negotiate with the Developer for this purpose. Those negotiations are ongoing and will continue.

At the northern edge of the development a 2,260 square meter park will be developed, with a further 487 square meters of urban open space throughout the scheme.

The apartment blocks will accommodate private open space in the form of courtyard gardens serving the residents. A proposed central boulevard will connect existing neighbourhoods to the development providing a vibrant main street with dedicated cultural and community facilities, shops, cafes and childcare facilities in 2,294 square meters of non-residential uses.

The proposal is available to view through the SHD website that went live on 14th May.

In addition, the scheme proposal has been made available for public review as follows:

- Development of the ODG App. For android and apple, went live 14th May
- Full page advertorial in the Northside People Wednesday 19th May
- Newsletter drop (An Post distributed) Friday 14th May
- Social Media (linkedin) updates including animation 17th May

An open day event will take place in mid-June at the TU Grangegorman Campus offering the community an opportunity to view an exhibition relating to the redevelopment.

A determination on the Planning Application is expected from An Bord Pleanala by the end of September.

David Dinnigan
Director of Housing Delivery
9th June 2021

