

To the Chairperson and Members
Of the Central Area Committee

13th July 2021

Cabra/Glasnevin Housing Report

St Mary's Place North/ Dorset Street Flats

It is hoped that the Part 8 planning submission will be made in Q3 2021. Progress is currently being made with the detenancing process in both St Mary's Place and the middle block.

Despite the challenges that we are currently facing surrounding the Covid Level 5 restrictions, Dublin City Council is committed to continuing ongoing consultation with both residents of Dorset Street Flats as well as local residents and all other interested parties in relation to the new development. Further improvement works are being planned for over the summer months in conjunction with residents to create a more pleasant living environment within the complex.

St Bricins Park

The Housing and Community Services Department is currently progressing the submission to the DHLGH and anticipates initiation of Part 8 planning in Q4 2021. The number of new housing units being provided on the site is 10. Consultation and information sharing with the local community is planned to take place over the coming weeks.

O'Devaney Gardens

The Housing and Community Services Department entered into mediation discussions with Carey's Construction in relation to the delay with the development. The newly agreed upon construction programme did indicate a completion date for the project of Q3 2021 but, as a result of the site closure following the introduction of the current Level 5 Covid -19 restrictions, this completion date has been revised and will now be Q1 2022.

Bartra, the preferred bidder, applied for planning permission in May 2021. This was 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

Housing Development are currently finalising the Tender package and it is hoped it will be published in Q3 2021. Housing Maintenance are continuing to keep the site cleared of illegally dumped rubbish and have welded all entrance gates to deter access.

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.

Colmcille House

23 Units comprising of 1, 2 and 3 bedroom units at 40 – 41 Stoneybatter, now known as Colmcille House, were delivered under the Enhanced Leasing Scheme and signed over to Dublin City Council on 1st July. The Cabra Projects Office were on site on 2nd July to ensure that all new residents viewed the fully furnished apartments and communal areas. All new tenants signed their Tenancy Agreements and could move in from that date.

Infirmary Road

The Infirmary Road development will consists 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 to include the demolition of two buildings on site, which commenced in April, and excludes the Married Quarters as there is a preservation order in place for this building. The programme for Infirmary Road initially indicated going to tender in March 2021 but, due to current Covid 19 Level 5 Restrictions and demolition work being held up as a result, it is now expected to go to tender in Q3 2021.



Claire Dempsey
A/Area Housing Manager
Cabra Glasnevin
Ph: 222 7400
claire.dempsey@dublincity.ie