

Update Dublin City Council Site at Dolphins Barn – South Circular Road



An expression of interest was circulated to AHB's requesting proposals for this site and following an assessment on the submissions the Iveagh Trust has been selected as the preferred housing provider to move to Feasibility and Review phase.

Introduction;

The Iveagh Trust's origins are in the heart of Dublin where its landmark buildings are an integral part of the city's civic and architectural heritage. However, the Trust is most proud of that part of its tradition that seeks to lead in the provision of quality housing in good communities where people and families can grow and flourish. From those city-centre origins, the Trust has grown outwards with significant expansion and is now the third largest AHB in Dublin with circa 1600 homes across the city

The Iveagh Trust Concept

Working closely with Shay Cleary Architects, the Iveagh Trust has conceived an imaginative, well-crafted scheme for this important site, sensitive to its context while acting as an appropriate signpost to Dublin's Liberties. The proposal aims to provide 22 – 24 high quality homes, a mix of one and two-bed apartments, at an approximate ratio of 66% two bed to 33% one-bed. There may be scope to increase the number of one-bed units further should Dublin City Council consider that appropriate.

"The New Bayno" – A Social Enterprise

In considering a purpose for the ground floor, the Trust has reflected on its proud tradition of providing after-school education, care and support for the children of the area at the Iveagh Play Centre, affectionately known to Dubliners as, "The Bayno". Through discussions with community stakeholders, the Trust has identified an opportunity to provide a dedicated space to address the needs of today's young people, who may be at risk.

Next Steps

The Feasibility Study and Review shall be managed by the Iveagh Trust. The time lines for this stage in the development are as follows: Feasibility and Review stage; 3 months. Following this stage the Iveagh Trust will present an initial design proposal to DCC, should the Iveagh Trust and DCC agree to proceed the following programme will commence.

1. Detailed design and pre planning stage will commence; 2 mths May to July
2. Planning Application preparation, submission and decision - 2 mths Aug to Oct
3. Tender and Assessments, Funding Approvals, Procurement; 5 mths Oct to Mar 2023
4. Commence construction April 2023, 18 month construction programme

All of the above dates are approximations and are dependent on Planning Permissions granted Departmental funding approvals etc.
