

Housing and Community Services,  
Block 1, Floor 3  
Civic Offices, Wood Quay  
Dublin 8  
18 August 2023

To the Chairperson and Members of  
the North Central Area Committee

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FOR NOTING

Notification of initiation under S179a Planning and Development Regulations 2023

Proposed development of Cromcastle Underpass and associated external works situated at  
Cromcastle Road, Dublin 5



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Dublin City Council wishes to give notice that it intends to initiate the notification process leading to a submission under S179a of the Local Government Planning and Development Regulations 2023 for the development of a site at Cromcastle Underpass, Cromcastle Road, Dublin 5. This development is led by the Land Development Agency in partnership with Dublin City Council.

## DCC- LDA Partnership

The LDA's role for the proposed mixed-tenure housing development at Cromcastle Road/Oscar Traynor Road/Kilmore Road is as follows:

- Prepare, manage and lodge the planning submission for the Cromcastle site
- Responsible for the delivery of the scheme
- Retain and manage the cost rental element (133 units) of the scheme

Dublin City Council will retain ownership and manage the 13 social homes of the scheme.



*Image above: Existing Site Overview*

### **Context:**

**DEVELOPMENT COMPRISING 146 NO. RESIDENTIAL UNITS AND 2 NO. COMMUNITY/CULTURE UNITS. PROPOSED AT A SITE OF 0.7574 HA AT CROMCASTLE ROAD, DUBLIN 5**

The subject site has a total area of 0.7574 Ha. It is principally bound by Oscar Traynor Road to the north-east, Kilmore Road to the south-east, Cromcastle Road to the south-west and the grounds of the HSE Primary Care Centre to the north-west in Dublin 5. The site also includes part of Cromcastle Road for road junction and water service connection works. The site has access to amenities, services, and transport in the locality.

The subject site is undeveloped, and can be considered as 'greenfield, infill' due to its location and context and it is defined by existing development on all sides. The site previously formed part of the underpass area to connect to the north. The topography includes a general fall from the southwest to the east/north-east, resulting in the footpaths along the site boundaries at Oscar Traynor and Kilmore Roads being at a higher level. A constraint on the site is a sub-surface gas pipe is located running within the site along the north-western and south-western edges/boundaries. As a result, a 7 m wayleave or offset is provided on either side to protect this infrastructure, reducing the area of the site and its development potential. The overall site area is 0.7438nHa and the developable site area is approximately 0.5320 Ha.





Image above: View of social homes to south of site

**Proposed**

**development**

The proposed development is comprised of 3 No. blocks, with an internal ‘podium’ level communal courtyard. The overall height is ranging from 1 No. to 8 No. storeys (including the semi basement/podium level). A total of 146 No. residential units are proposed as part of the proposed development with the tenure breakdown detailed as 13 social home and 133 cost rental homes. The apartment mix is proposed as:

Unit Type	No. Units	Percentage Mix
Studio	13	9%
1-bed	54	37%
2-bed (3-person)	11	8%
2-bed (4-person)	56	38%
3-bed	12	8%
<b>Total</b>	<b>146</b>	<b>100%</b>

As part of the development, 2 No. community/culture units are proposed, totalling 479.3 sq m. Both are located in the northern / north-eastern portion of the subject site, with principal frontages along Oscar Traynor Road.

Public open space is proposed as 2 No. areas in the northern and southern parts of the site. There will be 706 sqm provided in the southern corner of the subject site, beside the junction of Cromcastle Road and Kilmore Road, adjacent to Blocks B and C. There will be 441sqm provided in the northern corner of the subject site, fronting Oscar Traynor Road, adjacent to Blocks A and B.

All the homes will meet current Department of Housing, Local Government and Heritage’s specifications and Dublin City Council’s housing standards as expressed through the Dublin City Council Development Plan. The new buildings will be energy efficient and meet current NZEB requirements.

Consultation with elected members and residents has been carried out throughout, led by the Local Area Office.

A presentation with detailed information is part of this meeting.

*David Timmins*

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**Executive Manager**

**Housing and Community Services**