

10<sup>th</sup> July 2024

### **The Chairperson and Members of South-Central Area Committee**

#### Naming & Numbering Proposal for a new residential development known as the 'Donore Project' on the site of former St. Teresa's Gardens, Donore Avenue, Dublin 8

#### **Planning Ref : ABP-315306-22 Condition 4**

The Donore Project is a new large scale residential development led by The Land Development Agency (LDA) in partnership with DCC and is set out in 4 no. apartment blocks ranging from 2 no. to 15 no. storeys above ground level, providing 543 no. social and cost rental apartments: 225 no. 1 bedroom apartments (36 no. 1 person, 189 no. 2 person), 52 no. 2-bed (3 person) apartments, 222 no. 2-bed (4 person) apartments, and 44 no. bedroom apartments. The proposal will also provide for a retail/café unit, mobility hub, and community, artist workspace, arts and cultural space, including a creche and all ancillary site development works. The development is indicated on the attached site maps.

To support the naming and numbering proposal, a 'Donore Project Naming Strategy' has been prepared by David Kilner, Principal Archaeological Consultant at AECOM, in consultation with Metropolitan Workshop, for The Land Development Agency. This report is attached and contains further details of the heritage and archaeological background for the overall proposals.

The 'Option A' and preferred naming proposal is based on theme of 'industry', referencing the history of industrial activity on the site and surrounds. Recorded archaeological sites within the surrounding area include medieval malting mills and tanneries. Weaving and cloth making was a thriving industry in the area, at its height during the 18<sup>th</sup> century, utilising areas called Tenter's Fields where sheets were stretched on rows of hooks to dry. These industries led to the development of

the urban area around the Development Site with many of the current streets and roads laid out at this time.

In accordance with this naming strategy, the proposed street names are as follows:

- **Bealach an Fhíodóra / Weaver's Way**
- **Garraí an Chrainn Triomaithe / Tenter's Garden**
- **Fosadh an tSúdaire / Tanner's Rest**

The proposed apartment blocks are named in accordance with the adjoining streets, with the apartment block naming and numbering as follows:

- **1-111 Cúirt an Cheaileacó, Bealach an Fhíodóra / 1-111 Calico Court, Weaver's Way**
- **1-247 Cúirt an Fhíodóra Bealach an Fhíodóra / 1-247 Weaver's Court, Weaver's Way**
- **1-132 Cúirt an Chrainn Triomaithe, Garraí an Chrainn Triomaithe / 1-132 Tenter's Court, Tenter's Garden**
- **1-53 Cúirt an tSúdaire, Fosadh an tSúdaire / 1-53 Tanner's Court, Tanner's Rest**

The 'Option B' and reserve naming proposal is based on the theme of 'water', referencing the watercourses that run beneath the site and the surrounding area. The Abbey Stream is adjacent to the site beside Donore Avenue and was an artificial branch of the nearby River Poddle built in the medieval period to divert water through the Liberty of St Thomas' Abbey. To the southeast boundary of the site is the Hangman's Stream which was potentially altered and canalised in medieval or post-medieval times to form the Tenter Water. The Tenter Water was an important source of power during the medieval and post-medieval periods with numerous mills recorded along it. Malt Mills grind grain as part of the brewing process and a malt mill pond was located within the area at the western end of the Coombe. The management of water was instrumental to the development of the area around the Development site and the local industries.

In accordance with the 'Option B' naming strategy, the proposed street names are as follows:

- **Bealach Shruth na Mainistreach / Abbey Stream Way**
- **Abhainn an Chrainn Triomaithe / Tenter's Water**
- **Bóthar an Phoitéil / Poddle Road**

The proposed apartment blocks are named in accordance with the adjoining streets, with the apartment block naming and numbering as follows:

- **1-111 Cúirt Mhuileann na Braiche, Bealach Shruth na Mainistreach / 1-111 Malt Mill Court, Abbey Stream Way**
- **1-247 Cúirt Shruth na Mainistreach, Bealach Shruth na Mainistreach / 1-247 Abbey Stream Court, Abbey Stream Way**
- **1-132 Cúirt an Chrainn Triomaithe, Abhainn an Chrainn Triomaithe / 1-132 Tenter's Court, Tenter's Water**
- **1-53 Cúirt an Phoitéil, Bóthar an Phoitéil / 1-53 Poddle Court, Poddle Road**

The apartment numbering strategy is set out per stair-core and is common for either naming proposal. Each apartment block starts at apartment 'No.1', beginning at the North-Westerly stair-core. From each stair-core, the apartments are numbered according to the floor level, starting with the ground floor and continuing to the topmost level. The numbering continues in sequence per stair-core, working clockwise around the apartment block to the next stair-core, as set out in the schedules below.

### **'Option A' – Industry Theme**

#### **Cúirt an Cheaileacó / Calico Court**

Level	Core 1	Core 2
Ground Floor	1-4	60-63
1 <sup>st</sup> Floor	5-14	64-71
2 <sup>nd</sup> Floor	15-24	72-79
3 <sup>rd</sup> Floor	25-34	80-87
4 <sup>th</sup> Floor	35-44	88-95
5 <sup>th</sup> Floor	45-54	96-103
6 <sup>th</sup> Floor	55-59	104-111

#### **Cúirt an Fhíodóra / Weaver's Court**

Level	Core 1	Core 2	Core 3	Core 4
Ground Floor	-	53-54	103-105	-
1 <sup>st</sup> Floor	1-8	55-62	106-110	136-139
2 <sup>nd</sup> Floor	9-17	63-70	111-115	140-148
3 <sup>rd</sup> Floor	18-26	71-78	116-120	149-157
4 <sup>th</sup> Floor	27-35	79-86	121-125	158-166
5 <sup>th</sup> Floor	36-44	87-94	126-130	167-175
6 <sup>th</sup> Floor	45-52	95-102	131-135	176-183
7 <sup>th</sup> Floor	-	-	-	184-191
8 <sup>th</sup> Floor	-	-	-	192-199

9 <sup>th</sup> Floor	-	-	-	200-207
10 <sup>th</sup> Floor	-	-	-	208-215
11 <sup>th</sup> Floor	-	-	-	216-223
12 <sup>th</sup> Floor	-	-	-	224-231
13 <sup>th</sup> Floor	-	-	-	232-239
14 <sup>th</sup> Floor	-	-	-	240-247

**Cúirt an Chrainn Triomaithe / Tenter's Court**

Level	Core 1	Core 2
Ground Floor	1-4	63-66
1 <sup>st</sup> Floor	5-13	67-77
2 <sup>nd</sup> Floor	14-22	78-88
3 <sup>rd</sup> Floor	23-32	89-99
4 <sup>th</sup> Floor	33-42	100-111
5 <sup>th</sup> Floor	43-52	112-122
6 <sup>th</sup> Floor	53-62	123-132

**Cúirt an tSúdaire / Tanner's Court**

Level	Core 1	No. of Apartments per Floor
G Floor	1-5	5
1 <sup>st</sup> Floor	6-13	8
2 <sup>nd</sup> Floor	14-21	8
3 <sup>rd</sup> Floor	22-29	8
4 <sup>th</sup> Floor	30-37	8

5 <sup>th</sup> Floor	38-45	8
6 <sup>th</sup> Floor	46-53	8

**'Option B' – Water Theme**

**Cúirt Mhuileann na Braiche / Malt Mill Court**

Level	Core 1	Core 2
Ground Floor	1-4	60-63
1 <sup>st</sup> Floor	5-14	64-71
2 <sup>nd</sup> Floor	15-24	72-79
3 <sup>rd</sup> Floor	25-34	80-87
4 <sup>th</sup> Floor	35-44	88-95
5 <sup>th</sup> Floor	45-54	96-103
6 <sup>th</sup> Floor	55-59	104-111

**Cúirt Shruth na Mainistreach / Abbey Stream Court**

Level	Core 1	Core 2	Core 3	Core 4
Ground Floor	-	53-54	103-105	-
1 <sup>st</sup> Floor	1-8	55-62	106-110	136-139
2 <sup>nd</sup> Floor	9-17	63-70	111-115	140-148
3 <sup>rd</sup> Floor	18-26	71-78	116-120	149-157
4 <sup>th</sup> Floor	27-35	79-86	121-125	158-166
5 <sup>th</sup> Floor	36-44	87-94	126-130	167-175
6 <sup>th</sup> Floor	45-52	95-102	131-135	176-183
7 <sup>th</sup> Floor	-	-	-	184-191
8 <sup>th</sup> Floor	-	-	-	192-199
9 <sup>th</sup> Floor	-	-	-	200-207
10 <sup>th</sup> Floor	-	-	-	208-215
11 <sup>th</sup> Floor	-	-	-	216-223

12 <sup>th</sup> Floor	-	-	-	224-231
13 <sup>th</sup> Floor	-	-	-	232-239
14 <sup>th</sup> Floor	-	-	-	240-247

**Cúirt an Chrainn Triomaithe / Tenter's Court**

Level	Core 1	Core 2
Ground Floor	1-4	63-66
1 <sup>st</sup> Floor	5-13	67-77
2 <sup>nd</sup> Floor	14-22	78-88
3 <sup>rd</sup> Floor	23-32	89-99
4 <sup>th</sup> Floor	33-42	100-111
5 <sup>th</sup> Floor	43-52	112-122
6 <sup>th</sup> Floor	53-62	123-132

**Cúirt an Phoitéil / Poddle Court**

Level	Core 1	No. of Apartments per Floor
G Floor	1-5	5
1 <sup>st</sup> Floor	6-13	8
2 <sup>nd</sup> Floor	14-21	8
3 <sup>rd</sup> Floor	22-29	8
4 <sup>th</sup> Floor	30-37	8
5 <sup>th</sup> Floor	38-45	8
6 <sup>th</sup> Floor	46-53	8

The Heritage Officer, Charles Duggan, has given approval for both themed naming proposals, stating that the supporting report 'provides extensive historical and archaeological evidence and justification for the following proposed route name and block names following the themes of industry and water...'.

The Irish translations have been provided by Isadora Ní Loinsigh, an accredited Foras na Gaeilge Translator working at Europus, pending verification.

I recommend approval of the **Option A** naming and numbering proposal.

Yours sincerely,



Laura O`Gorman MRIAI

DCC Project Manager For Housing Delivery- LDA Programme