

Oscar Traynor Road Land Initiative Project



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INTRODUCTION

This report has been prepared as a follow up document to the Housing Land Initiative Feasibility Study presented to the joint Housing and Planning SPC on the 16th December 2015. The report has been updated to take account of the new Dublin City Development Plan 2016-2022 and following requests to carry out a Community Audit and Traffic Impact Study for the subject lands.

SITE DESCRIPTION

Dublin City Council owns a 17.014 ha site off Coolock Lane in Dublin 5 often referred to as the 'Oscar Traynor Road' site. The site is located c.5.5 km to the north of Dublin city centre and c.3.5 km to the south of Dublin airport.

It is a vacant greenfield site covered in scrub vegetation bounding: the M1 motorway / Port Tunnel entrance to the west, R104 Coolock Lane (Oscar Traynor Road) to the north, astro park football pitches and Gaelscoil Cholmcille to the north-east, the front of two storey houses along Castletimon Gardens to the east, and the rear of two storey houses which front onto Lorcan Crescent to the south.



Figure 1: Aerial Photo of Oscar Traynor Road



Key aspects of the Z12 zoning objective are outlined below:

- Where Z12 lands are to be redeveloped, a minimum of 20% of the site, incorporating landscape features and the essential open character of the site, will be required to be retained as accessible public open space. This 20% public open space shall not be split up into sections.
- The predominant land use will be residential.
- Development at the perimeter of the site adjacent to existing residential development shall have regard to the prevailing height of existing residential development, and to standards set out in the development plan in relation to aspect, natural lighting, sunlight, layout and private open space.
- In considering proposals for redevelopment on Z12 zoned lands, the preparation and submission of a masterplan setting out a clear vision for the future for the development of the entire land holding is required.
- At least 10% social and affordable housing requirement will apply in the development of lands subject to the Z12 zoning objective.
- There is a range of uses permissible under the Z12 land use zoning objective including: residential, childcare facility, community facility, cultural/recreational buildings and uses, education, hotel, restaurant, and shop (local).

STRATEGIC DEVELOPMENT AND REGENERATION AREA (SDRA) 17

The Dublin City Development Plan 2016-2022 contains Strategic Development and Regeneration Area guidelines (SDRA 17) for the Oscar Traynor Road site. Under SDRA 17, the overall vision for this site is the creation of a new residential quarter supported by neighbourhood facilities and parks, creating an attractive tree lined setting which integrates and complements the surrounding residential area.

The objectives for this site are as follows:

- The creation of a primarily residential quarter with a mixture of unit types and tenures to provide for much needed housing in the city in accordance with the core strategy and complemented with retail units serving a local need. The provision of retirement housing is particularly sought adjoining new local services. To support the increased provision of senior citizen homes on the Oscar Traynor site.
- Higher densities will be sought to the northern and western edges of the site with heights of 4 to 6 storeys being generally appropriate, scaling down to the east and south where the site adjoins existing 2-storey residential housing.



- Heights of up to 6-storeys will be considered in the north-west corner of the site as slender land-mark features.
- The provision of a high quality distinctive park(s) set within tree-lined avenues and streets is required.
- High levels of permeability throughout the site integrating with existing residential streets to the east and south where feasible.
- The creation of a neighbourhood centre to Oscar Traynor Road with local retail provision and a possible hotel use, forming a distinctive place making element and the main entrance to the overall site.

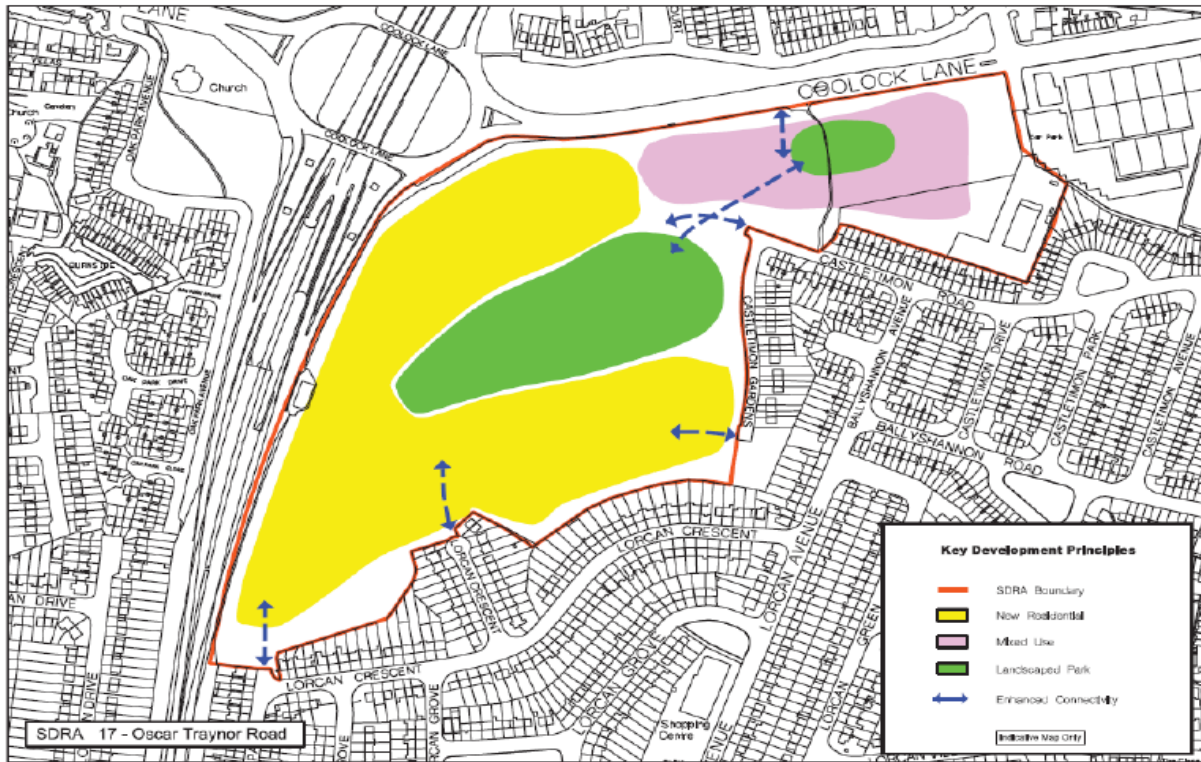


Figure 3: Key Development Principles, SDRA 17



PROPOSED DEVELOPMENT – OSCAR TRAYNOR ROAD

Having regard to the above zoning provisions, objectives of SDRA 17 and the policies and objectives of the City Development Plan, it is proposed to seek the development of the site at Oscar Traynor Road as a primarily residential area, with some limited commercial use and the provision of a large high quality public open space located towards the centre of the site. Enhanced permeability will also be sought with a particular focus on improved pedestrian and cycle connectivity.

HOUSING

The focus of the Housing Land Initiative is on the early delivery of housing. The recently published Action Plan for Housing and Homelessness “Rebuilding Ireland” makes reference to Pathfinder sites that have a demonstrated capacity to deliver significant up-scaling of the supply of new homes, and it is considered that Oscar Traynor Road could be considered as a pathfinder site.

In this context, a phased approach for the site has been developed that allows for the quick delivery of early phases of development, at low to medium density in the southern part of the site adjacent to the existing two storey housing. The following phases would consist of commercial development and medium to higher density residential development to the northern and western boundaries of the site, see Fig 4.

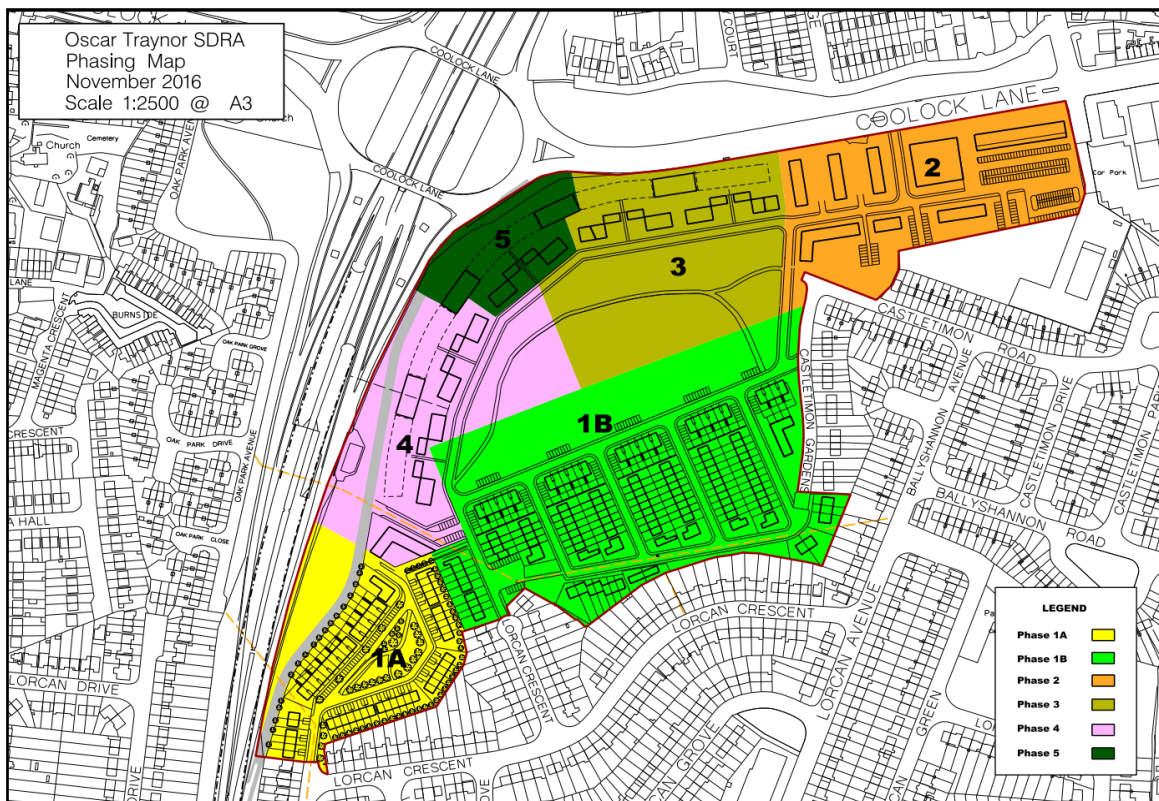


Figure 4: Phasing Map



Housing Type			
Lot 1A	73 units (35 houses, 16 duplex & 22 apart	Lot 3	88 apartments
Lot 1B	152 units (84 houses & 56 duplex & 12	Lot 4	88 apartments
Lot 2	Commercial (retail & potential hotel 147 apartments	Lot 5	92 apartments
Private 450 Social 190 Total: 640 units			

Table 1: Phasing Breakdown

PROPOSED DEVELOPMENT – OSCAR TRAYNOR ROAD

Having regard to the relevant zoning objectives and provisions of Strategic Development and Regeneration Area 17, it is proposed to provide: a new mixed use development predominantly consisting of residential development with some commercial development around a large high quality public open space located towards the centre of the site together with enhanced permeability through the site based primarily on pedestrian and cycle access.

The focus of this feasibility study is on the early delivery of housing. In this context, it is proposed that the early phases of development will provide low to medium density residential development in the southern part of the site adjacent to the existing two storey housing; the following phase will consist of commercial development and residential development in the north-eastern part of the site; and the later phases will consist of medium to higher density residential development along the western and northern boundaries of the site.

There is an existing 600mm - 750mm drain traversing the southern part of the site in a broadly east – west direction. The planning application submitted under plan ref.6013/07 proposed to retain this drain. This feasibility study proposes to retain this drain in its current location in order to reduce potential cost, delay and risk. However, the drain has an 8.75m wayleave (i.e. c.4m either side of the drain) and its retention has design and layout implications. This affects potential site layouts and the proposal will need to be subject to further design having regard to Engineering Guidelines.



The residential units will comprise of an appropriate mix of affordable, private and social housing with the objective of delivering a sustainable mixed tenure housing development. The City Council adopted the Land Initiative Feasibility Study Report to include a requirement for 30% social housing to be provided on the site. The delivery of rental accommodation will be provided under a pilot project for a mixed tenure cost/affordable rental model. The scheme will also contain a mix of unit types including 2/3 bedroom semi-detached, terrace houses, duplex units and apartments. The delivery of housing for the elderly would be favorably considered to cater for the needs of the surrounding aging population.

As a pathfinder site funding for the 30% social housing will be provided by the Department of Housing, Planning, Community and Local Government. The social housing need for the area (as per August 2016) is set out in Table 2 below. This details the number of households on the DCC housing list that have a stated first preference to live in “Area B”. While the development is set out in phases as indicated, it is intended to seek a single tender for the total development of the site.

Dublin City Council Housing List – Area B (August 2016)						
Number of Years on the Housing Waiting List	one bed	two bed	three bed	four bed	five bed	Total
0 to 1 year	376	221	43	2	1	643
1 to 5 years	1596	1134	223	18	5	2976
5 to 10 years	1062	844	308	30	2	2246
over 10 years	141	149	131	16	1	438
Bed Total	3175	2348	705	66	9	6303

Table 2: Housing List - Area B

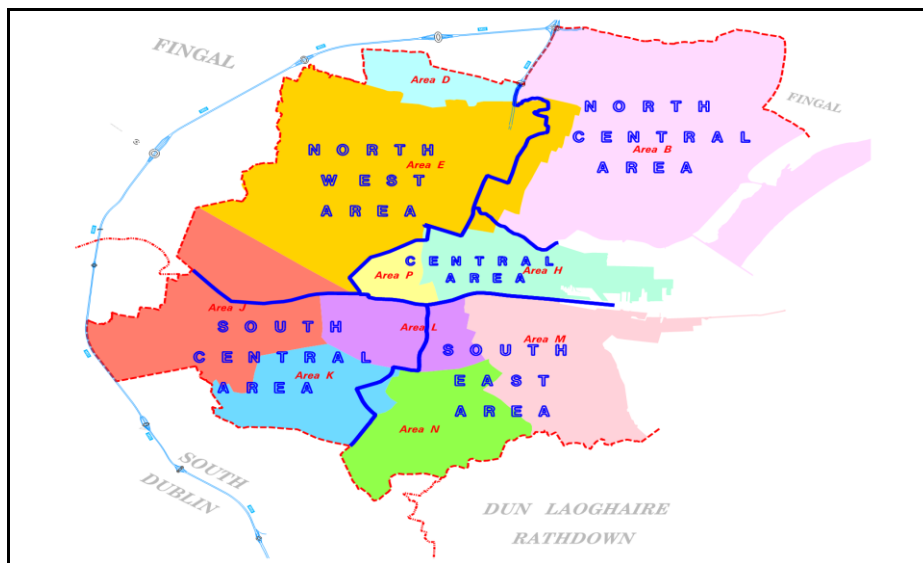


Figure 5: Catchment Area - Area B (in pink)



SITE CONSTRAINTS

The site contains some relatively minor constraints in terms of its future development. There is a large drain (600mm - 750mm) traversing the southern part of the site. This feasibility study proposes to retain this drain in its current location in order to reduce potential cost, delay and risk. However with a 8.75m wayleave (i.e. c.4m either side of the drain), its retention has design and layout implications. This affects potential site layouts and the proposal will need to be subject to further design having regard to Engineering Guidelines.

The proposed ‘Swords/Airport to City Centre’ Bus Rapid Transit (BRT) scheme routes through the development site along the western edge, requiring the preservation of land to facilitate such.

Thirdly, there is a need to provide a new access to Gaelscoil Cholmcille from within the subject site (see Community Audit below).

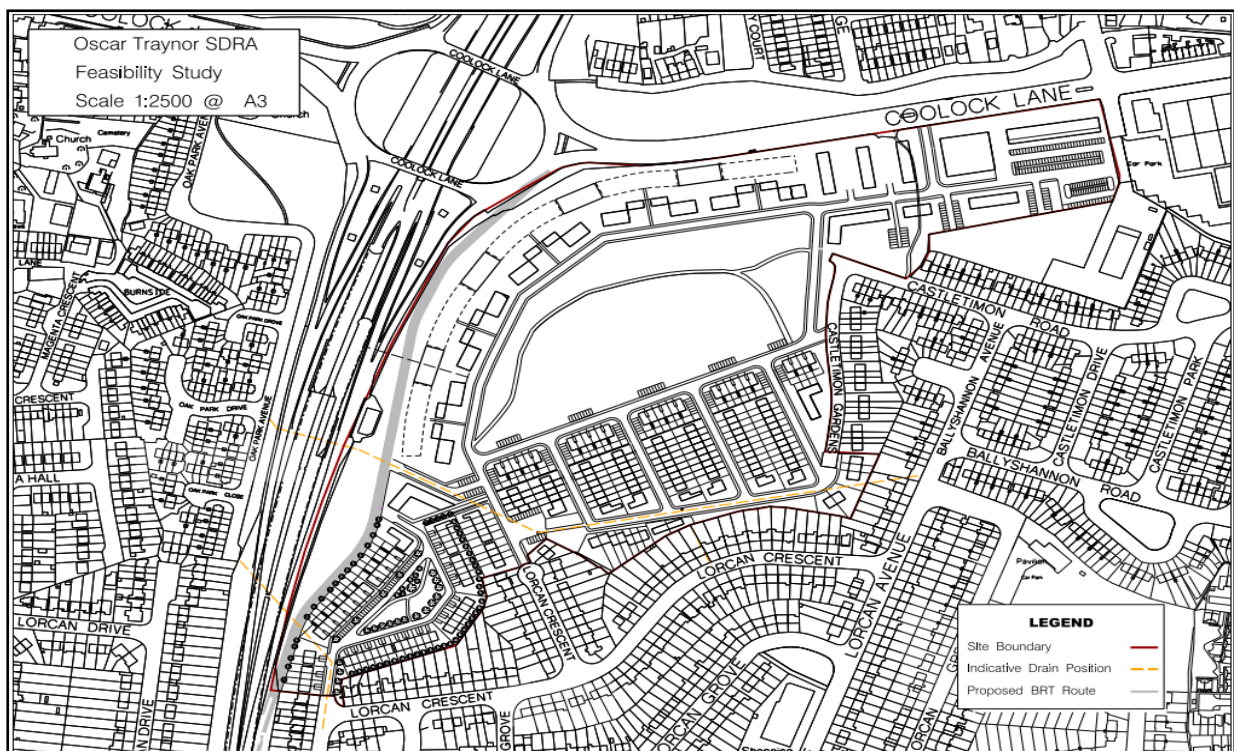


Figure 6: Layout and Site Constraints Map



SOCIAL AND COMMUNITY AUDIT

Following the initial report in December 2015, it was requested that a Community Audit be carried out for these lands. The key findings are summarized below:

- **Retail:** Given the high level of neighborhood shopping in the vicinity of the site (Omni SC, Artane Castle, Northside Shopping centre), the site is considered suitable for local retail only. Local shops meet the basic day-to-day needs of surrounding residents and typically comprise of one to two small convenience stores. The retail strategy for the City cites local retail provision in the range of 500 – 1,500 sq.m. of lettable space. The Development Plan identifies the north-east of the site as the most suitable location for new mixed-use development including retail provision.
- **Parks:** The site is located in close proximity to three large regional/district parks, notably Santry Demesne, Ellenfield Park and Oscar Traynor Park (Coolock Lane Park). In addition there are a number of local/neighbourhood green spaces nearby, including Lorcan and Castletimon Parks. For the latter two issues of ownership, access and landscaping should be addressed. The provision of a new public park of 20% of the site area will be a major benefit to both the new residents and the adjoining residential estates, with provision for a children’s playground providing a good focal point and space for the new and old communities to come together. It should be designed in accordance with principles of good urban design, safety and accessibility.
- **Sports Facilities:** In addition to the sports facilities provided for in the above parks, the area is also considered well served by dedicated sporting facilities. Two large sporting amenities immediately adjoin the site, at Astro Park and the Oscar Traynor Coaching and Development Centre. Also within walking distance is Morton Stadium, the national athletics stadium and the Trinity College sports grounds on Santry Avenue. Existing football clubs serving the area include the well established Parnell’s GAA Club and St. Kevin’s Boy’s Football Club. DCC amenities include the swimming pool, leisure space and 5-a-side at the Northside Shopping Centre and the Kilmore West Community Centre.
- **Education:** The area is well served by primary, secondary and indeed third level educational facilities. The DCC Site Development Brief prepared for these lands in the mid-2000s included a site reservation for a new school, on land previously owned by the state (land was disposed on 28th May 2007; Chief Executive Report no. 279/2007 refers). Gaelscoil Cholmcille have since developed a two-storey semi-permanent twelve classroom school (Register Reference. 3870/07) accessed off Woodlawn Avenue (same access as Astro Park). This access is on a short-term basis, and there is a need to provide a permanent entrance to the school from within the subject site. The Gaelscoil own the adjoining triangle shaped piece of land to the west of the current school site and it is recommended that the City Council discuss the school’s future requirements as part of the redevelopment of the subject site. The provision of good permeability and accessibility through the subject site and into the existing residential streets would support sustainable travel patterns to and from schools.



- **Community/ social/ crèche facilities:** Facilities in the area include the Coolock library, Coolock Area Office, Youthreach, the Northside Partnership, new Primary Health Care Centre (under construction); and community spaces (scout halls, parish centres, school halls) etc. While there are a number of crèche facilities (private and community run crèches) already in operation in the vicinity of the subject site the delivery of a significant new residential development will likely give rise to the need for additional crèche services, depending on the nature of residential development provided. An appropriate location for such a service would be adjoining the Gaelscoil and the proposed retail/commercial zone to the north east of the subject site.
- **Population:** With the exception of the new development at Larch Hill House, the area has been suffering from a decline in population over the past decade. It is considered that the provision of new residential development on these lands will provide a much needed boost to the local population helping to support the viability of existing local schools, retail, community centres, parish halls etc.

MOVEMENT AND TRANSPORT AUDIT SUMMARY AND RECOMMENDATIONS

The second audit requested in December 2015 was that of a Movement and Transport audit. Key findings from this report are noted here:

While the existing provision for pedestrians, cyclists and public transport users in the area is limited, the demographics of the local area show a relatively high use of alternative modes in the local area, with a car travel mode share of 41%.

Traffic Impact

It is considered that Phase 1 of the development (i.e. 76 units in Lot 1A) would have a low traffic impact, with a maximum increase of 34 car trips (two-way) on any link during the morning peak period.

There will be a larger impact during Phase 2 of the development (i.e. 152 units in Lot 1B) which assumes access via Castletimon Road. There would be a maximum increase of approximately 100 car trips on Castletimon Road and Dundaniel Road during the morning peak. It is considered to be an acceptable, short-term impact until such time that the proposed new access junction is developed off Oscar Traynor Road. The potential to provide a temporary access to Lot 1B during Phase 2, off the Astro Park access road, should be considered as a mitigation measure.

During Phase 3, all Lots (apart from Lot 1A) will be accessed from a new junction off Oscar Traynor Road. This will reduce the impact on links such as Castletimon Road and Dundaniel Road when compared to Phase 2. This main impact in Phase 3 will be on the Coolock Lane interchange, however, it will have a minimal impact on the most critical approach at the Coolock Lane interchange in the morning period (i.e. the off ramp from the M50).



Proposed new signalised junction

A concept layout has been developed for this junction which has capacity for eight right-turning vehicles. Two alternative access options have also been developed which should also be considered as they would rationalise access to the proposed development with the access to Astro Park and Gaelscoil Cholmcille, thereby reducing the impact on Oscar Traynor Road.

Sustainable Development

The proposed development also has the opportunity to address a number of permeability and connectivity issues in the local area for pedestrians and cyclists. For example, the new access junction will incorporate pedestrian crossing facilities on Oscar Traynor Road. The provision of a link to the Woodlawn/Aulden Grange residential estate at this location would help to reduce walk times to bus stops.

The permeability of the proposed development will make Gaelscoil Cholmcille, Astro Park and the bus stops along Coolock Lane more accessible from the residential catchment to the south. Beaumont Hospital would also benefit from permeable development, potentially reducing the walk distance between Coolock Lane interchange and the Hospital by 400m.

Although not part of the development, it is recommended that the pedestrian crossing facilities at the Coolock Lane interchange are improved considered the lack of connectivity between Santry Village and the residential areas to the east of the N1.

CONSULTATION

We will put in place a Local Consultative Forum to ensure that there is full and ongoing engagement and consultation with Community Interests in the area.

VALUATION OF SITE

The Market Value of the site will be updated prior to the seeking of Tenders.

The Full Market Value will be retrieved from the proposed new development as part of the Public Procurement Process and this can be done in a number of ways.

- Cash Payment
- Provision of additional infrastructure
- Subsidisation of Affordable / Private Units.



CONCLUSION

- I. The Draft Dublin City Development Plan 2016-2022 has an overall objective to develop the Oscar Traynor Road site as a residential quarter with an element of local retail/ commercial and a high quality distinctive park.
- II. Having considered the recreational, educational and community provision in the wider area it is considered that the new residential properties will be very well served by existing amenities, and indeed will help to support their future use.
- III. It is noted that with the exception of the new apartment scheme at Larch Hill House, that this area has been suffering from a population decline which has a knock-on effect for local spending power and the ability to support local shops, schools, community centres etc. The new population which the site can accommodate will bring a much needed boost to the local population, helping to support the existing facilities in the area.
- IV. With an increase in resident population the City Council may wish to consider the option of upgrading the community facilities along Cromcastle Road (i.e. adjoining Kilmore West Community Centre) and create a sports/community hub at this location. Upgrading the football pitches along Oscar Traynor Road and supplementing these by the addition of other sports facilities/ landscaping would enhance the use of this space; and facilitating greater use of Lorcan Park and Castletimon/Dundaniel Park would also improve local amenities.



SUMMARY OF PROPOSAL

- A Housing mix of 50% Private, 30% Social, 20% Affordable rent.
- Development potential for 640 new homes.
- Sensitivity to adjacent communities.
- Provision of retail / Communities and recreation facilities.
- A Public Procurement process will be speedily progressed with the aim of securing a tender covering the:
 - Design of the new development based on the indicative existing plans
 - Construction of the new development
 - Proposals for the future management of the development.
 - The finance mechanism required to fund the new development taking full account of the Market Value due to DCC.

We are seeking approval of the Housing and Planning Strategic Policy Committees (S.P.Cs) to progress this vital new development to the Public Procurement and Tendering Stage. If approved this report will be submitted to the Full Council meeting in January 2017.

The Housing and Planning S.P.Cs will be kept fully informed on the progress of all aspects of this process.

Anthony Flynn
Executive Manager
09th December 2016.

