



STATUS REPORT IN RELATION TO THE LANDS UNDER CONSIDERATION FOR THE DEVELOPMENT OF FUTURE SITES IN THE DUBLIN CITY COUNCIL AREA FOR TRAVELLER ACCOMMODATION

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NORTH CENTRAL AREA:

There are already a large number of Traveller-specific group housing and halting sites in the Coolock/Darndale area. In the Belcamp Lane/Newtown Court area there has been a long-standing commitment to include 2 smaller Traveller group housing sites, as part of any overall redevelopment of the lands. There are major infrastructural works required to develop the lands and therefore these sites are not likely to be delivered in the short term

A number of proposals to develop the existing sites are included in TAP 2014-2018 (St. Dominic's/Tara Lawns/Grove Lane **St. Dominic's/Cara**: A proposal was presented to the local reps in January 2015 to build 6 houses and refurbish 8 bays in St. Dominic's to meet the needs of Cara Park and other families in the area but since then approximately 20 families have moved onto St. Dominic's. The issues on these sites are so complex and interwoven that DCC has engaged with Respond (at the request of residents in Cara Park) to prepare a Redevelopment Plan for the existing Traveller sites to deliver higher quality, sustainable accommodation.

Submission from local Traveller Group:

TravAct has proposed the demolition of the 2 existing community centres and to build on the space to accommodate the maximum number of families. The submission from TravAct notes there is no current or projected need for a community facility and lists a number of community facilities that are in use in the vicinity. This has been included in the Respond Redevelopment Plan. DCC will endeavour to get this advanced with DHPC&LG through CWMF approval stages under the life time of TAP, with the possibility of construction if funding is approved by DHPC&LG and other projects completed. Other lands suggested for consideration fall outside of DCC administrative area or are being developed by a private developer and have therefore been excluded.

A DCC site was considered but there are difficulties which may hamper development as a housing site.

NORTH WEST AREA:

Ballymun: Traveller Accommodation Unit examined a couple of small sites for small-scale housing development of 4/6 units to move families from existing overcrowded situations. There are risks to not developing new accommodation in the context of the demand for accommodation at St. Margaret's Park.

Submission from local Traveller Group:

To extend St. Margaret's Park. The current guidelines recommend a maximum size for halting sites of 10 bays so this is not considered viable. The boundary with FCC falls very close to the site so this was an additional consideration.

Finglas: DCC is examining the potential of a couple of small infill sites that are available for development in existing residential zoned areas.

Submission from local Traveller Group:

Request from Traveller representatives to examine the site at the rear of Avila Park which is part of the Abigail lands. There is ongoing discussion with the local area office in relation to this.

DCC was also asked to consider revising the Community Centre proposal and received mixed views from residents but now a common position has been reached. DCC supports the demolishing of the community centre and the development of housing on this site and an Architect will be appointed from the Framework Panel to do a feasibility study for housing at the site.

CENTRAL AREA:

DCC has low demand for city centre accommodation either Traveller-specific or standard housing from Traveller families. While we are committed to a greater geographical spread of sites to offer choice, we have received feedback from a number of representatives that the central area is not a location of choice for Traveller families.

SOUTH EAST AREA:

Traditionally this has also been an area of low demand but this area should be considered for potential future sites to allow for a degree of location choice and a move away from only siting Traveller accommodation near existing social housing. The Pigeon House Road proposal has received approval in principle from the DECLG and we will assess demand for this area as that scheme develops.

SOUTH CENTRAL AREA:

South Central is a critical area for us to develop new accommodation given the demand for accommodation in Labre Park and the potential for additional demand from the St. Oliver's and Bridgeview sites. DCC is considering the potential of providing Traveller accommodation as part of the Social Housing Programme to include a number of dwellings in each new scheme were a need is identified. We will discuss the sites under consideration for this area in due course.

There is potential in examining other DCC lands e.g. maintenance and parks depots, as well as commercial opportunities. Developing any new sites will need to go through all capital approval stages and construction is likely to be during the next TAP but the groundwork can be done now and approvals and Part 8 planning permission advanced as much as possible.

Mary Hayes

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