Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning and Property Development Department
Civic Offices

29th November 2019

To the Chairperson and Members of the
South East Area Committee

Meeting: 9th December 2019

Dublin City Council owned lands and sites in South East Area

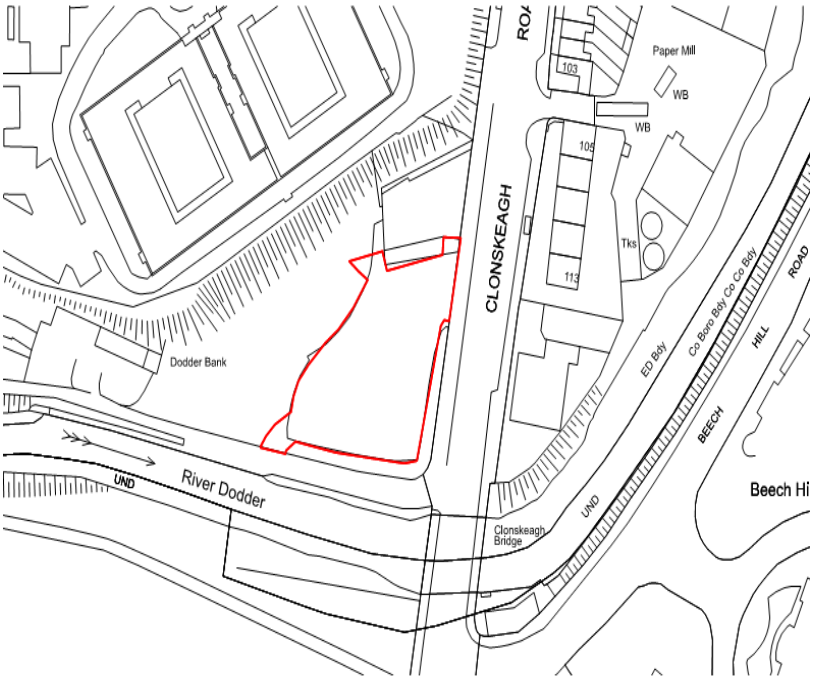
Question 58 to the November South East Area Committee Meeting asked that the Manager provide a list of all council owned land and property in the South East Area.

Due to the very large amount of lands and properties owned by and under the control of Dublin City Council (roads, parks, open spaces, industrial and retail units, social housing tenancy units, community buildings etc. in addition to development lands and vacant sites) it would have been an extremely onerous task to compile such an exhaustive set of records.

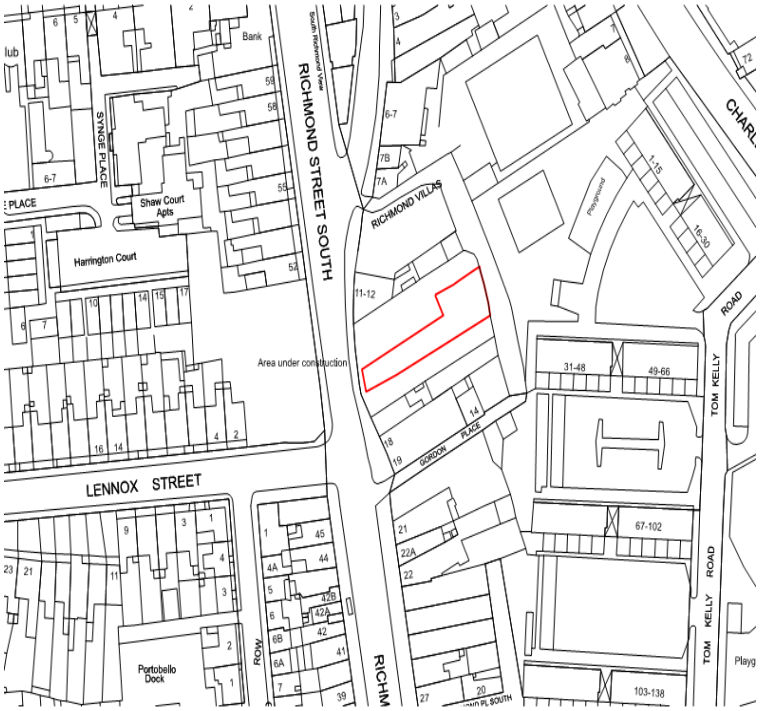
Attached please find details of land and sites considered to have development potential.

I now attach details of such sites and lands located in the South East Area.

Paul Clegg
Executive Manager

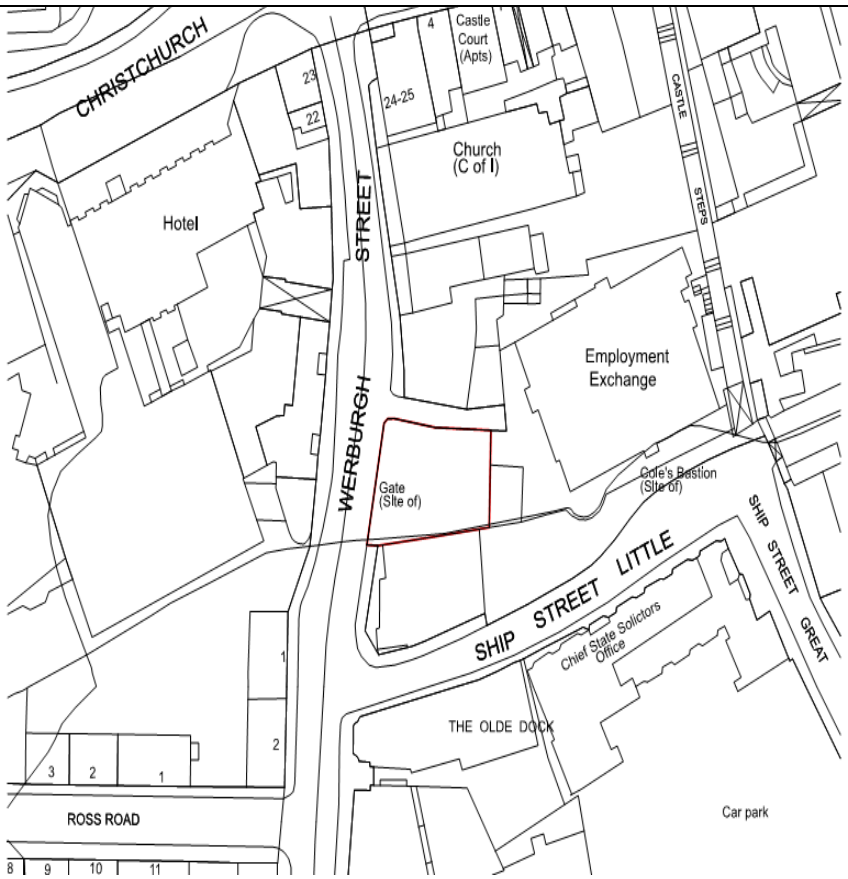
DCC South East Area Sites	
	
Address:	Site at Clonskeagh Road
Size:	0.38 Acres / 1525sqm
Site Description: Site currently used as a Pay and Display Car Park	
Zoning	**Z9 – Open Space**
Ownership (Title)	Freehold
Comments/Constraints/other relevant information: Provides parking for users of Dodder walkway.	

DCC South East Area Sites



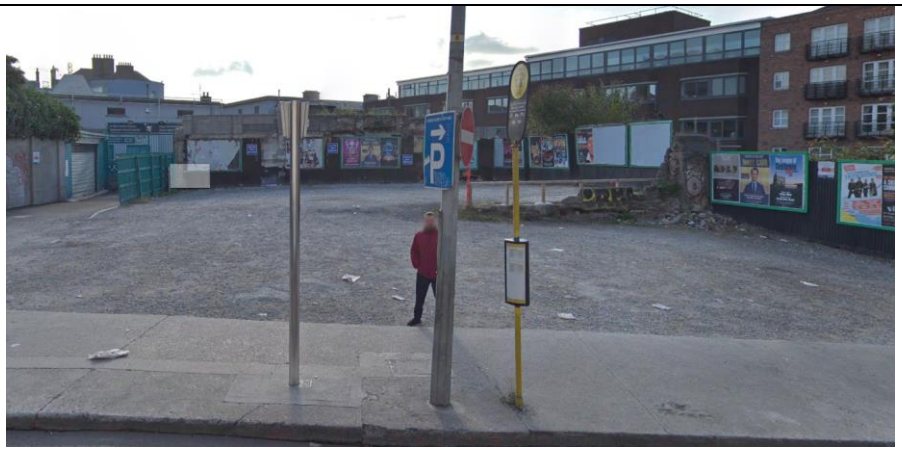
Address:	Site at Richmond Street South
Size:	0.1 Acres / 396sqm
Site Description: Narrow Site adjoining former Bernard Shaw Pub	
Zoning	**Z10 - Inner Suburban and Inner City Sustainable Mixed-Uses**
Ownership (Title)	Freehold and Grant in Perpetuity
Comments/Constraints/other relevant information:	

Encroachment issue on northern boundary. Private development sites to north and south

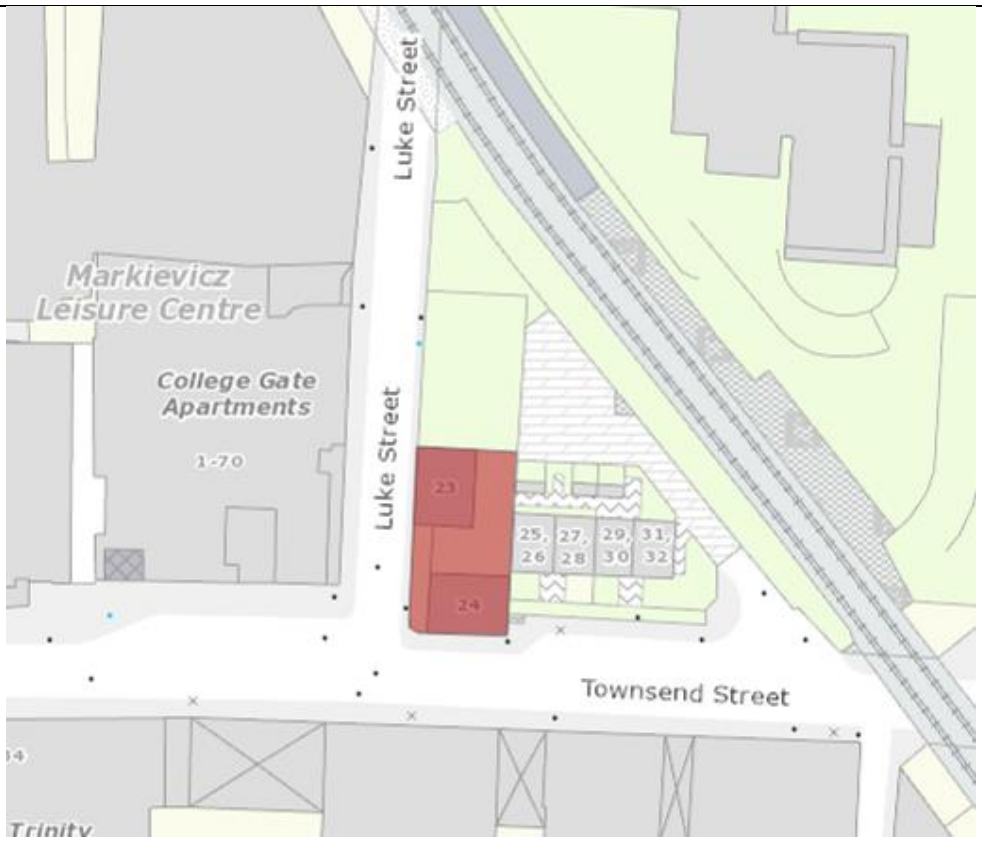
DCC South East Area Sites	
	
Address:	Site at Werburgh Street
Size:	0.13 Acres / 526sqm
Site Description: Currently in use as surface car park	
Zoning	**Z5**
Ownership (Title)	Uncertain

Comments/Constraints/other relevant information –

Ongoing legal issues and CPO under consideration.



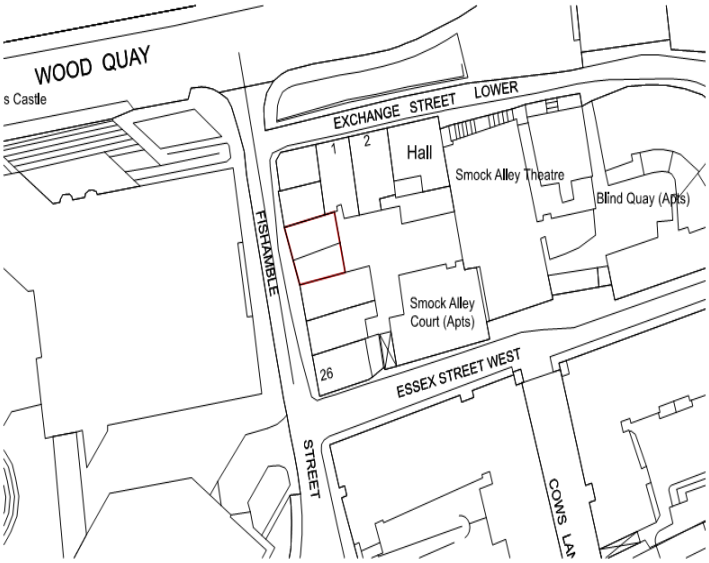
DCC South East Area Sites



Address:	Site at Luke Street/Townsend Street
Size:	0.90 Acres / 3642sqm
Site Description: Former flats buildings with vacant land between	
Zoning	**Z5**
Ownership (Title)	Freehold

Comments/Constraints/other relevant information: Potential social housing site, possibly affected by route of proposed metrolink.

DCC South East Area Sites	
Address:	Rathmines Depot - Gulistan Terrace
Size:	11425sqm 2.8 Acre
Site Description: Former Rathmines Depot ESB premises and Recycling Facility	
Zoning	**Z4- Mixed Services Facilities**
Ownership (Title)	Freehold
Comments/Constraints/other relevant information: Development proposals under consideration	

DCC South East Area Sites	
	
Address:	Fishamble Street
Size:	127sqm 0.03 Acre
Site Description: Vacant site between 2 buildings	
Zoning	**Z1- To protect, provide and improve residential amenity**
Ownership (Title)	Freehold
Comments/Constraints/other relevant information	

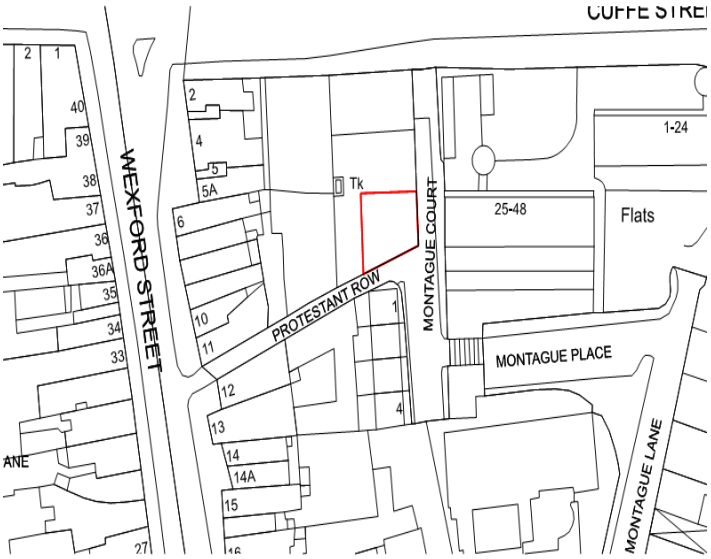
City Architects project did not proceed. Future potential use under consideration.

DCC South East Area Sites	
Address:	Site at Donnybrook Road
Size:	0.32 Acres / 1280sqm
Site Description: Enclosed vacant derelict site adjacent to River Dodder	
Zoning	**Z9 – Open Space / Conservation Area**
Ownership (Title)	Freehold

Comments/Constraints/other relevant information:

Exchange of lands under discussion for Dodder Greenway project

DCC South East Area Sites



Address:	Site at Protestant Row
Size:	0.04 Acres / 145sqm

Site Description:

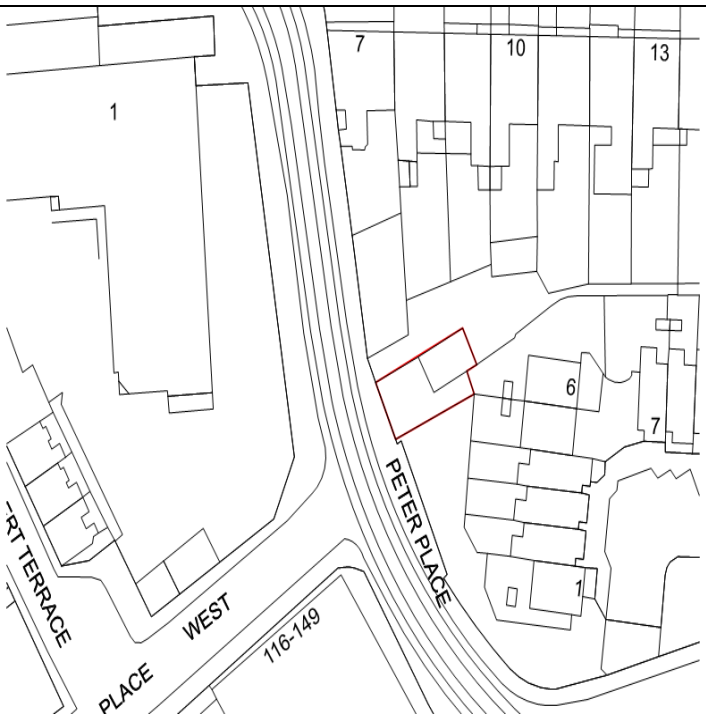
Fenced off derelict site

Zoning	**Z5 - City Centre**
Ownership (Title)	Freehold

Comments/Constraints/other relevant information:

Issue with title to northern boundary of site. Recently in use as Community Garden.

DCC South East Area Sites

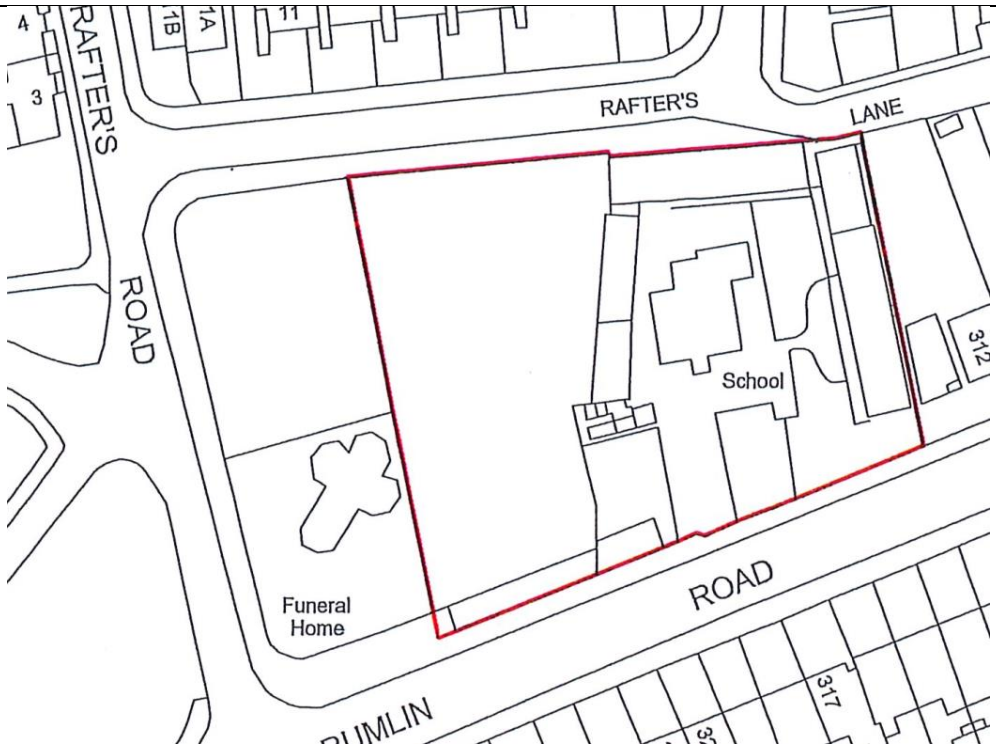


Address:	Site on Peters Place
Size:	0.03 Acres / 110sqm
Site Description: **Disused building and caged area**	
Zoning	**Z1 – Residential** **Z8 - Georgian Conservation Areas**
Ownership (Title)	Freehold and part Fee Farm Grant

Comments/Constraints/other relevant information: Site restricted by LUAS line and adjoining privately owned laneway. Consideration being given to incorporating it into adjoining open space. Remains of 200 year old stable on site may inhibit other development potential.

DCC South East Area Sites	
Address:	Site one Pembroke Cottages
Size:	0.03 Acres / 140sqm
Site Description: Vacant former Waste Management Depot	
Zoning	**Z1 - Residential**
Ownership (Title)	Freehold

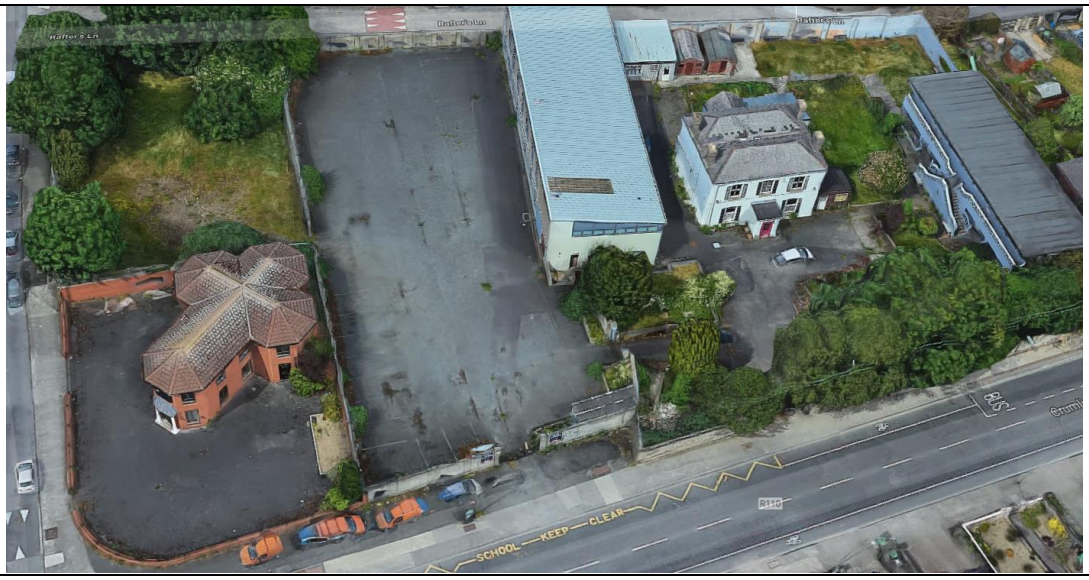
Comments/Constraints/other relevant information: Proposal by SE Area Office for Mens Shed.	

DCC South East Area Sites	
	
Address:	Crumlin Road/Rafters Lane
Size:	0.91 Acres / 3700sqm
Site Description: Former School	
Zoning	**Z1 - Residential**

Ownership (Title)	Freehold

Comments/Constraints/other relevant information:

Acquired for Housing & Residential Services in 2018



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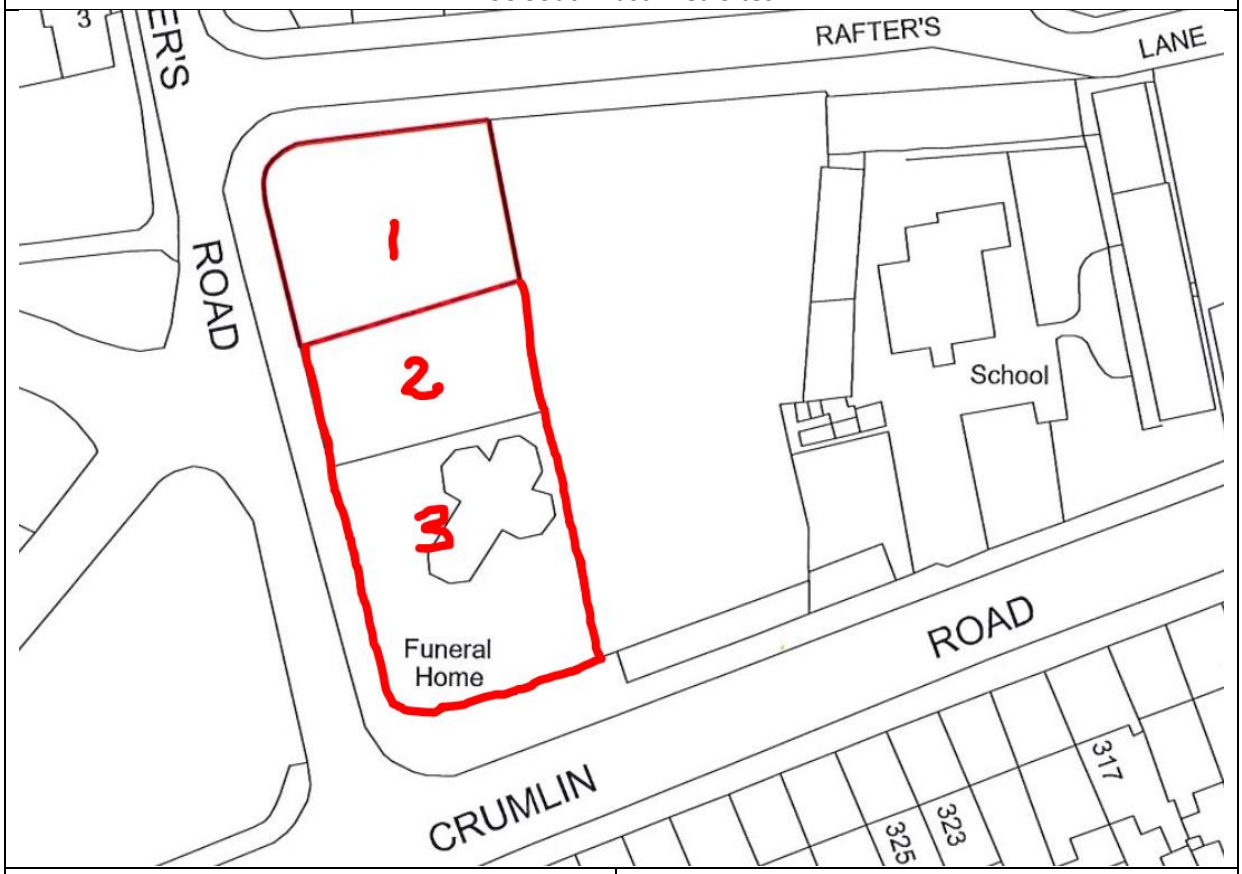


Address:	Crumlin Road/Rafters Lane
Size:	0.36 Acres / 1455sqm

Site Description:

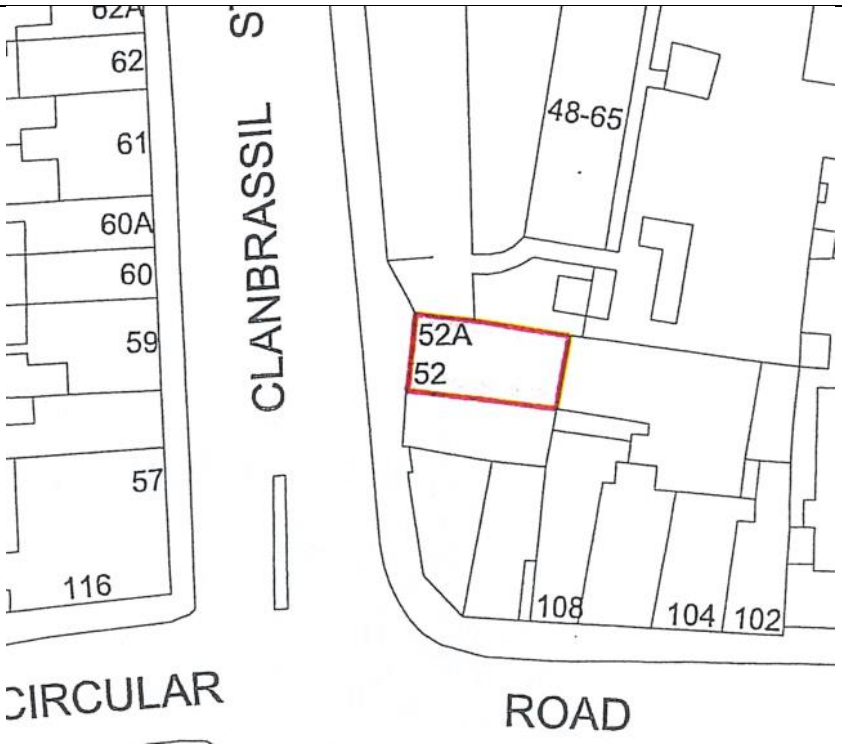
Two vacant sites and site of former funeral home.

Zoning	**Z1 - Residential**
Ownership (Title)	Freehold

Comments/Constraints/other relevant information:

Acquired for Housing & Residential Services in 2018

DCC South East Area Sites



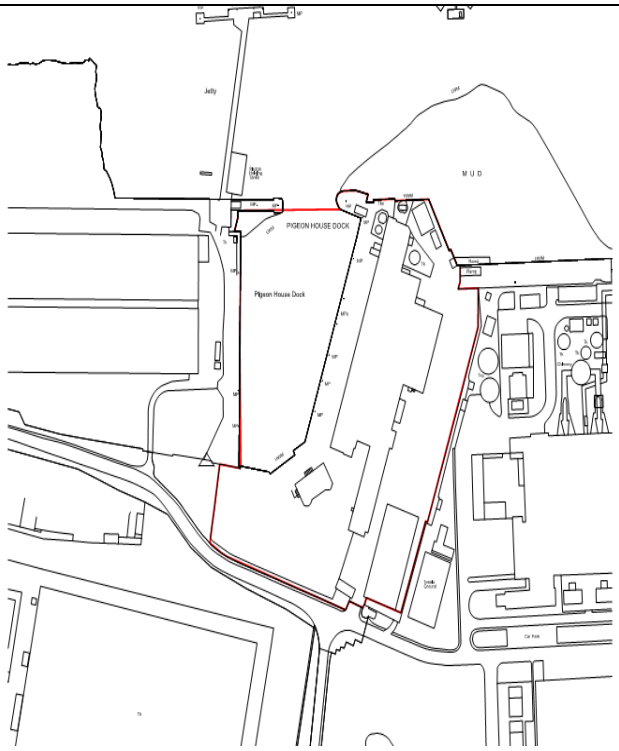
Address:	52/52A Clanbrassil Street Lower
Size:	0.02 Acres / 100 sq m

Site Description:

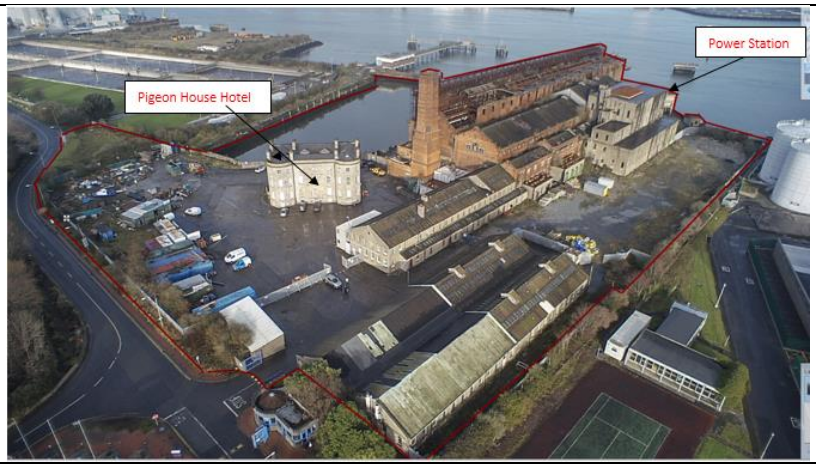
Long term vacant site

Zoning	**Z10 – Inner City Mixed Use**
Ownership (Title)	Freehold

Comments/Constraints/other relevant information: Contracts for Sale in place. Contract breached and legal proceedings imminent.	

DCC South East Area Sites	
	
Address:	Pigeon House Precinct
Size:	8.49 Acres / 34348 spm
Site Description: Disused Industrial with existing former Hotel used as Office Space	
Zoning	**Z6/Z7**
Ownership (Title)	Freehold

Comments/Constraints/other relevant information:

Property advertised for Sale – Expressions of Interest from Five Parties

Second Stage Disposal Brief under preparation.