



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 11th March 2020

Item No. 3iii

Report to the Housing Strategic Policy Committee on the proposed reuse of Land currently part the DCC Operational Depot Network

Councillors will be aware that a modern and comprehensive new City Council Operational Depot is to be developed on a site in Ballymun close to the Ikea Retail Facility. It is expected that construction of this new Depot will commence during the upcoming summer months. The construction period will be roughly two years.

This new development when operational, will release the sites of several existing depots and allow these lands to be re-used as much needed Social Housing for those on the waiting lists including Older Persons. It is important to note that these sites will only become available for social housing if the new depot is constructed and the depot can only be constructed if we can generate some income from these sites.

Most of the sites involved are on the north side of the city because the new depot will serve that area but a small number are on the south side. It is proposed to construct a similar type Central Operations Depot at Marrowbone Lane for the south side of the city, which will also release several key sites for the development of social housing, but this will take a few more years because plans are at a very early stage.

In relation to the north side and the new central depot being nearly ready for construction it is important that plans to re-use the sites of the existing depots are initiated as soon as possible so that they are ‘shovel ready’ shortly after being de-commissioned. Our experience over recent years, shows that the Planning, Design, Consultation and Approval process can take 3-5 years before a builder goes on site.

Therefore it is essential that we begin the process of developing these sites now and create certainty as to how they will be developed and ensure that this is done without delaying in any way our existing and extensive social housing programme.

Approved Housing Bodies are making a significant contribution, in line with Government policy on the provision of social housing in Dublin city and they are anxious and have the capacity to further enhance this contribution. We are also anxious to provide more opportunities to Approved Housing Bodies in the city while at the same time continuing our own significant Housing Construction and Regeneration Programmes and moves towards Affordable Purchase and Cost Rental housing provision.

Accordingly we are proposing to work in partnership with a number of Approved Housing Bodies for the development of the existing Depot sites (As listed below) and we will be seeking expressions of interest from them shortly with the aim of having all sites ready to go as soon as they are de-commissioned. It is proposed that the Part 8 Planning process will be used in most cases in order to allow greater involvement from Local Councillors. We will also ensure that there is adequate consultation with local residents for all proposed schemes.

There is potentially (at least) 745 new housing units involved in these proposals which is a very welcome additional supply in the context of the current housing environment. The main focus of the new units will be towards smaller accommodation to cater for what is the majority of household size on our waiting lists, we are also very keen to get more accommodation suitable for Older Persons including those who want to avail of the Financial Contribution (Downsizing).

The sites at Gulistan (Rathmines) and Stanley Street (D.7) are larger and more complex in terms of development mix etc and further consideration and consultation with Councillors is required for these two projects but we believe that ultimately there will be an opportunity for DCC to partner with an Approved Housing Body for the provision of social housing on both sites.

The depot site at Cromcastle Court will be integrated with the proposed overall regeneration of the Cromcastle Court Flats and may not involve an AHB.

In due course all individual site proposals will be brought for approval to the relevant Area Committee and subsequently to the full Council.

The schedule below sets out proposals for each site

Brendan Kenny
Deputy Chief Executive
11th March 2020

Depot Site	Address	Committee Area	Zoning	Site size (ha)	Development proposals	Estimated no of units
Cromcastle Court	Coolock, D5	North Central	Z4	0.117	Site and adjacent land to be incorporated into the DCC Cromcastle Court Regeneration Plan	50
Broombridge Road	Cabra, D7	North West	Z1	0.085	Social housing development of one bedroomed units suited to Older Persons.	15
Portland Row	Dublin 1	Central	Z1	0.327	Social housing development to be integrated into plans for the Regeneration of Dunne Street Flats (Adjacent)	35
Marrowbone Lane/Forbes Lane	Dublin 8	South Central	Z1	0.512	Social housing development of mainly one bedroomed apartments suitable for single and some older persons.	120
Orchard Road	Ballybough, D3	Central	Z1	0.264	Social housing development for the accommodation of Older Persons and 20% of them will ring-fenced for the DCC Financial Contribution Scheme (Down-sizing)	32
Collins Avenue (Opp. DCU)	Dublin 9	North West	Z1	1.546	Social housing development, this will consist of a mix of two and one bedroomed units. Some of the one bedroomed units will be ring-fenced for older persons including some under the DCC Financial Contribution Scheme (Down-sizing)	115
Sweeney's Terrace	Dublin 8	South Central	Z1	0.077	Small social housing development for Older Persons.	3
Stanley Street	Dublin 7	Central	Z5	1.154	Mixed tenure residential development, with mix to be determined. Commercial component to be provided in accordance with land use zoning.	275
Gulistan Terrace	Rathmines, D6	South East	Z4	1.17	Mixed use development including residential use. Residential component to be social housing and mainly one bedroomed units suitable for Older persons and the Financial Contribution Scheme.	100
					Total number of potential units	745