

**To the Chairperson and Members
Of the Central Area Committee**

Cabra/Glasnevin Housing Update for October 2020

St Mary's Place North/ Dorset Street Flats

The Design Team are currently working on the finalisation of the Masterplan for the new development as well as preparing a Part 8 planning submission, which is hoped will be made in early 2021. The Project Team will arrange for a detailed presentation on the project to the Central Area Committee in the near future.

The Project Team are currently developing a newsletter that will address pertinent issues regarding the development and encourage collaboration with local residents. Brian Kavanagh and Claire Dempsey are liaising and developing relationships with all residents in relation to their housing options. It is hoped that consultative meetings will take place once Covid- 19 restrictions allow. A large scale clean-up of the complex is currently underway and was completed on October 3rd. There has been a lot of positive feedback from residents so far who feel it has created a more pleasant living environment.

O'Devaney Gardens

Carey Construction are progressing work at pace on the first tranche of housing, 56 units to the northeast of the site. Due to unforeseen delays as a result of Covid-19 restrictions, it is now hoped that these will be completed by Quarter 4 2021.

The preferred bidder, BARTRA, would have had to apply for planning permission for the Project within six months of the date of signing the Development Agreement (6/12/2019) but this has been delayed as a result of Covid – 19. This will be a direct application to An Bord Pleanála under the Strategic Housing Development programme. Under normal circumstances, a planning application should take up to 12 to 16 weeks for a decision, however this can vary considerably, depending on the quantity and nature of extra information required by the Planning Authority, objections and other potential challenges to the application. In any case, the Preferred Bidder has one month after the granting of permission to mobilise on site and a further 4 years to finish out the project.



St Finbar's Site

Dublin City Council has received Departmental Stage 2 Approval for the re-development of the **St Finbar's Court** Complex in Cabra. This proposal consists of **46** new housing units for older persons. The estimated cost for this project is €14.3 million. The now demolished complex originally had 29 bed-sit units.

Dublin City Council Architects are due to meet Councillors representing Cabra to discuss any outstanding issue in the coming weeks.

Bannow Road Site

Department of Housing, Planning & Local Government have given approval for development of Social and Affordable Housing at the Bannow Road site in Cabra. Stage 1 of the process has been given the go ahead by the Department.

Voids RTL

Address	Depot	Date became void	Status	
4 Wellington Street Lower	Bannow Road	16/02/2020	RTL	Under Offer 1/10/20
Apt 4, 173 Phibsborough Rd	Bannow Road	19/05/2019	RTL	10/9/20 with Allocations for selection
37 Aughrim Court	Bannow Road	21/06/2020	RTL	2/10/20 with Allocations for selection
41 Aughrim Court	Bannow Road	26/04/2020	RTL	2/10/20 with Allocations for selection
4 Dominick Court	Bannow Road	21/06/2020	RTL	2/10/20 with Allocations for selection
17 Dominick Court	Bannow Road	26/01/2020	Let	28/09/2020
30 St Bricin's Court	Bannow Road	21/06/2020	RTL	Under offer 26/9/20
41 St Bricin's Court	Bannow Road	21/06/2020	RTL	Under offer 26/9/20
111 Botanic Ave	Ballymun	30/06/2019	RTL	Selection completed awaiting Section 15
18 Convent View	Broombridge	02/07/2020	RTL	Selection review as prospective tenant gone to long term care
28 Convent View	Broombridge	01/03/2020	RTL	Selection completed awaiting Section 15

Brian Kavanagh

Area Housing Manager