

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

Cabra Glasnevin Housing Update for January 2021

St Marys 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 it is hoped will be made in early 2021. The Project Team presented their plan for the project to the Central Area Committee in November.

A newsletter addressing pertinent issues regarding the development and encouraging collaboration with local residents was delivered to all residents at the start of November. Some feedback forms included in the newsletter were collected from all residents during the first week of December and the findings were reported to the Project Team. A letter was delivered to each resident on Christmas week about the next stage of consultation, which will be online in the first instance and will take place in the New Year. It is hoped that consultative meetings will take place once Covid- 19 restrictions allow.

Large scale improvement works are currently ongoing in the complex, such as steeling up of all previously detenanted flats as well as containing all exposed services, clearing out basements in two blocks and painting the lower ground floor areas of St Marys Place and the middle block. Further improvement works are being planned in conjunction with residents to create a more pleasant living environment within the complex. Claire Dempsey and Clare Johnson continue to work closely with all residents in relation to their housing needs.

O'Devaney Gardens

Carey Construction are progressing work at pace on the first tranche of housing, 56 units to the northeast of the site. The Housing and Community Services Department entered into mediation discussions with the contractor with regard to the delay to the development and the revised delivery date is now Q3 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 significantly as a result of Covid – 19. It is hoped that planning permission is now applied for by March 2021. 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 Finbars Court

Modified plans regarding a boundary wall issue within the new development have been agreed upon following local consultation. City Architects lodged Part 8 on the 26th November 2020. Housing Maintenance are continuing to keep the site cleared of illegally dumped rubbish and new locks have been placed on all entrance gates to deter access.

Bannow Road Site

The Department of Housing, Planning & Local Government have given approval for development of Social and Affordable Housing at the Bannow Road site in Cabra. City Architects hope to have detailed drawings for 120 Volumetric Units by mid - 2021. It is hoped that they will apply for Part 8 planning permission by the end of 2021/start of 2022 to be onsite to start the 18 month building programme by the end of 2022.



Infirmiry Road

The Infirmiry Road development will consist of 38 units in total located in two blocks, with a mix of 1, 2 and 3 bed apartments and duplexes in both blocks. The development has received Part 8 approval which includes the demolition of two buildings on site, which excludes the Married Quarters as there is a preservation order in place for this building. The Project will be going to tender in Q1 2021 and work is anticipated to begin on site in Q2 2021, subject to DHLGH approval.



Claire Dempsey

Acting Area Housing Manager