

To the Chairperson and Members  
Of the Central Area Committee

9th March 2021

## **Cabra/Glasnevin Housing Report**

### **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 it is hoped will be made in Q2 2021. Progress is currently being made with the detenanted process in both St Mary's Place and the middle block.

Despite the challenges that we are currently facing surrounding the Covid Level 5 Restrictions, Dublin City Council is committed to continuing ongoing consultation with the residents of Dorset Street Flats in relation to the new development. An online presentation of the proposed plans for residents only took place on Wednesday 24<sup>th</sup> February 2021. The presentation was made by the Consultant Architects Scott Tallon Walker, DCC City Architects, DCC Housing Projects and the Cabra Projects Office. Questions relating to the new development were taken at the end of the process and feedback from residents was very positive. We are hoping to hold a similar online consultation to include Councillors in the near future.

Large scale improvement works are still ongoing in the complex, such as cleaning out and steeling up of all previously and newly detenanted flats, containment of all exposed services and power washing and painting of the tower staircases in the middle block. Further improvement works are being planned in conjunction with residents to create a more pleasant living environment within the complex.

### **O'Devaney Gardens**

The Housing and Community Services Department entered into mediation discussions with Carey's Construction in relation to the delay with the development. The newly agreed upon construction programme did indicate a completion date for the project of Q3 2021 but, as a result of the site closure following the introduction of the current Level 5 Covid -19 restrictions, this completion date will now be revised. DCC will be seeking a revised programme of works from the Contractor following resumption of site works once government restrictions are relaxed.

It is hoped that Bartra, the preferred bidder, will apply for planning permission 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 Finbar's Court**

City Architects lodged Part 8 on the 26<sup>th</sup> November 2020 and observations in relation to this closed on January 15<sup>th</sup> 2021. A newsletter outlining the design of the new development and contact details for the Cabra Area Office will be delivered to local residents this week. Housing Maintenance are continuing to keep the site cleared of illegally dumped rubbish and new bolts and 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.



### **Infirmary Road**

The Infirmary 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 current programme for Infirmary Road indicates going to tender in March 2021. Following the assessment of tenders, the contract will be awarded in June 2021.



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