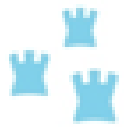


Housing SPC Presentation

**HLI Projects:
O'Devaney Gardens
Oscar Traynor Road**

June 2022



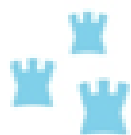
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Lawrence Lands Park

Oscar Traynor Road

Update Presentation to Housing SPC



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Development Summary:

853 Residential Units

Apartments 434

Duplexes 137

Houses 282

Density c. 71 units per hectare

Oscar Traynor Road

Summary of Proposal – Residential



Oscar Traynor Road

Summary of Proposal – Residential Tenure Mix

Development Summary: 853 Residential Units

Apartments 434

Duplexes 137

Houses 282

Density c. 71 units per hectare

Social Housing 40%	341
Affordable Rental 40%	340
Affordable Purchase 20%	172



Oscar Traynor Road

Summary of Proposal – Amenity Provision

Development Summary:

Amenities

Retail 145Sq.M.

Café/Restaurant 270 Sq.M.

MultiUse/Dance Studio 360 Sq.M.

Auditorium 165 Sq.M.

750 Sq.M. Community Use

3.6 Ha Parks

Including central Park and 3 Pocket Parks

(Kilmore Gardens, Lawrence Gardens
and Castle Gardens)

Opening of Naniken River

Lawrence Lands Park includes community allotments, Orchards, Nature
Trails, wetlands with boardwalks, Cycle and walking trails

Cycleway North South and

Along new Boulevard

Workhub Supporting self Employed (LEO)

Gaelscoil site (DES, School Management, DCC, Glenveagh)



Oscar Traynor Road

Phasing

Every phase delivers the tenure mix of
40% Social
40% Cost Rental
20% Affordable Purchase

*Exact Phasing of the development will
be determined following Planning
Application submission*

Update:

Revised Proposal to accommodate Requirements as per Disposal Agreement (Dec. 21)

- Unit mix
- Tenure mix
- Phasing

Phase 1

TOTAL 379 units

Social 152 units

Cost Rental 152 units

Affordable Purchase 75 units

Phase 2

TOTAL 415 units

Social 160 units

Cost Rental 160 units

Affordable Purchase 95 units

Oscar Traynor Road

Tenure Mix and Spread



Update:

Programme

Development Agreement

- Funding Approval Submissions
- Cluid Housing Cost Rental

Planning

- New LSRD (Large Scale Residential Development) Process
- Planning Application to DCC
- EIA requirements (environmental surveys)
- JR audit process
- Planning Lodgement – Nov. 2022
- Planning Grant Expected July 2023

Construction

- Construction Commencement Q4 2023
- Phased Delivery (completion of first new homes, Q4 2024)



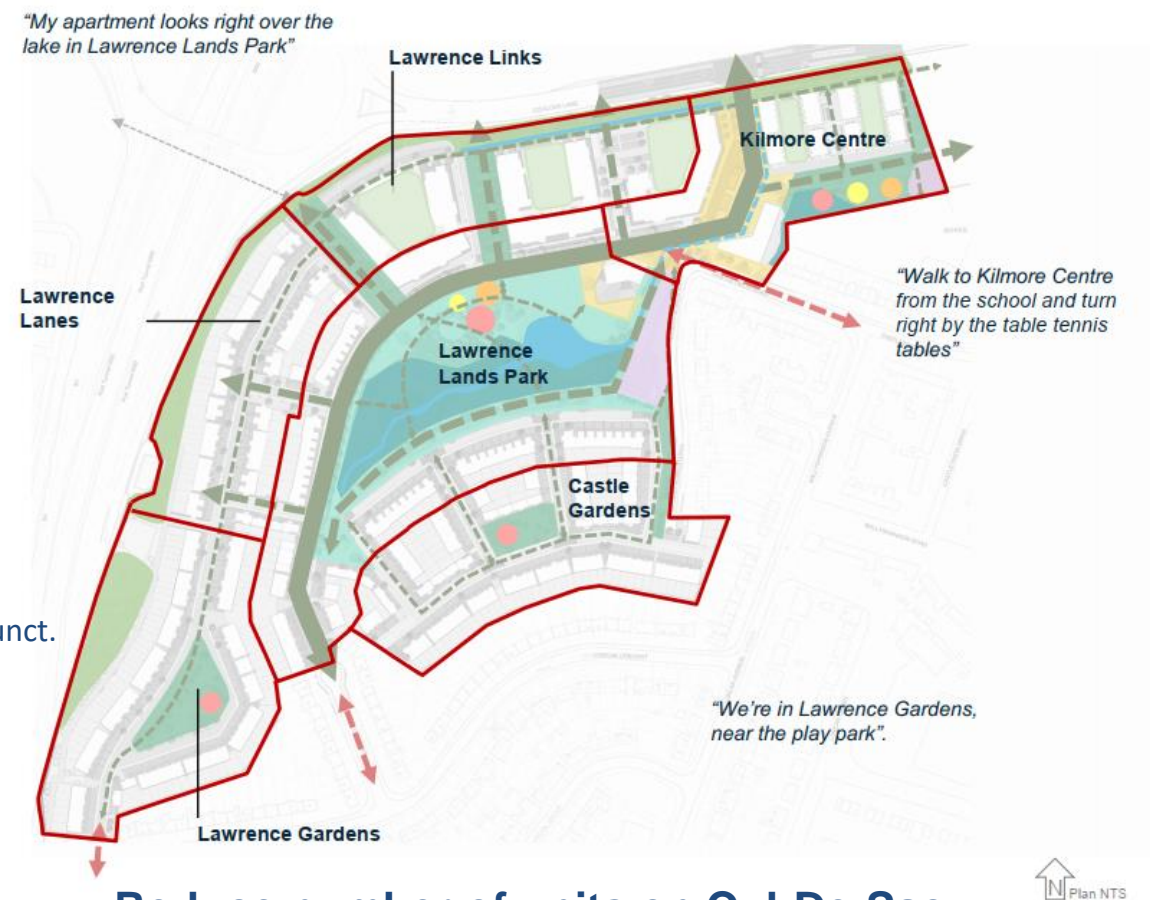
Oscar Traynor Road Programme

Update:

Consultative Forum

Meeting of Consultative Forum held on 5th May last outlining:

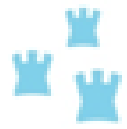
- Tenure Mix
- Design Progress (interfacing with existing, boundaries, etc.)
- Neighbourhoods (specific design issues)
 - e.g. max. unit number off Lorcan Est., etc.
- Accessibility & Permeability
 - incl. Bus Connections, Stops, pedestrian over M1, Coolock Lane Junct.
 - Slip Road access from site to M1
 - Clonshaugh Business Park
- Amenities
- Building Heights
- Phasing
 - incl. Construction traffic movement, etc.
- Gaelscoil site
- RoW (extinguishment of existing, provision of temporary and location of new)



- **Reduce number of units on Cul-De-Sac**
(68 units)
- **Provide for bus stop to new layby to accommodate stop**
(co-ordinating with TII and NTA)
- **Back to Back Distances between existing and proposed**
(specific concerns around levels, typical conditions and Sections across sites to be developed in consultation)

Oscar Traynor Road

Consultative Forum



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



O'Devaney Gardens

Presentation to Housing SPC



O'Devaney Gardens

Summary of Proposal – Residential

Development Summary: 1047 Residential Units

- 1,047 A-rated social, affordable, and private homes
- 2 acres of landscaped parkland
- New playgrounds and a purpose built Multi Use Games Area (MUGA)
- A new Creche
- Dedicated cultural and community spaces
- A new tree lined high street boulevard with restaurants, shops and cafes
- 276 car parking spaces
- Car sharing hub
- 2,000 bicycle parking spaces



Development Summary: 1047 Residential Units

318 one bed homes (30%)
567 two bed homes (54%)
162 three bed homes (16%)

Building heights will range from 2 – 14 storeys.

Social Housing 30%
Affordable 20%
Developer 50%

275 (264 apts. & 11 houses)
248 (184 apt. & 64 houses)
524

O'Devaney Gardens

Summary of Proposal – Residential Tenure Mix

2.2 Public Realm



Public Open Space



Playground area



MUGA

Public Realm Strategy Diagram



Development Summary: Amenities

Non Residential Uses: 1726 Sq.M.
 Community: 108 Sq.M.
 Creche: 485 Sq.M.
 Retail: 1063 Sq.M.
 Café: 70 Sq.M.

New Public Park
 MUGA
 Children's Playground

O'Devaney Gardens Summary of Proposal – Amenity Provision



Phasing:

Phasing and sequencing of works in 3 overall phases
(to be confirmed)

Phase 1: Blocks 6, 9 & 10

Phase 2: Blocks 7 & 8

Phase 3: Blocks 2, 3, 4 & 5

O'Devaney Gardens Phasing

Update: Programme

Planning Granted (ABP) 16th May 2022

Construction

- Mobilisation June 2022
- Construction Commencement Q3 2022
- Phased Delivery in 3 overall Phases
 - Phase 1: Blocks 6, 9 & 10
 - Phase 2: Blocks 7 & 8
 - Phase 3: Blocks 2, 3, 4 & 5

O'Devaney Gardens Programme



Update:

Consultative Forum

Meeting of Consultative Forum Proposed for date to be agreed between 4 – 15th June
Update newsletter to be circulated June

- Recalibrated Forum (ToR & Membership)
- Contractor Mobilisation
- Montpelier Park
- Cruciform Building, Infirmary Road

Agenda for meeting

- Membership
- ToR
- Scheme Naming & Numbering
- Construction Stage issues (incl. interfacing with existing)

O'Devaney Gardens Consultative Forum

Former O'Devaney Gardens Site Update Newsletter, June 2022

Progress Update:

An Bord Pleanála granted planning permission for the redevelopment of the Former O'Devaney Gardens site in November last.

Judicial Review:

The developer Bartra Capital, was granted leave by The Courts to judicially review condition 5 of An Bord Pleanála's grant of permission which relates to the future ownership of the apartments. At a Court hearing on 14th February An Bord Pleanála conceded to the error and have undertaken to rectify same under Section 146a. This process will take six weeks. A Court hearing has been confirmed for 28th March.

Programme:

Subject to the outcome of the above, the Developer could commence construction on site in Q2 2022. The development will be delivered in phases over a period of four years.

Consultation:

As outlined above, commencement of construction is imminent. As such the Project has entered a new stage focused on the delivery of the new homes and facilities at O'Devaney Gardens. Throughout construction DCC and Bartra are keen to engage with all stakeholders, most importantly residents of the neighbourhoods adjoining this new community. It is proposed to establish a new consultative forum offering all residents the opportunity for representation through their established local resident's associations. All local Residents associations will be afforded the opportunity to take part in the forum along with DCC, the Developer [bartra](#), their contractor and Local Councillors.

In the coming weeks DCC will reach out to established residents associations for representatives on the Forum.

For further information please feel free to contact the [Cabra Area office](#)
Tel: 222 7400 or email: cabraoffice@dublincity.ie



Building G , South end of South Wing



Building J and I



Building G , East Facade of South Wing

Former Hospital Building, Infirmary Road:

DCC are delighted to confirm that we are due to go to tender shortly for the appointment of a design team to develop design proposals for the refurbishment and repurposing to community facilities of the former hospital building on the corner of infirmary Road and Montpelier Gardens.

Open Space, Montpelier Gardens:

Onsite at the end of the month. Provision of new Park and play facilities.

