

9 November 2022

Oscar Traynor Road

*Update to the Dublin City Council Housing SPC**



**Please note that design is still under development as we finalise the planning application and information contained in this document may be subject to change.*

New Homes

853 total:

240 houses

178 duplex

435 apartments

Tenures

40% Social

40% Cost Rental

20% Affordable Purchase

Density

Apartments 5-6 storeys along Coolock Lane

Housing and duplex 2-3 storeys

Density 70 units per hectare on net site area



23% (3.61ha) of the Site is public open space through the making of Lawrence Lands and various pocket parks

Lawrence Lands Park

Large public park (2.4ha)
Re-opened Naniken River
Network of pedestrian and cycle paths
Natural habitats wrapping around the river
Active recreation spaces
Allotments and orchards

Kilmore Park

Urban park
Located close to the school
Bespoke play areas (MUGAs)
Active uses such as table tennis

Main Boulevard

Network of pedestrian and cycle pathways throughout site

Promoting active travel and permeability



LAWRENCE LANDS = Lawrence Lands Park, Kilmore Square + Kilmore Park

Phasing

Multiple deliveries within 2 overall Phases



Glenveagh
Living



Glenveagh
Homes

- Scheme proposed to be delivered across two large overall phases, with multiple deliveries in each overall phase
- Main public park (Lawrence Lands Park) and creche to be delivered as part of Phase 1 to ensure both scheme residents and the local community have full enjoyment of this amenity as a priority
- New junction serving the site's access onto Coolock Lane a priority and will be delivered upfront in Phase 1



Computer Generated Images (“CGIs”)*

Site context



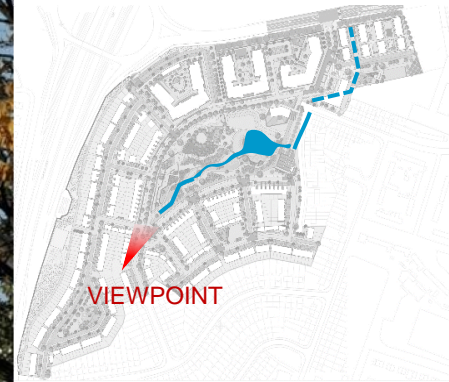
Glenveagh
Living



Glenveagh
Homes



**Please note that CGI's shown are still under development as we finalise the planning application and may be subject to change.*



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VIEWPOINT





- Three separate workshops held with local representatives through the Local Consultative Forum group
 1. **September 2020**
 2. **May 2022**
 3. **October 2022**
- Overall feedback from the group has been positive over the course of workshops held
- Further information to be provided to the group following on from October's workshop
- A separate working group has been created at the request of Cllr Gilliland comprising local representatives, key stakeholders and relevant state personnel in order to find solutions to the wider traffic and transport issues in the local area in the short to medium term

Local Community Engagement

Construction stage of the project



Glenveagh
Living



Glenveagh
Homes

- Dedicated external community liaison officer already appointed who has been engaged throughout the consultative forum workshops this year and will continue, alongside Glenveagh's community engagement manager, as the primary point of contact between the local community and Glenveagh during the construction period
- Regular engagement with the local community during the construction period



Key elements of the construction management plan will include measures such as:



- Neighbouring boundary walls will be protected.
- Working hours will be restricted. No Sunday or bank holiday work will be permitted.
- Monthly Environmental Monitoring Reporting to ensure all noise mitigation measures are put in place.
- Air monitoring will be undertaken throughout the construction period
- All construction deliveries to site must be made between restricted working hours.
- No large deliveries will be allowed to the site during peak traffic times for the area.
- Parking of heavy goods vehicles carrying out deliveries will be inside the site.
- Pest control plan will be included as part of the construction management plan





No.	Date	Stage
1	November 2021	DCC Councillors Section 183 approval of proposal
2	Until December 2022	<p>Design phase and preparation of LRD planning application²</p> <p>Ecology surveys required as part of the planning application such as wintering birds, breeding birds and bat surveys can only be done at certain times of the year. This also includes statutory timeframes necessary for Dublin City Council to process, review and provide an opinion on the pre-planning application prior to lodgement of the final application in December 2022. These factors drive the December 2022 planning lodgement date.</p>
3	December 2022	Lodge LRD planning application to DCC ²
4	July 2023	Final grant of planning permission from DCC, with detailed design work ongoing during this period ³
5	Q3 2023	Pre-construction & pre-commencement preparation
6	Q4 2023	Start works on site ³
7	Q4 2024	Completion of first new homes ³

²LRD: Large-scale residential development planning application, submitted to Dublin City Council

³Target dates assume a request for further information from DCC and no appeal to An Bord Pleanála or judicial review proceedings

