

**To the chairperson & members
of the North Central Area Committee**

Meeting Date: 15th April 2024

**Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)**

**Proposed Development of 106 dwellings at the Collins Avenue, Dublin City Council
Depot site, Dublin 9**

Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning & Development Regulations 2001 (as amended) for the construction of a residential development comprising 106 dwellings on a site at the former Bring Centre, Waste Management Depot and a Road Maintenance Depot on Collins Avenue Extension.

The Collins Avenue Depot site was identified for housing development, as set out in the Report of Chief Executive 273/2020, Appendix 4. The PPP Project Team presented an update to the North Central Councillors on site scale, density, progress to date & next steps in July 2023.

This site will be developed as part of the National Social Housing PPP Programme.

Site Location & Context

This site at Whitehall is located c 4.4 km north of Dublin City Centre on Collins Avenue Extension at the entrance junction to DCU. The site is bounded to the north by an existing industrial estate on Shanowen Road. The southern boundary of the site abuts the rear gardens to the homes on Collins Avenue Extension and Crestfield Close. St Kevin's Football club is located to the east. The complex ranges in height from 3 to 6 storey.

- Block A, ranges from three to six storey stepping up in height as it moves away from the southern boundaries.
- Block B is a four to six storey block stepping up in height as it moves away from the southern boundaries.
- Block C is a five-storey block and is the block located furthest east.

The proposed development is supported by a range of community and public facilities located within 1km of the subject site including the Omni Shopping Centre, Schools, and St Kevin's Football Club. The site is well served by public transport.

This site was formerly used by Dublin City Council as a Bring Centre, Waste Management Depot and a Roads Maintenance Depot which closed in late July 2023. All services have moved to the North City Operations Depot.



Figure 1: Site Plan of proposed development.

Proposed Development:

The development proposal presented here was developed by the Design Team in response to a design brief developed by Dublin City Council. The proposed development has undergone an iterative design review process with key stakeholders including representatives from North Central Area Office, Housing Department and DCC technical teams in consultation with the Project Technical Advisors.

The proposed development includes:

- 3no. residential apartment blocks of 106 apartments comprising 48no. 1 bed units; 39no. 2 bed units; and 19 no. 3 bed units. (10% of the units are constructed to universal design standards).
- Landscaped Public Open Space measuring 1,900m².
- Landscaped Communal Open Space for resident use.
- Car/Cycle Parking facilities.
- Community/Cultural and Arts facilities for residents and the wider public.
- Ancillary facilities such as bin stores & mobility scooter storage.

DCC Housing Department with the Project Architects held two public information sessions on the 26 September 2023 and on 22 February 2024. On both occasions the consultations were well attended by residents in the community. The team presented designs at a point in time during design development. Feedback from local area representatives were received via email over several months.

The Design Team reviewed all correspondence and considered every submission received, which, informed the proposal on key matters across permeability, infrastructure, boundaries, site constraints and the requirements of the City Development Plan 2022 to 2028.

I attach the following drawings to this report to illustrate the design proposal:

1. Site Location Map
2. Proposed Site Plan
3. Proposed Elevations

This report is for information and noting by the North Central Area Committee.

Dave Dinnigan
Executive Manager

Site Location Map



Bus Lines 1, 13, 16, Express 782

Bus Lines 9, 13, 155

Bus Lines 14, 15, 44, N4
* Bus connects routes.

Bus Stops

Creche

School / University

Local Shops

Walking Distance from the Site

Bus line direction
to the city centre
from Dublin Airport

Bus line direction
to the city centre

Proposed Site Plan



Proposed Site Elevations

Elevations Block A



View 1: Block A North Elevation



View 2: Block A South Elevation

Elevations Block B



View 3: Block B South Elevation

Elevations Block C



View 5: Block C West Elevation



View 6: Block C South Elevation



View 4: Block B West Elevation