



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**Report to Housing SPC**

**Date: 6<sup>th</sup> September 2018**

**Item No. 3b**

## Report to Housing Strategic Policy Committee



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### Proposed reuse of the Operational Depot Network

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#### 1. Background

##### 1.1 Report 161/2018, noted with amendment

The City Council noted Report 161/2018 of the Chief Executive – *‘Report on the Proposed Consolidation of the City Council’s Operational Depot Network and Notification under Section 138 of the Local Government Act, 2001 in relation to the North City Operations Depot’* – and also agreed a Motion that:

“This Council notes Report 161/2018 but reiterating its belief that all City Council owned and available land should first of all be prioritised for Social and Affordable Housing and social services.

1. Agrees that the Dublin City Council Housing Strategic Planning Committee and appropriate Council departments consider all options for these sites in line with that belief.
2. Agrees that in the interest of good urban regeneration and the experience to date has shown that urban regeneration is only really successful when it is community lead and the City Council has a guiding role in the project management and ongoing urban management when the projects are completed.
3. Agrees that it provides a full report giving the size of these sites and their development potential.
4. Agrees that, as a guiding principal that the development of these sites be project managed by DCC with a view to providing, a mixture of social, affordable, special needs and public housing along with Social Services facilities as appropriate to the site and the area.
5. Agrees that recommendations be referred to the relevant area committees for examination as to the priority objectives of members of the area committee and that a full report taking all this into account be presented to the November meeting of the City Council.

6. Agrees that where a site is not suitable for housing an alternative local community use be explored.
7. Recognising the need to improve working facilities and a better co-ordination of services calls on the Minister for Housing, Planning and Local Government to provide the funding for the new Depots.”

## 1.2 Motion referred to Housing SPC

The Council also agreed that motion number 11 (listed below) in the name of Councillor Noeleen Reilly be referred to the Housing SPC to be considered in conjunction with the agreed report.

Motion 11 – “That Dublin City Council applies to the Department of Housing, Planning and Local Government for the site value of the following sites which will become available when the new Depots are built on both the North and South side of Dublin, so that DCC can retain them in their ownership for the building of Social and Affordable housing.

The Department has said on numerous occasions that finance is not the problem and they will fund housing projects for Dublin City Council, therefore it would be obvious that these sites would not be sold off.”

Waste Management	Collins Avenue, Slaney Road, Aldborough Parade
Road Maintenance	Orchard Road, Collins Avenue
Housing	Portland Row Unit 5 /E1 Ballymun Industrial Estate 3 Units in North Ring Business Park, Santry Unit F2 Newtown Industrial Estate, Coolock Broombridge Road, Cabra Coleraine Street Stanley Street
Surface Water Maintenance	Bannow Road
Traffic	Unit 29, Cherry Orchard Industrial Estate
Public Lighting & Electrical Services	Marrowbone Lane

The operations proposed to be located in a South City/City Centre Depots are:

Waste Management	Gulistan Terrace Davitt Road Sweeney's Terrace Kylemore Park North
Road Maintenance	Kylemore Park South Marrowbone Lane
Housing	Marks Lane Garryowen Road Sundrive Road Kylemore Park South Unit 13A Cherry Orchard Industrial Estate

## 2.0 Response

This report proposes uses for depot sites consistent with the terms of the Motion agreed by the Members at the July City Council meeting.

### 2.1 Release of depot sites for more appropriate development

Many of the City Council's existing depots are located in residential areas and/or do not conform to the adopted planning policy in the City Development Plan and Local Area Plans. In terms of operations, this restricts the potential to expand or intensify activity on existing sites and, in some instances, restricts current depot activity. In planning terms, many existing depots are in inappropriate locations, in conflict with neighbouring uses and are not contributing to best use of land.

The confirmed total area of the sites to be vacated through the Depot Consolidation Project is 7ha. The release of these sites for more appropriate uses will make an important contribution to the proper planning and sustainable development of the City both in terms of consistency with our own adopted policy and in securing the appropriate use of scarce city lands, particularly for much needed housing in the City.

### 2.2 Proposed Future Use of Depot Sites

In light of the Motion, and in consideration of the proper planning and sustainable development of the City, the proposed future use of depot sites has been reviewed as set out below:

#### 2.2.1 Sites to be retained for City Council Use

The 7 sites proposed to be retained for Council use, as set out below, are required for operational purposes:

<b>Site</b>	<b>Address</b>	<b>Administrative Area</b>	<b>Zoning</b>	<b>Future development potential</b>
Dominic Street	Dublin 1	Central	Z1	Central Area Public Domain and city centre cleansing operations
Unit E4 North City Bus. Pk.	Finglas, Dublin 11	Fingal Co Co	GE	Currently in use for water and drainage operations
Seamus Ennis Rd	Finglas East, Dublin 11	North West	Z1	Required for Finglas Library redevelopment
Bannow Road (77B & C)	Cabra, Dublin 7	North West	Z1	Currently in use for water and drainage operations
Aldborough Parade	North Strand, Dublin 3	Central	Z5	Recycling centre/city centre cleansing operations
Bow Lane	Dublin 2	South East	Z5	South city centre cleansing operations
Kylemore Park North	Ballyfermot, Dublin 10	South Central	Z6	To be retained as recycling centre
Bannow Road	Cabra, Dublin	North West	Z1	To be retained pending opportunity for future comprehensive redevelopment

### 2.2.2 Sites to be used for Social and Affordable Housing

In addition to the 6 sites originally proposed to be retained for social and affordable housing purposes, an additional 5 have now been prioritised for this use:

Site	Address	Administrative Area	Zoning	Site size (ha)	Future development potential	Estimated no of units
Cromcastle Court	Coolock, Dublin 5	North Central	Z4	0.117	Site and adjacent land to be incorporated into City Estate Renewal programme Cromcastle Court Regeneration Plan	120 units (400 total)
Broombridge Road	Cabra, Dublin 7	North West	Z1	0.085	Social housing development	15 units
Coleraine Street	Dublin 1	Central	Z1	0.155	Social housing development	11 units
Garryowen Road	Ballyfermot, Dublin 10	South Central	Z1	0.085	Social housing development	34 units
Portland Row & Marks Lane	Dublin 1	Central	Z1	0.327	Social housing as part of City Estate Renewal Programme of existing social housing in the area (Dunne Street )	35 units
Sundrive Road	Crumlin, Dublin 12	South Central	Z1	0.048	Social housing development	2 units
Davitt Road	Drimnagh, Dublin 8	South Central	Z6	0.44	Social and affordable housing development	70 units
Marrowbone Lane/Forbes Lane	Dublin 8	South Central	Z1	0.512	Social housing, in accordance with the Liberties LAP and the City Estate Renewal Programme South West Inner City, Regeneration of existing social housing	120 units
Orchard Road	Ballybough, Dublin 3	Central	Z1	0.264	Social housing linked with the regeneration of existing social housing in the area	32 units
Collins Avenue	Dublin 9	North West	Z1	1.546	Social housing development	115 units
Sweeney's Terrace	Dublin 8	South Central	Z1	0.077	Social housing development	3 units

The number of units given above are initial estimates based on the densities provided in the City Development Plan and taking broad site constraints into account.

### 2.2.3 Sites for Mixed Use Redevelopment

2 existing depot sites are zoned for mixed use. A residential development component is considered appropriate in both cases, as outlined below:

Site	Address	Administrative Area	Zoning	Site size (ha)	Future development potential	Estimated no of units
Stanley Street	Dublin 7	Central	Z5	1.154	Mixed tenure residential development, with mix to be determined. Commercial component to be provided in accordance with land use zoning.	275
Gulistan Terrace*	Rathmines, Dublin 6	South East	Z4	1.17	Mixed use development including residential use. Residential component to be social housing	100

### 2.2.4 Sites for disposal in accordance with Land Use Zoning

The following sites are zoned for industrial use. As they are within industrial estates, they are not considered appropriate for redevelopment for residential or social service uses. It is proposed to dispose of these sites for redevelopment/use in accordance with their land use zoning.

Site	Address	Administrative Area	Zoning	Site size (ha)	Future development potential
Kylemore Park South	Ballyfermot, Dublin 10	South Central	Z6	0.489	Located in an industrial estate - Industrial use
Unit 29 Cherry Orchard Ind. Estate	Ballyfermot, Dublin 10	South Dublin Co Co	EP2	0.522	Located in an industrial estate - Industrial use
133A Slaney Road	Glasnevin, Dublin 11	North West	Z6	0.513	Located in an industrial estate - Industrial use

This approach to the redevelopment and reuse of the existing depot site network is designed to take the views of Members into account wherever possible, achieve best use of the lands including the development of social and affordable housing where appropriate while at the same time providing the funding necessary to cover the part of the costs of the proposed new consolidated depot facilities. The approach is based on the assumption that funding for sites to be used for social and affordable housing will be made available from the Department of Housing, Planning and Local Government.

Detailed proposals will be prepared in respect of each site for approval by the Elected Members.

**Brendan Kenny**  
**Deputy Chief Executive**  
6<sup>th</sup> September 2018