

# PROPOSED REDEVELOPMENT OF LANDS AT EMMET ROAD DUBLIN 8

JULY 2018

  
**Rebuilding  
Ireland**



Comhairle Cathrach  
Bhaile Átha Cliath  
**Dublin City Council**



## Foreword:

*“I welcome the proposal to develop the St. Michaels Estate lands for mixed income housing and community facilities. The City Council is acutely aware of the pressures in the city’s residential property market and the need for new models of housing delivery. It is appropriate that the City Council takes a leadership role in supporting a diversity of housing supply options to meet the demand for accommodation and to support and sustain the economic growth of the city including the Inchicore-Kilmainham area.*

*The Emmet Road site, given its convenient city location, is ideally suited for residential development and in particular to pilot the cost rental housing model. A key objective of this model is to provide long term affordable accommodation with security of tenure for moderate income households.*

*The City Council has put a Project Team in place to commence work on delivering this unique project and is committed to working in partnership with all stakeholders to ensure a successful outcome.”*

**Lord Mayor of Dublin, Nial Ring**



*“I signalled my intent early into my tenure as Housing Minister, to do something for those most affected by the housing affordability gap that has emerged from the lost decade of little or no supply of new homes and rising demand as more people return to work, start families and so on. In that regard, low- and moderate-income renters in Dublin and other cities in Ireland often face particular housing affordability challenges, and the Government is committed to addressing this supply gap as part of its package of affordability measures.*

*Cost Rental could be a game-changer for the rental market, as it has been in many other cities we have looked at. Taking profit, land and other costs out of the equation and securing competitive EIB financing means that much more affordable rent can be achieved on publicly-owned lands. I am determined to see this first major project delivered and for more to follow on other key State sites.*

*I want to thank Dublin City Council officials, the NDFA and the Housing Agency for their support and advice in shaping the proposal. Finally, I would like to recognise the support that the EIB has given us in bringing forward this new type of housing in Ireland benefiting from its international experience.”*

**Eoghan Murphy, TD, Minister for Housing  
Planning and Local Government**



## The Vision

To create a new residential development that is safe & attractive; provides an appropriate mix of housing types and typologies; and where residents are within walking distance of a host of neighbourhood amenities; including a Public Park, Civic Centre, Medical Facilities, Schools and Retail Opportunities.



## Site Description & Development Potential

The site is approximately 4.9 Hectares, and is bounded on the North by Emmet Road, to the South by the Grand Canal, to the West by St. Vincent Street West, and to the East by Richmond Barracks and the rear gardens of existing housing fronting onto Connolly Avenue.

The site is on the location of the former St Michael's Estate

### Development potential: Delivery in 3 Phases

- **Phase 1:** ca. 0.8 Hectares located between Richmond Barracks and Thornton Heights. Development of housing with support from the Health Service Executive and Approved Housing Bodies, comprising 52 new homes and associated Community Facilities to commence late 2019
- **Phase 2:** ca. 2.6 Hectares between the existing Community Sports Centre and Goldenbridge Cemetery. Development of ca. 420 Social & Cost-Rental homes with associated landscaped public plaza.
- **Phase 3:** ca. 1.5 Hectares to the South of Emmet Road. Development of Supermarket and/or smaller retail units, Civic Centre, community facilities and new public amenities



## Significant Developments undertaken in recent years

- The Thornton Heights residential housing scheme
- Renovation of Richmond Barracks
- Development of the new HSE Primary Care Centre and Community Nursing Facilities adjacent to Richmond Barracks
- Dublin City Council Senior Citizens complex at Bulfin Court
- Development of the Inchicore Community Sports Centre
- The Reopening of Goldenbridge Cemetery for burials





## **Policy Context**

**The Rebuilding Ireland Action Plan for Housing and Homelessness, comprises five pillars of planned actions to:**

- **Address homelessness**
- **Accelerate Public Housing**
- **Build more homes**
- **Improve the rental sector**
- **Utilise existing homes**

**This site is also included in the Governments Major Urban Housing Development Sites (MUHDS) initiative to secure the early delivery of new homes.**

### **Dublin City Development Plan 2016-2022**

- **The site is zoned Z14 – Strategic Development & Regeneration Area (SDRA)**
- **The site is subject to the guiding principles as set out under SDRA 9 of the Dublin City Development Plan 2016-2022**

### **Housing Land Initiative**

- **In 2017 a feasibility study relating to this site was prepared. This report examined the feasibility of advancing the St Michael's Estate site in Inchicore for development under the guidance of the Dublin City Development Plan 2016-2022, which came into effect on 21st October, 2016.**



## **Proposed Redevelopment on lands at Emmet Road to include 30% Social & 70% Cost-Rental housing**

**The site appears to have potential for development in the order of 472 units of mixed type and tenure**

### **Phase 1: Site between Richmond Barracks & Thornton Heights**

- **52 Housing units with support from the Health Service Executive and Approved Housing Bodies**

### **Phase 2: Site adjacent to the existing Inchicore Community Sports Centre**

- **330 Cost-Rental homes**
- **90 Social Housing units**
- **Public Open Space**
- **Local Neighbourhood Park**
- **Play facilities**
- **Quality landscaping for biodiversity and amenity**

### **Phase 3:**

- **Supermarket and/or smaller retail units, Civic Centre, Community Facilities and new Public Park**
- **High Quality Civic Urban Space**

**The development has the potential for creating a high quality streetscape which could include:**

- **A New Library**
- **A Public plaza**
- **Supermarket and/or smaller retail units**
- **Improved permeability with the wider Inchicore Community**
- **Improved pedestrian links to/from LUAS**
- **Cycle facilities and routes throughout the site**



## Next Steps

- The project will be delivered directly by Dublin City Council
- Expected appointment of the full Project Team by October 2018
- Professional Estate Management Company to be procured
- The project will provide affordable Cost-Rental homes – approximately 15 - 25% below market rate

