

**Where is the Oscar Traynor Site?**

The Oscar Traynor site is a 17-hectare site situated on the junction of the M1, Port Tunnel and Oscar Traynor Road.

**What's happening with it?**

The City Council and the preferred bidder, Glenveagh Living, are proposing to build over 850 homes on land that was previously a long term vacant green field site, using the Housing Land Initiative model that was approved in January 2017 by City Councillors.

**What is the Housing Land Initiative (HLI) model?**

It is a model that allows social and affordable homes to be provided at a reduced price. The interests of the community are at the heart of the model. We have excluded practices such as shared living and student accommodation.

**Is the City Council selling the land outright?**

No. We are using the intrinsic value of the land to leverage our vision of creating a sustainable, mixed community. The title in the land is only transferred at the end of each phase.

**Is the site zoned?**

Yes. The site is zoned (Z12) residential with some commercial and, under the current planning guidelines, has the potential to deliver approximately 850 homes (houses and apartments). The zoning also mentions the inclusion of a “high quality public park”.

**Will it be a council estate?**

No. It is not considered sustainable or sensible to build very large single tenure social housing estates. The City Council is seeking to provide homes under a more sustainable mixed-use model, which ensures a social mix (also known as ‘tenure mix’), the scheme comprises the following mix;

- 50% of the homes will be private.
- 20% will be affordable – these homes will be sold at a reduced price to first-time buyers.
- 30% of the homes will be social – allocated to families from the Council’s housing list.

**Will the private homes and the social / affordable homes be the same?**

Yes. The homes will be planned and built in such a way that there will be no way to identify the social homes from the private (this is sometimes referred to as “tenure blind” or “tenure neutral” housing). Both types (private and social) will be mixed throughout the site. All homes will be A rated and N-Zeb compliant. The social and affordable homes will be built to the same quality, standard and finish as the private units in the development.

### How soon will the homes be built?

In accordance with the proposed contract with the developer, there are specific deadlines for each phase including design planning and construction phases. Currently, it is anticipated that the development will be completed in its entirety by November 2024, but there will be a number of phased delivery of homes within that period.

### How much will the Affordable Homes cost?

OSCAR TRAYNOR ROAD AFFORDABLE PURCHASE PRICE RANGE PER UNIT		
SIZE	PRICE RANGE	NO. OF HOMES
1 BED	230,000 – 260,000	51
2 BED	250,000 - 300,000	87
3 BED	270,000 – 320,000	34
TOTAL		172

\*The figures in the above table include the Site Services Subsidy and the Grant under the Help to Buy Scheme.

### Why develop the site now?

There have been a number of attempts to build on the site down through the years with the financial and housing collapse delaying any building for the last decade. The City Council is promoting the idea that homes should be built on any zoned land it owns, in accordance with Government policy, that's why we are seeking a competent developer to finish out the site over the next five years. There is a proven shortage of suitable homes in the immediate area.

### Who is going to develop the site?

Dublin City Council went through an EU procurement process which involves identifying:

- The most competent developer (with previous experience, adequate finance, proven expertise, etc.).
- Who proposes the best plan for the site (design, quality, phasing)
- At the best price, taking into account Value for Money Guidelines and the Public Spending Code and overseen by the National Treasury Management Agency (NTMA).
- "Glenveagh Living" have been selected as the preferred bidder as they have provided the Most Economically Advantageous Tender.

### Will there be opportunities for local employment on the project

Yes. A social clause is included in the agreement and this will provide opportunities for local employment and apprenticeships.

### Will the City Council consult with the local community on the project?

Yes. Dublin City Council has facilitated a Community Consultative Forum for the project in order to provide a platform for the mutual exchange of information between stakeholders associated with the Oscar Traynor Road site. Besides the elected councillors, other local resident groups

are represented on the forum. A Community Consultative Workshop was held on 26 June 2019, the aim of this workshop was to bring together stakeholders and produce a report, which informed the preferred bidder of people's ideas for the development.

Report can be found [www.dublincity.ie/hli](http://www.dublincity.ie/hli).

### **Who is on the Forum?**

The members of the forum are as follows;

- Three City Councillors from the North Central Area
- Two residents representing Lorcan, Castletimon and Ballyshannon neighbourhoods
- Two residents representing Woodlawn, Aulden Grange and Larchill neighbourhoods
- One representative from Gaelscoil Cholmcille Management
- One representative from Gaelscoil Cholmcille Parent Committee
- Dublin City Council Executive Manager
- Dublin City Council Area Manager

### **Is there an outline plan I can see for the Oscar Traynor Site?**

Yes.

The City Council agreed a feasibility report which outlines an indicative plan for the site (copy of report available to download at [www.dublincity.ie/hli](http://www.dublincity.ie/hli)). The feasibility study takes into account:

- The heights and densities for the site (number of homes), and the need to take into account the current heights of the existing homes surrounding the south and east of the site and to design accordingly. This will mean that there will be lower buildings (two-storey) along the borders with Lorcan Crescent, Castletimon Gardens, Castletimon Road etc), while any of the taller buildings will be built around the park and along the Santry by-pass and the Oscar Traynor Road.
- The location of the roads, the location of the park, the course of the Naniken River, air transport flight paths, access to the site.
- Along with the zoning (Z12), the principles of the Strategic Development and Regeneration Area (SDRA) as outlined in the "City Development Plan 2016 to 2022" have to be taken into account.

### **How will the developer apply for planning permission?**

The developer will apply directly to An Bord Pleanála (ABP) under the Strategic Housing Development (SHD) rules, due mainly to the size and importance of the development.

### **What if I do not like something in the developer's plan, can I object?**

Yes, the successful developer will be required to apply for planning permission for the Oscar Traynor Development and there will be an opportunity to lodge observations/objections to the planning application with A An Bord Pleanála.

**Will there be a new park in the area?**

Yes, there will be a large centrally located park (approx. 3 hectares) which will provide a high-grade amenity for the local area, together with a number of smaller local pocket parks. This central park will contain the de-culverted Naniken River as a feature.

**What about a playground?**

Yes. Suitable locations will be examined as part of the detailed design.

**Will the area need a new school?**

Gaelscoil Cholmcille is the nearest school to the site and the school's management and the parents have been engaged in lobbying the Department of Education and Skills for new school buildings. The City Council will help in any way it can; however the Department of Education's criteria for funding will most likely apply. The Council has agreed to engage in a land swap procedure so that the school can be built on a more appropriate site. The school has representation on the Local Consultative Forum for the project.

**Has there been a traffic analysis of the impact on the area due to the new development?**

Yes.

The development of the Oscar Traynor Road lands will be underpinned by a robust integrated mobility strategy and transport assessment. An Environmental Impact Assessment Report (EIAR) will also be required to be prepared for the site. There is currently an Options Study underway looking at improved connectivity for pedestrians and cyclists between the site and Santry Village. The site will be served by Spine A of the Bus Connects project.

**Where will the entrances be?**

The main entrance will be on the Oscar Traynor Road but there will be cycle and pedestrian connections at some points. Vehicular access to and from existing neighbourhoods will be limited to local access in the new development.

**Will there be commercial / retail on the site?**

Yes.

However, it is not intended that this will result in a major retail outlet, as the area in general is well served by both the OMNI and Northside Shopping Centres. There may be scope to include a local shop along with a crèche.

**What is the value of the land?**

Although the developer will be paid for the social and the affordable units, this payment will be at the construction cost detailed in the tender rather than open market value. The developer is also responsible for the infrastructure on site, the development of the park, the play areas, community facilities, landscaping, design, planning, financing, and carrying any inflation risk on the 1st Jan 2019 fixed price, along with a cash payment of €14M.

The unencumbered value (if the site was put out on the open market with no restrictions) of the land would be in the region of €44 million. However, the City Council is achieving an agreement which realises the monetary value of the land in such a way as to satisfy the original vision for Oscar Traynor Road (sustainable mixed tenure, off balance sheet development, 253 turnkey social homes, 172 homes at affordable prices, fixed price contract, social and physical infrastructure, low risk planning and finance).

### **So, is the developer making a profit on the deal?**

The developers would not be involved if they did not anticipate a profit. For contractual and confidentiality reasons, DCC are not in a position to reveal the profit margins that the developer will make over the 5/6 years of the development, as it would have the effect of putting the developer at a commercial disadvantage. Under the structure of the HLI the social and affordable homes are provided at construction cost at 2019 prices and all the associated infrastructure has to be provided by the developer.

### **Why use a developer, why not have DCC develop the lands?**

The City Council is not a developer or a construction contractor. The expertise for large scale construction works of this nature are specific and complex. It would also involve the council taking on the substantial legal, planning and, above all, funding and financial risks associated with undertaking a development of this scale. In any event that was not the model of development agreed by City Councillors in January 2017.

### **What happens next?**

- A presentation will be made to the Area Committee on 21<sup>st</sup> September
- A presentation will be made to the Consultative Forum on 28<sup>th</sup> September 2020
- Additional information sessions will be provided to Councillors and the consultative forum as required
- The Disposal Report (Section 183) will be presented to the City Council meeting in November 2020.
- If the Section 183 disposal is approved the Development Agreement will be signed shortly thereafter with the developer and the developer will have six months to submit his planning application to An Bord Pleanla.

### **Are there visuals of the proposal?**

Yes.

Some images are available at the end of this document.



























