

ST. MICHAEL'S ESTATE- INCHICORE



ST MICHAELS ESTATE**Findings and Recommendations of the Special Housing Task Force on Housing Regeneration Projects****Taskforce**

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1.0 Introduction

The City Council, consistent with government policy, is committed to the promotion and creation of balanced and sustainable communities. In particular, the City Council recognises the need for the delivery of quality, energy efficient, social / affordable / private housing together with retail, commercial, community and leisure facilities. In addition, the City Council recognises the importance of social inclusion and the need to change the social mix in areas of the city with a large number of local authority dwelling units and develop them as sustainable neighbourhoods in which to work and live.

In pursuit of this policy the City Council has adopted a holistic and strategic approach to the regeneration of the existing estates with the aim being the social and physical regeneration of the communities living in these areas.

The City Council engaged with the local communities in a consultation process to determine a long term vision for the regeneration of these areas within the overall city context. This consultation resulted in Community Charters being agreed with the Community and the City Council. The City Council undertook a public procurement process – PPP (Public Private Partnership) whereby it sought a partner to jointly redevelop and regenerate the areas on a design, build and finance basis, such that the agreed social, affordable and private re-development of the areas could take place.

Due to changed economic circumstances a number of these regeneration proposals are no longer viable under the Public Partnership Process. Nevertheless, the City Council is committed to the regeneration of the areas, and to this end has established a multi-disciplinary Special Housing Taskforce to examine all options for the successful regeneration of St. Michaels Estate, O'Devaney Gardens and Dominick Street.

Vision

Dublin City Council recognises the effort and commitment already given by all stakeholders on these projects, in arriving at the agreed Request for Proposals (RFP) and Community Charters. The work of this Task Force has at all times sought to adhere to the broad principles of the previously agreed outcomes taking into consideration the changed economic climate. The brief for the Task Force was to explore all alternative possible methods for the regeneration of St. Michaels Estate, O'Devaney Gardens and Dominick Street based on the principles contained in the original RFP and Community Charters and taking into account the changed economic climate. In consideration of this process, it was necessary to re-affirm and redefine the fundamental visions for each area, prior to determining realistic delivery time frames and funding mechanisms for each regeneration area in the present economic climate. In compiling this report the Task Force has at all times sought to be realistic in the proposed delivery timescales and associated costs.



Map Showing the strategic location of the three rejuvenation sites including St Michael's Estate to the west of the city centre but centrally located in the expanding city context

2.0 Site Description & Background

The St. Michael's Estate flat complex was completed in the early 1970's and was one of several Local Authority flat complexes of pre-fabricated construction. A combination of great community involvement, parish activities and close proximity to services, all contributed to a successful residential development throughout the 70's and early 80's. However, social and maintenance problems over time saw the estate fall into decline.

The site is located on the south side of Emmet Road, bounded to the west by St. Vincent's Street, to the south by Goldenbridge Cemetery and the Grand Canal and to the east by the residential complex at Bulfin Court and Connolly Avenue, approx 3kms south west of the city centre. The immediate area is currently predominately residential in use, although located very close to the commercial activity of Inchicore village. The site can be divided into two parts, a 4 acre site and a 10 acre site. The 4 acre site is a cleared brownfield site located to the south adjacent to the cemetery and the Grand Canal and is the subject of a Part 8 planning permission. The 10 acre site currently comprises the remainder of the flat complex, parish and community buildings, a pigeon club, a health centre and traveller accommodation. The entire site has an area of approximately 14 acres/5.66 ha with a frontage onto Emmet Road of approx 110m.



Site Location

3.0 Planning Context

3.1 Development Plan Zoning Objectives

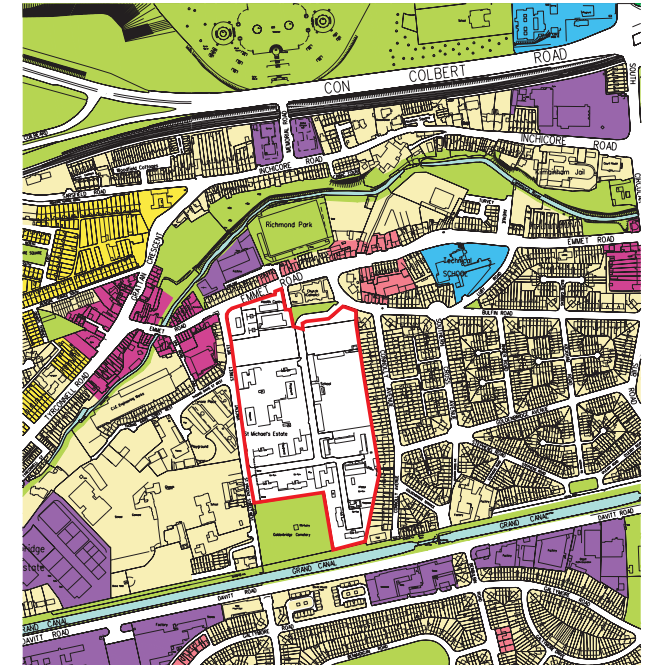
The site is zoned under the 2005 Dublin City Development Plan as Z13 to seek the social, economic and physical rejuvenation of the area. This designation indicates the importance of mixed-use development, full integration of proposals on site with the surrounding area and the importance of incorporating high quality public amenities as part of a regeneration.

Under the Z13 zoning category, the following uses are included as permissible uses although under this designation other uses not stated can be considered on their merits:

Permissible Uses: Buildings for the health, safety and welfare of the public, Childcare, Cultural/ Recreational Buildings, Education, Enterprise Centre, Hotel, Light Industry, Media Uses, Medical Uses, Office, Residential, Shop (neighbourhood scale).

Surrounding zonings and designation of notice include:

- The Z4 mixed use commercial zonings of Inchicore Village.
- The Z1 residential areas adjoining include residential streets to the west of St Vincent Street West such as Emmet Crescent and Emmet Court and residential streets to the east that connect with Bulfin Road, Goldenbridge Avenue and Suir Road and in turn the South Circular Road.
- Z6 enterprise and employment zonings that include pockets of potential redevelopment opportunity sites to the north adjoining the Camac and more extensively a short distance south fronting Davitt Road and the Grand Canal.
- The Z9 open space and recreational amenity zone which includes the Camac River Valley park to the north, the grounds of Richmond Park to the north, the Grand Canal to the south and Goldenbridge Cemetery (an important heritage feature) at the south end of the site.
- The protected structures which provide strong character and opportunity for the site including St Michael's Church, old St Michael's CBS stone buildings and Goldenbridge Cemetery.
- Z15 Institutional zoning that includes the sites of Inchicore College and Technical School adjoining Emmet Road and Luby Road a short distance east.



USE ZONING OBJECTIVES

Zone 21	To protect and improve residential amenity	
Zone 22	To protect and improve the amenity of residential conservation areas	
Zone 23	To provide for and improve neighbourhood facilities	
Zone 24	To provide for and improve retail services facilities	
Zone 25	To consider and facilitate the development of the conservation and to identify, enhance and designate and protect its own design character and style	
Zone 26	To provide for the retention and protection of open spaces and facilities opportunities for employment creation	
Zone 27	To provide for the protection and creation of industrial uses and facilities opportunities for employment creation	
Zone 28	To provide for the protection and creation of industrial uses and facilities opportunities for employment creation	
Zone 29	To protect the existing architectural and design character in order to be better integrated with the conservation objectives to allow primary residential and compatible office and retail development	
Zone 30	To promote, provide and improve recreational amenity and open space	
Zone 31	To consider and facilitate the development of other activities that are not covered by other zones	
Zone 32	To protect and improve open spaces and facilities opportunities for employment creation	
Zone 33	To protect the existing architectural and design character in order to be better integrated with the conservation objectives to allow primary residential and compatible office and retail development	
Zone 34	To seek the social, economic and physical rejuvenation of an area	

Zone 214 To seek the social, economic and physical rejuvenation of an area with mixed use of primary residential and retail uses for the predominant use

Zone 215 To provide for residential and community uses

SPECIFIC OBJECTIVES

Conservation Area	
Architectural Conservation Area	
Specialist Use Designation (e.g. District 16/17)	
Protected Structure (2015) (see preservation)	
Site of Architectural Interest	
Zone of Architectural Interest	
Place Urban Centre	
ROADS	
Primary Road	
Secondary Road	
Footpath	
Water Features and Bridges	
Excluded By Planning Order (2015)	

3.2 Area Demographic Analysis and Socio Economic Analysis.

An analysis of the local area population levels, age profiles and economic status are important indicators to highlight the character of the local community who can benefit from and importantly contribute to the success of a regeneration plan. It is important that adequate community facilities, support for family structures, facilities for the elderly, facilities for children and teenagers etc are considered and have relevance to the actual profile of the local community. Equally, such an analysis can indicate likely demand to invest in new housing opportunities, to gain employment, to support and initiate small business activities, to visit and support leisure, community and cultural facilities etc.

2006 Census of Population was reviewed for the purposes of this study.

St Michael's Estate is located within the District Electoral Ward (DED) of Kilmainham C. There are 4,292 persons recorded. 35% of that local population are within 25-39 age category, 23% in the 40-64, 17% in the 0-14, 14% in the 15-24 and 11% in the over 65 categories.

In the wider local area, which included an analysis of the DED's of Kilmainham B, Kilmainham C, Ushers A, Ushers F and Inchicore A, a total of 13,116 persons are recorded. 37% of that local population are within the 25-39 age category, 24% in the 40-64, 14% in the over 65, 13% in the 15-24 and 12% in the 0-14 categories. Diagram 1 below illustrates these categories

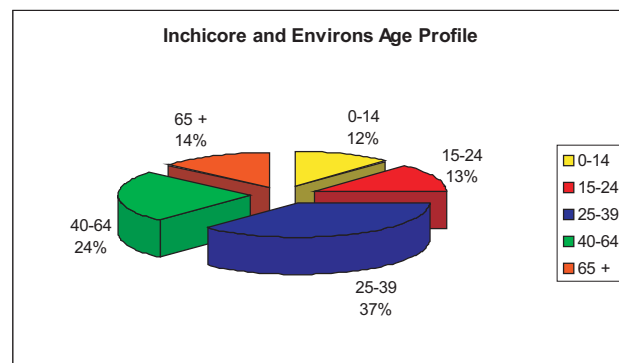


Diagram 1 : Population Age Categories

Of the wider area local population, people within the combined ages of 20-39 comprise 46% of the overall population. This is considered a positive indicator for the reasons of

(a) a youthful population structure in the wider local area will help to strengthen a sense of neighbourhood both in the present and into the future

(b) people within this category have a lot to contribute in both participating in and creating opportunities for community initiatives, cultural activities, leisure activities etc all of which provide character and identity for the local area

(c) people within this age bracket are usually at an age of new household formation, looking for a first home, raising families, looking for opportunities to create a business or gain employment etc.

All of these activities could have a positive interaction with opportunities created by new development in the locality whether they are of a residential, commercial or community character. Diagram 2 illustrates this comparison.

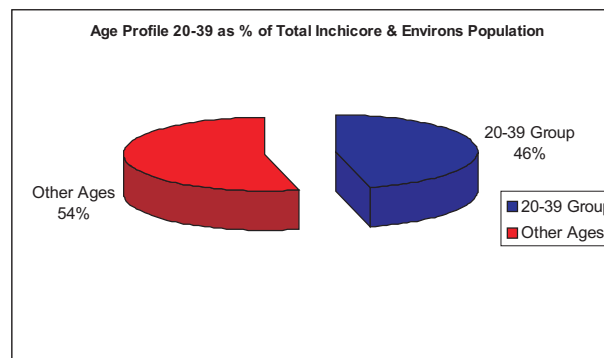


Diagram 2 :Age group Comparison

The same wider local area was analysed for the economic status of the local community. The findings identified a total of 11,492 persons aged 15 and over and their status is summarised as; 59% are at work, 13% are retired, 7% are looking after the family home, 6% are students, 6% are unable to work due to illness or disability, 6% are unemployed, 1% are looking for first regular job and 1% in an "other" category. Diagram 3 below illustrates these findings.

The high recording for those at work coupled with the young age cohorts are positive indicators for the regeneration of the site and its integration with the wider area.

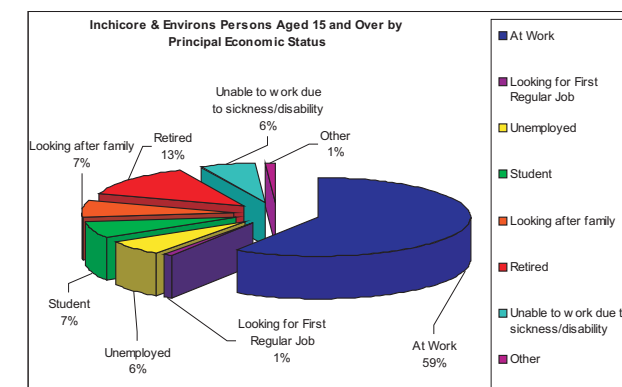
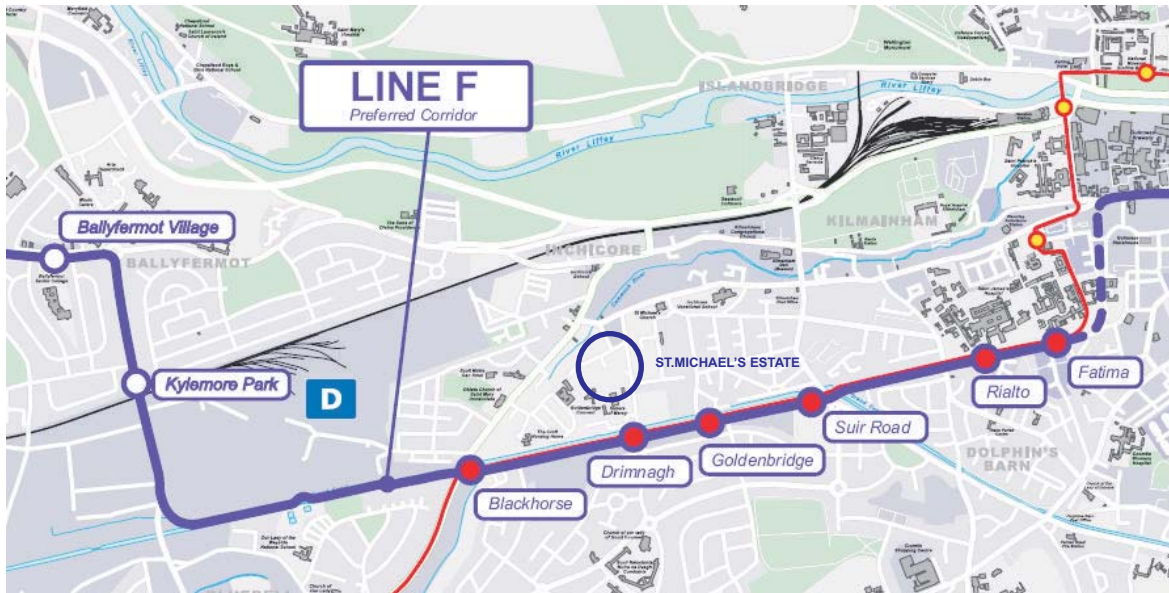


Diagram 3 :Economic Status of persons Aged 15 and Over



Luas Line F Route Option : RPA Map from transport 21

3.3 Transport Connections

The site benefits from strategic public transport access, both existing and proposed.

The Emmett Road frontage of the site is accessible to city centre bus services. The No 51 B/C/N Bus Service has a station on Emmet Road providing connections between the City Centre and Clondalkin.

The existing Luas Red Line (Tallaght to Connolly Station) follows a route along the Grand Canal close to the south site boundary. A Luas stop (the Drimnagh stop) is within close walking distance via St Vincent's Street West and a new pedestrian bridge across the Canal.

Under Transport 21, the Luas Line F from Lucan to the City Centre (College Green) has two options. Option 1 would take a route along Emmet Road directly adjoining the north site boundary. Option 2 would utilise the existing Red Line corridor a short distance south of the site. Both options provide advantages to connect the site strategically with city public transport.

The diagram above is taken from Transport 21 and indicates the route alignment options for Luas Line F in the context of St Michael's Estate.

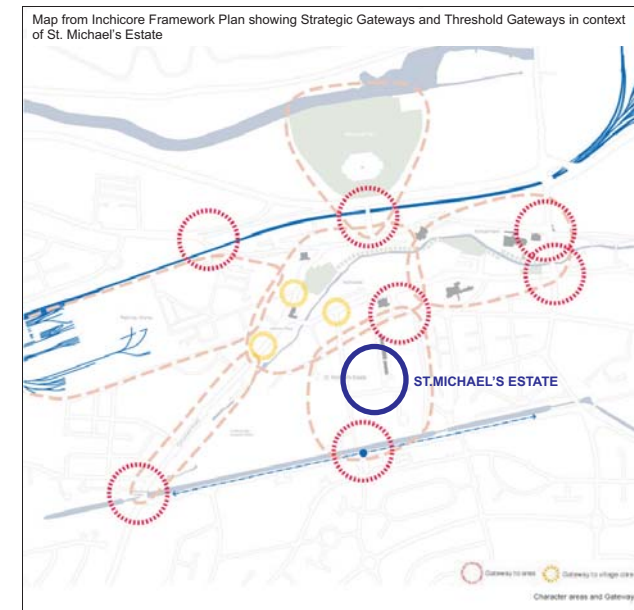
3.4 Integration with Inchicore Framework Plan

The Inchicore Framework Plan 2006 provides guidance for the development of twelve opportunity sites in Inchicore Village. Design briefs are provided for these sites to co-ordinate appropriate site layouts, building heights, mix of uses etc. The plan also co-ordinates the re-development of these sites with an overall vision for enhancing the character of Inchicore Village. An example of this is the creation of a linear riverside park along the Camac.

A design brief was not prepared for St Michael's Estate as part of this plan on account of the parallel rejuvenation proposals for the estate. Integration of the estate with the rejuvenation of the wider area was however promoted. The opportunity now exists to co-ordinate this integration, particularly when progress under the Inchicore Framework Plan is advancing

Of note for St Michael's Estate, the Framework Plan includes the following designations:

1. Two Strategic Gateways into Inchicore from the wider area converge at Michaels Estate. They signal entry points and nodal points for the village. They announce arrival into Inchicore from important routes. They include St Michael's Church to the North East at the junction of Bulfin Road and Emmet Road and the Luas Station (Drimnagh stop) on Davitt Road to the South East.
2. A Threshold Gateway to the village centre is identified at the north west site corner at the junction of St Vincent Street West and Emmet Road. This is recognised as an entry point to the very heart of Inchicore Village and highlights the importance of the main road boundaries of the site, in particular Emmet Road and St Vincent's Street West, as an interface with the village.
3. Permeability is important with possible routes north to south (from the Canal to Emmet Road) and east to west (from the direction of Bulfin Road to St Vincent Street West) highlighted as important movement routes.
4. The importance of heritage and natural amenity is an asset for Inchicore with opportunities to highlight the value of such features as Goldenbridge Cemetery, the protected structures of Richmond Barracks, St Michaels Church and natural amenities along the Grand Canal and River Camac within redevelopment proposals.





Map from the Inchicore Framework plan showing the concepts for opportunity site infill development (12 Opportunity Sites in total) in the context of St. Michael's Estate

3.5 Integration with Other Planning Initiatives in the Wider Area

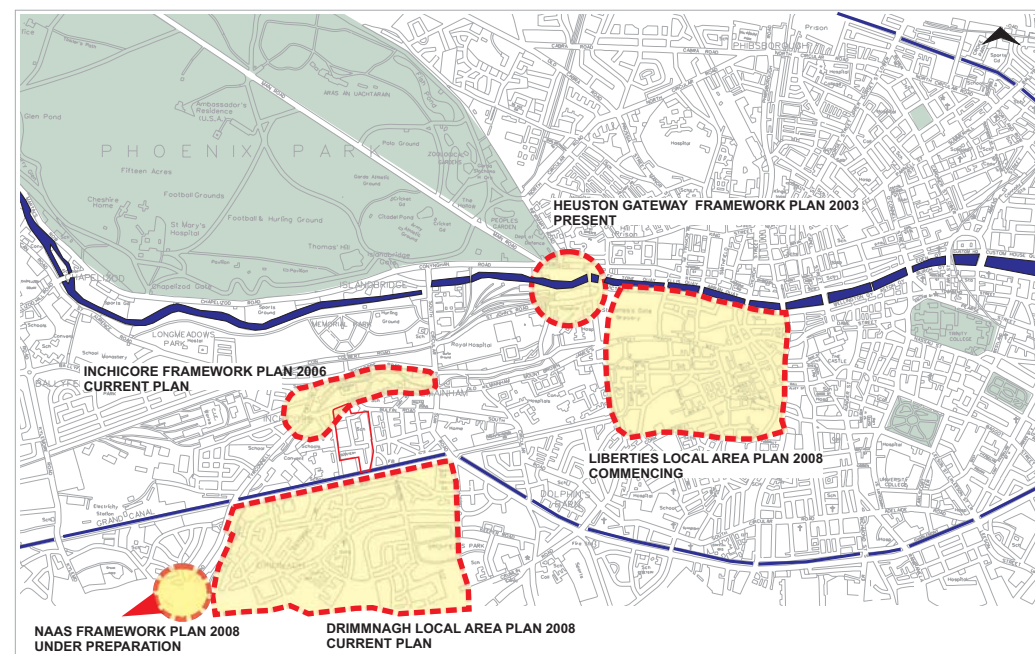
A number of other planning initiatives in the wider area highlight the strategic nature of the location in Inchicore. Activity and regeneration in these areas should have benefit for the wider area with opportunities for linkages and connections between the types of activity at each location. The overall increase in investment, increase in local population, heightened business activity and employment, enhanced community facilities, improved recreation and culture facilities and creation of interesting new places to visit should have shared benefits throughout the wider area. These plans include the Draft Drimnagh Integrated Area Plan 2008, Draft Liberties Local Area Plan 2008 and the Draft Naas Road Action Plan 2008.

Draft Drimnagh Integrated Area Plan 2008:

This plan includes character zones and landuse designations which are in close proximity to St Michael's Estate including lands south of the Grand Canal and Davitt Road. Opportunities for the rejuvenation of industrial sites for a wide range of mixed uses including residential, commercial and community uses are identified along the landbank facing Davitt Road and the Grand Canal. Important recreational amenities such as sports facilities at Brickfields Park are identified. The promotion of permeable movement connecting these areas including movement north towards Inchicore via St Vincent Street West are identified. Both St Michael's Estate and these lands share common advantages with the Luas line and amenities of the Grand Canal.

Draft Liberties Local Area Plan 2008: Moving from the Kilmainham/Inchicore area to the city centre via the James's Street and Thomas Street Corridor is an important route and creates close ties between the Kilmainham/Inchicore Area and the Liberties. The Draft Liberties Local Area Plan has identified 11 character areas and put forward detailed redevelopment briefs for each area.

Enhancing the physical and social character of these areas is a priority and importantly restoring and highlighting the unique heritage of the area is key to these strategies (for example St James's Harbour and the restoration of the Grand Canal basin). The proposals aim to extend dynamic mixed use city quarters with environments that attract visitors through the area in addition to new residents and employees generated by the redevelopments. Continued movement westwards would link with Kilmainham/Inchicore. It is important that a strategy for St Michael's Estate contributes to the creation of interesting places to continue to draw investment and interest further west in the direction of Inchicore.



Map showing the general location of planning initiatives across the wider area including the more recent planning initiatives in the context of St. Michael's Estate

The Draft Naas Road Local Action Plan 2008:

Another current planning initiative to the west of Inchicore is under preparation to give effective guidance for the regeneration of significant industrial landbanks. Mixed use urban quarters with a high emphasis on employment generation will be co-ordinated under this plan. Existing and future proposed public transport links connect this area closely to Inchicore and the city centre in turn. These areas are currently characterised by large low density industrial premises with large areas of open storage (car storage, retail warehouse trading etc). Developing these areas as significant mixed use urban quarters will provide gateway developments to the city centre and place Inchicore centrally between these up and coming activity areas and the city centre.

4.0 Comments on Development Potential

Inchicore has experienced many changes to the physical and economic environment over the past ten years. While it has benefited in the past from the boom in the residential property market and this has resulted in new apartment developments along Emmet Road, Tyrconnell Road and Grattan Crescent, this expansion was not experienced in the local commercial property sector.

This is evident by the number of vacant retail/commercial units in the Inchicore area and the shortage of quality tenants. The land use within the village currently comprises financial institutions, several public houses and in general a mixture of smaller retail/commercial activities. More recent developments have seen the opening of a Eurospar and Tesco Express as well as a restaurant/winebar.

One of the main concerns of residents and the local Business Association is the absence of a major supermarket retailer in the village or surrounding vicinity. Local residents have to travel some distance to the nearest supermarket i.e. Ballyfermot, Crumlin and even Thomas Street. The inclusion of a large supermarket facility would also attract shoppers from outside the immediate area which would have a positive knock-on effect to commercial activity in the area.

St Michael's Estate is very well located in close proximity to the city centre and to the Naas Road. It has the benefit of both a public bus service along Emmet Road and the Luas Drimmagh stop at the Southern end of the site with potentially a new line through Inchicore village. However, the village does not have sufficient car parking facilities, which is an obstacle to trading and therefore, the provision of convenient and secure car parking should be an essential element of any commercial proposal.

While the current economic climate does not favour any speculative development, there is a definite demand for this form of retail outlet from owner occupiers in Inchicore. Market research and demographics stated previously would also support supermarket development and ancillary retail and restaurant units.

SUMMARY

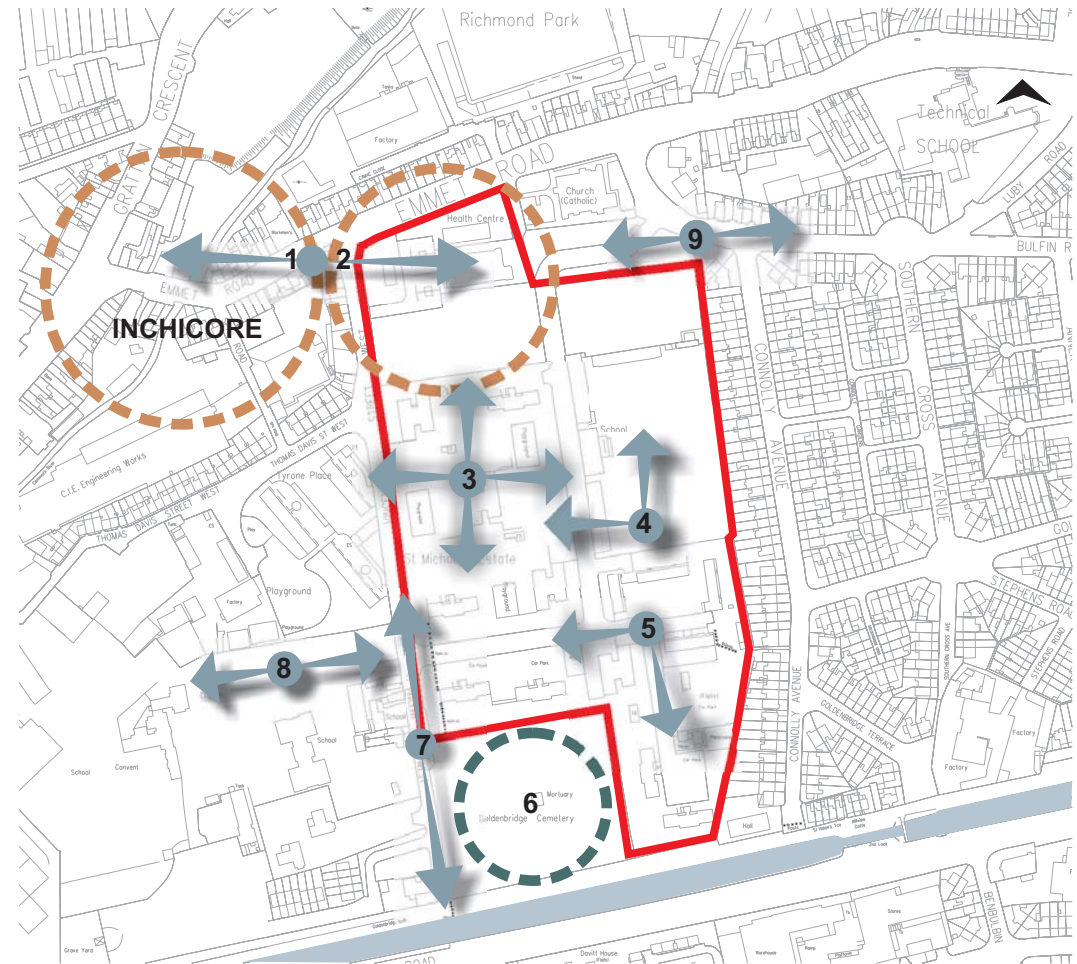


Diagram highlights the Development Opportunities and Connections between Character Areas for St. Michael's Estate and its adjoining area

- | | | |
|---|--|---|
| 1 Strong connections to Inchicore Village Centre | 4 Strong connections to Health Services | 7 Strong connections to the Luas Corridor |
| 2 High quality Commercial and Community Services to extend and strengthen the role of the village | 5 Integration of the 4 Acre Residential Site | 8 Connections to community services and schools |
| 3 Strong permeability through the site | 6 Integrate existing Heritage and Amenity with new community | 9 Inviting entrance to integrate residential area to east |

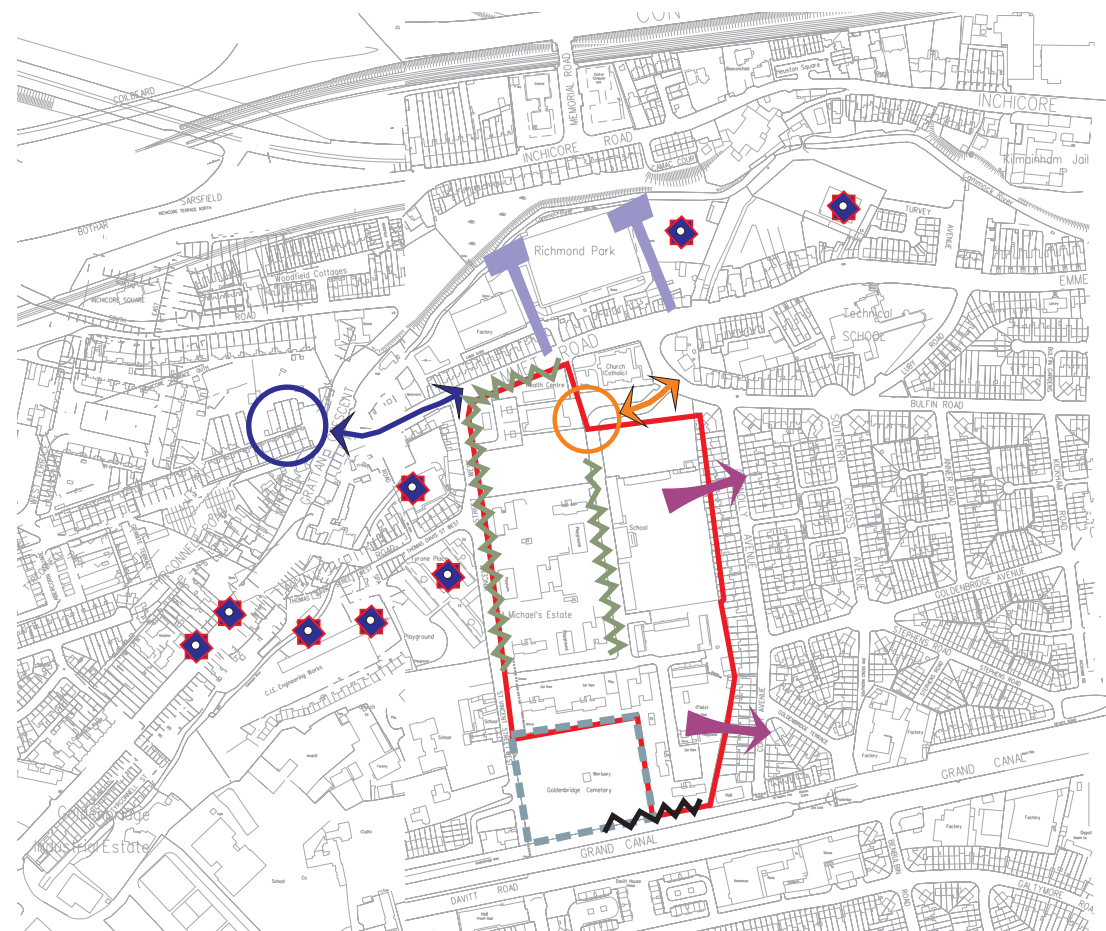
5.0 St Michael's Estate Area Challenges:

Challenges are identified as they highlight where improvements can be made and how improvements might be incorporated into future regeneration proposals.

The challenges are identified for both the immediate site and also the site's interactions with the surrounding area.

Some of the key challenges are:

- The poor visual character of the site's principle roadside boundaries.
- Poor first impressions are created, particularly on approach from Emmet Road.
- The lack of a streetscape and active frontages do not encourage movement through the site.
- Despite the close proximity of the site to the village centre of Inchicore, the site feels isolated and disconnected from the surrounding village area.
- Apartment residential developments in the area have a gated character which adds to the impression of poor connections and lack of integration.
- The residential area to the east of the site backs onto St Michael's Estate along a significant common boundary, a further reinforcement of isolation within the location.
- On approaching St Michael's Estate from the west along Bulfin Road, the Church and tree planting provide positive street character. Views into the estate however do not particularly invite or encourage continued movement as a natural extension of the street network.
- The area has significant natural and heritage features such as the Camac River Valley, the Grand Canal and Goldenbridge Cemetery. The estate does not however connect successfully with these amenities which could offer substantial benefit to the character of the estate and its integration with surrounding character.



POOR INTEGRATION WITH CANAL AMENITIES

GOLDEN BRIDGE CEMETERY HIDDEN WITHIN THE AREA

EXAMPLES OF SITES WITH GATED DEVELOPMENT

POOR VISUAL CHARACTER - LACK OF STREETSCAPE



BARRIERS TO ACCESS CAMAC RIVERSIDE AMENITY



POOR DRAW IN CHARACTER AT INTERFACE BETWEEN ESTATE AND RESIDENTIAL AREA TO THE EAST



POOR INTEGRATION WITH SURROUNDING HOUSING AREA



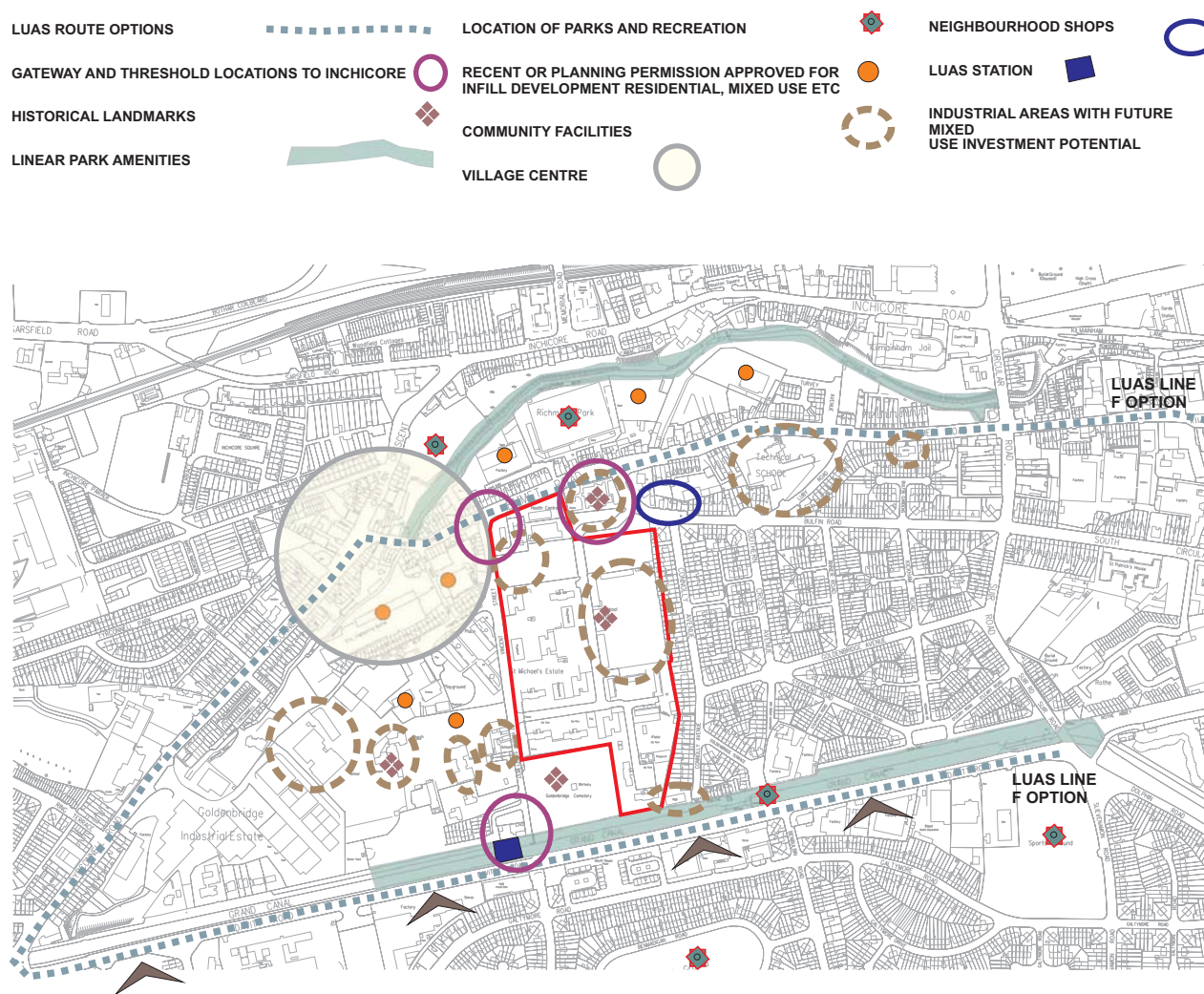
POOR INTERFACE BETWEEN VILLAGE CORE AREA AND FRONT BOUNDARIES OF ESTATE

6.0 St Michael's Estate Area Opportunities

- There are significant positive opportunities for St Michael's Estate. Regeneration proposals can harness such potential.
- Some of the key opportunities are:

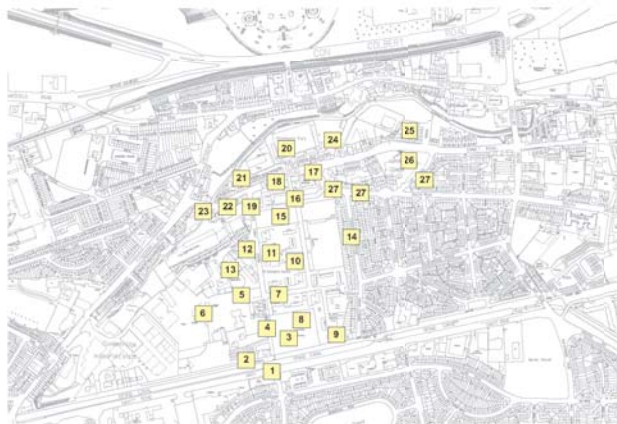
St Michael's Estate is immediately adjacent to key community facilities for the local area including the Goldenbridge Integrated Services Complex and Our Lady of Lourdes National School to the west off Emmet Close, existing on site health, sports and parish services and future proposed community health services on the CBS lands (former Richmond Barracks to the east). Combined future community services as part of a regeneration plan, the location has area wide importance for key community services.

- The site is adjacent to three identified gateways into Inchicore under the Inchicore Framework Plan 2006 which include the Luas stop to the south west, St Michael's Church / Bulfin Road junction to north east and the junction of Emmet Road and Vincent Street West (a threshold point on entering the centre of the village) at the north west corner.
- In addition to the Luas corridor to the immediate south, the location also benefits from bus service access on the north boundary and future proposed Luas route options to the north and south. Connections to the wider city area by public transport are existing and will be further extended.
- The site adjoins significant amenity, leisure and heritage features such as the Grand Canal, Goldenbridge Cemetery, Camac River Valley, Richmond Park, protected buildings including Richmond Barracks and St Michael's Church etc all of which provide unique character, opportunities for amenity value and opportunities for a special identity for the location.
- The site is a key site within the village which has a number of other opportunity infill redevelopment sites. Some are under progress and others are identified within the Inchicore Framework Plan 2006. In the wider area the location is close to significant opportunity sites and amenity areas identified under the Drimnagh Integrated Area Plan (Draft) 2008 and other planning initiatives. The site has a major role to play in promoting inward investment and regeneration across the wider area.
- The site offers opportunities to create new spaces, new streets and new connections both north to south and east to west as an extension of the existing network of village streets and public spaces. For example walking between the village centre to the west towards the local shop facilities on Bulfin Road to the east through new high quality active streets will be possible and encouraged.



Map showing the Opportunities for St. Michael's Estate and its adjoining Area

7.0 Site and Surrounding area analysis:



1: Pedestrian footbridge connecting St Vincent Street West with Davitt Road. The pedestrian bridge provides a crossing point over the Grand Canal and provides a direct connection to the Drimnagh Luas station on the Luas Red Line (Tallaght to Connolly). Movement north towards the centre of Inchicore is via St Vincent Street West adjoining St Michael's Estate. Under the Inchicore Framework Plan 2006, this location is identified as a Gateway entrance to Inchicore connecting movement from the Luas and south from Drimnagh towards Inchicore via St Vincent Street West.



2: View of the Grand Canal and the Luas Station taken from the new pedestrian bridge. The Canal provides a valuable amenity facility for Inchicore and is immediately accessible from St Michael's Estate.



7: View from within St Michael's Estate looking west towards the junction of Emmet Crescent with St Vincent Street West.



8: View of an existing eight storey residential block in St Michael's Estate which is representative of the character of residential blocks in the estate.



3: Goldenbridge Cemetery adjoins the south west corner of the site. The Cemetery is an important heritage asset for Inchicore with a direct relationship to the site sharing boundaries on the north and east sides. The Cemetery is part of a conservation zone and contains protected structures including old stone walls and Church ruins.



4: The southern end of St Vincent Street West includes the wall and railing boundary of Goldenbridge Cemetery (on the right side) and entrance to Emmet Court (on the left side). The street connects directly to the canal and the Luas.



9: View of the 4Acre site at the south east corner of St Michael's Estate. This site adjoins the Grand Canal to the south and Goldenbridge Cemetery to the east. A Part 8 Planning Permission is established on this site for the development of social and affordable housing (137 units in total), a community building and a crèche.



10: View of existing four storey residential buildings on St Michael's Estate located at the southern end of the estate.



5: New social housing located at Emmet Crescent which is accessed from St Vincent Street West. The housing scheme is designed within the grounds of the Sisters of Mercy Convent. Community uses within this complex include Our Lady of Lourdes NS, St Michael's After School Project and St Michael's Parish Youth Centre.



6: The Sisters of Mercy Convent buildings which accommodate the Goldenbridge Integrated Services Complex.



11: View from within St Michael's Estate looking west towards St Vincent Street West and the Tyrone Place apartments which adjoin the street.



12: Tyrone Place apartments which are accessed from St Vincent Street West and Thomas Davis Street West. Pedestrian side gates provide access from the street but otherwise the complex is gated which is a typical feature of residential schemes within the area.



13: Thomas Davis Street West has a wide variation in building character including two storey and single storey housing fronting the street and more recent higher density infill development including a new apartment scheme permitted in 2004 (application sought 140 apartments in blocks ranging between 3-7 storeys).



14: The façade of the old stone buildings of the former Richmond Barracks (later St Michael's CBS) which provide distinctive character to the internal street that connects St Michael's Estate with Bulfín Road. The stone buildings are protected structures and possess planning permissions for conversion and reuse for a Primary Health Care Unit and a Community Nursing Unit.



19: The northern end of St Vincent Street West on approach to Emmet Road. The visual quality of the street is eroded by the lack of street definition, quality of the public realm etc. This location has significant opportunity however. The junction of St Vincent Street West and Emmet Road is recognised as a Threshold Location under the Inchicore Framework Plan 2006 (i.e. an entrance point to the village centre).



20: The entrance to Richmond Park located on Emmet Road opposite the north boundary of St Michael's Estate.



25: Further example of residential development adjoining the Camac River. This scheme is accessed from Turvey Avenue. These developments strengthen the residential base for the village centre and provide opportunities to address the Camac River with walkways, supervised open space etc. The gated nature of many schemes however prevents full permeability through these back land sites as an extension of the existing village centre streets.



26: Inchicore College and Technical School located on institutional zoned lands at the junction of Luby Road and Emmet Road.



15: View looking west at the boundaries of the St Michael's Sports Centre building and adjoining pitch which are located on the north end of the site.



16: View of the existing Sports Centre building to the right and elderly housing to the left and the estate road which connects St Michael's Estate with Bulfín Road.



21: The character of village centre streets in Inchicore are comprised of two storey red bricked buildings, many with ground level commercial use and first floor residential.



22: View of the centre of Inchicore Village moving west from St Michael's Estate along Emmet Road. Commercial frontages at ground level include a Eurospar. The overall representation of high quality retail units and in particular larger convenience stores is lacking. There are opportunities however to lift the physical environment and economic vibrancy in the centre of Inchicore with a rejuvenation St Michael's and in particular with new uses and activity on the Emmet Road frontage to the estate.



27: Example of the higher topography to the east of St Michael's Estate. This view looks towards Kilmmainham Jail (looking north from Luby Road). Such views highlight the close proximity of the area to such important city landmarks.



28: A row of local neighbourhood shops accessed from Bulfín Road which provide valuable retail amenities for local residents. This row of shops, which includes high quality butchers, a bakery etc are a positive example of neighbourhood services and are a short distance west of St Michael's Estate.



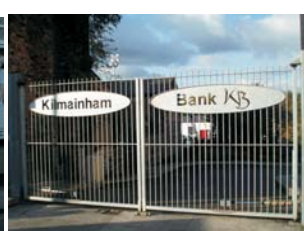
17: St Michael's Catholic Church which is located at the north east corner of St Michael's Estate. The building is a Protected Structure and adds considerable character to the streetscape. The Church is visible from Emmet Road from where a pedestrian access connects with St Michael's Estate and the entrance to the Church. Under the Inchicore Framework Plan, the nodal or focus point of the Church, at the end of Bulfín Road, is recognised as a Gateway on approach to Inchicore. The Church and its setting are an asset for the local area and the estate.



18: The Emmet Road frontage to the estate is characterised by the Health Centre building, car park, stone wall boundary and views of St Michael's Church. The ground levels on the site are higher than the adjoining street. Bus stops for the village centre are located along this frontage.



23: View of village centre streets in Inchicore moving east in the direction of St Michael's Estate. There are examples of recent infill redevelopment with ground level commercial and overhead office and residential uses. There are however instances of vacancy. Increasing the overall vibrancy of Inchicore through significant regeneration in St Michael's Estate will benefit investment in other parts of the village centre.



24: Example of modern residential development in Inchicore. This scheme, Kilmmainham Bank, adjoins the Camac River. It is a gated development with access for residents from Emmet Road.

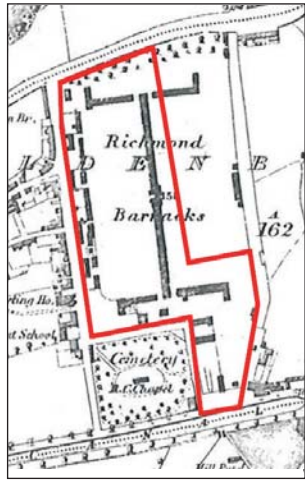


29: St Michael's Church as viewed from Bulfín Road approaching St Michael's Estate from the east. This location is recognised as a nodal point and gateway for Inchicore under the Inchicore Framework Plan 2006.



30: Example of the two storey residential character to the east of St Michael's Estate (Connolly Avenue shown in this view).

8.0 Existing Structures on site



Richmond Barracks 1837



Richmond Barracks 1867



Richmond Barracks 1908



Richmond Barracks 1963



Existing Occupancy 2008

EXISTING STRUCTURES ON SITE

KEY

- 1.0 HEALTH CENTRE
- 2.0 PARISH CENTRE
- 3.0 TRAVELLERS ACCOMMODATION
- 4.0 PIGEON CLUB
- 5.0 PITCHES
- 6.0 VEC SPORTS HALL
- 7.0 FAMILY RESOURCE CENTRE
- 8.0 EXISTING BLOCK
- 9.0 PART VIII SECURED

9.0 Current proposals compared to previous proposals

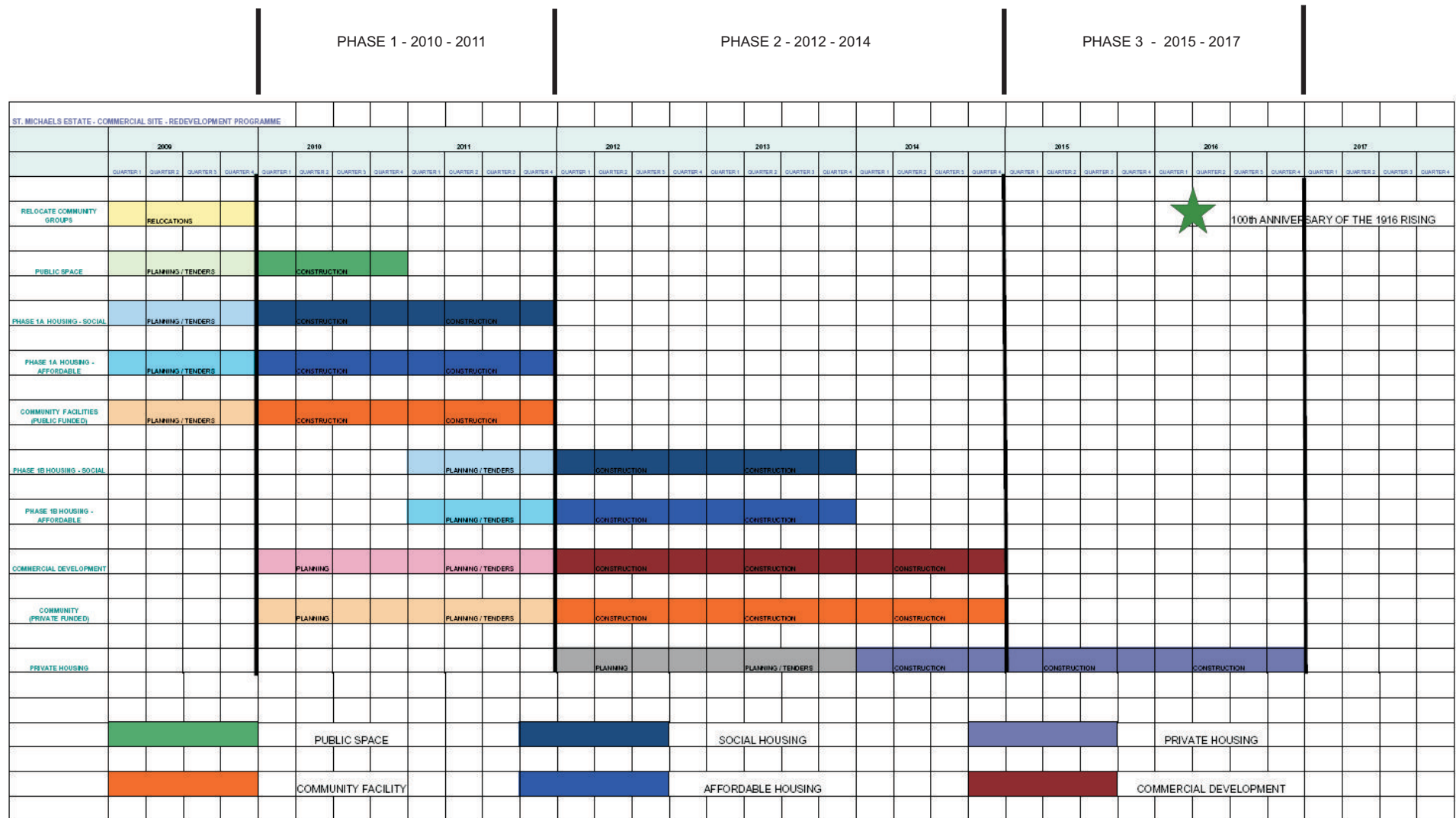
Original RFP	Preferred Bidder Proposal	2nd. Bidder Proposal	Dublin City Council Proposal
137 Social & Affordable units on the '4 acre site'	✓	✓	137 Social & Affordable units on the Part 8 site Phase 1 – 76 units plus community. Phase 2 – 61 units
Community Building – 120 sq.m	✓	✓	Community Building / Part 8 site – 120 sq.m
Community Creche – 320 sq.m	✓	✓	Community Creche / Part 8 site– 320 sq.m
583 private, social and affordable units	✓	✓	450 mixed residential development comprising of social, affordable and private units.
Commercial retail – 4,000 sq.m	✓ 4,043sq.m	✓ 3,994 sq.m	Commercial retail – 2,500 sq.m anchor tenant plus approx 3,000 sq.m ancillary retail.
Civic centre (incl. library, parish centre, DCC and community offices) – 2,725	2,800 sq.m	2,726 sq.m	Civic centre (incl. library, parish centre, DCC and community offices) – 2,725sq.m. -
Youth Café – 200 sq.m	✓	✓	Youth Café – 200 sq.m
Family Resource Centre – 500 sq.m	✓ Phasing to be re-considered	✓ Phasing to be re-considered	Family Resource Centre – 500 sq.m
Creche (2 no.) – 1,200 sq.m	✓	✓	Creche (No 2) - 1,000sq.m
Health Centre - 1,200 sq.m	1,300 sq.m	✓	Health Centre and Nursing Care unit to be relocated on CBS lands
Relocation of existing playing pitches.	Underground pitches	Relocation of pitches.	Playing pitches to be relocated in new urban plaza.
Regeneration to act as a catalyst for the overall upgrading of the Inchicore Area.			Regeneration to act as a catalyst for the overall upgrading of the Inchicore Area.



Dublin City Council to prepare design codes for :

- Inclusion of the fundamental principles of the RFP
- Define the design standards required for all future development
- Establishing detailed development requirements and deliverables for materials, area, services, finishes, maintenance, performance specifications etc.
- Identify key standards and codes to be adhered to in design and construction, along with mechanisms for verification of compliance delivery throughout the life of the project
- Establishing management and maintenance standards and regimes to ensure successful implementation of the project after completion

10.0 Timescale Projections



11.0 MASTER PLAN PHASE

**PHASE 1 : 2010 -2011**

Phase 1 of 4 acre site development- 76 units, 32 social, 44 affordable plus community use.
Establish new urban plaza with football pitches.
Detenant front commercial site.

**PHASE 2 : 2012 -2014**

Phase 2 of 4 acre site development - 61 residential units, 36 social, 25 affordable
Construct new commercial / community frontage.
Develop urban plaza

**PHASE 3 : 2015 -2017**

Develop remainder of the residential site.
450 private units including 20% social and affordable.
Develop stand alone Family Resource Centre with civic space.
Complete urban plaza

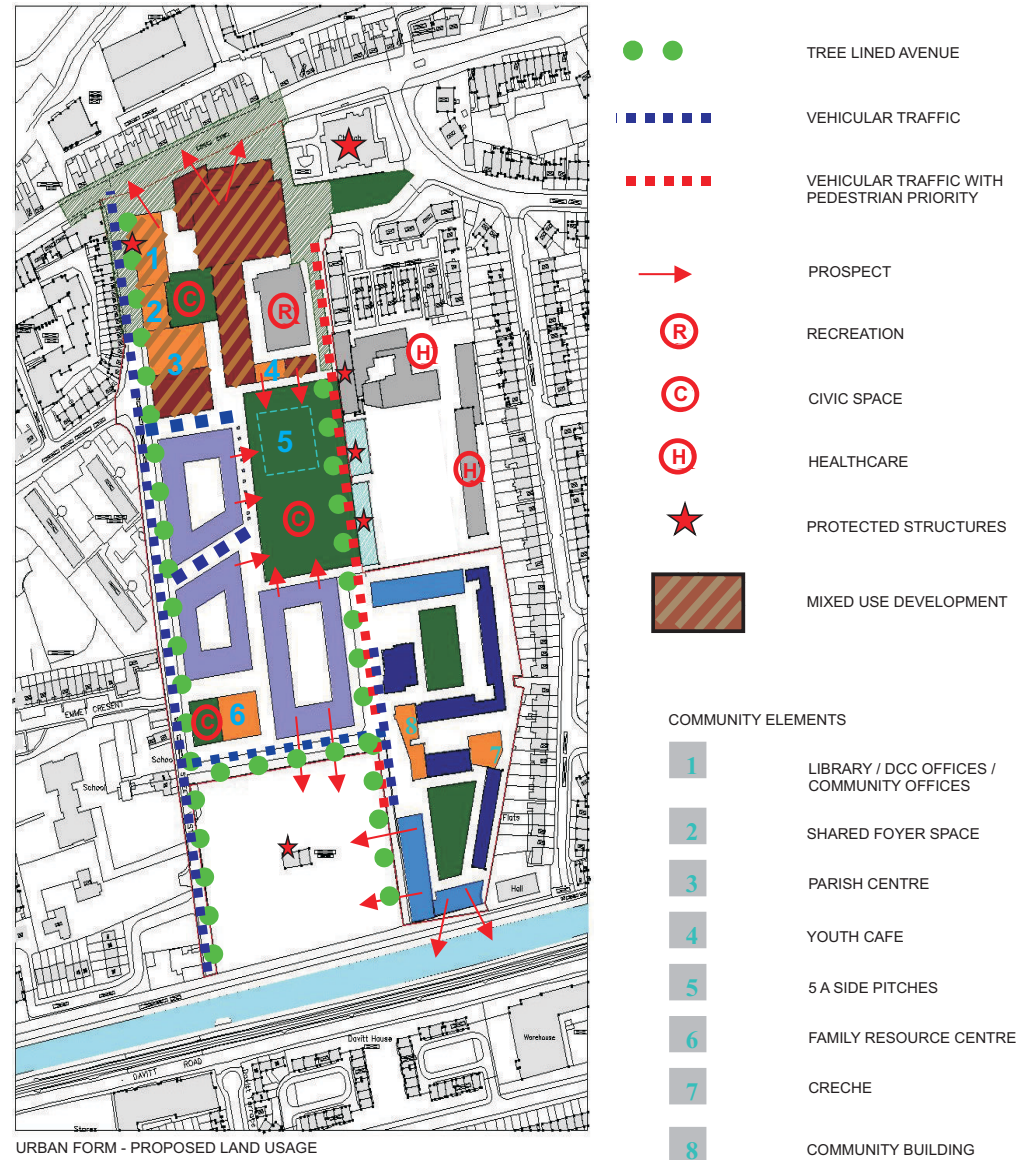
12.0 Height Strategy and Urban Design principles



URBAN FORM - HEIGHT STRATEGY

REINFORCE PRINCIPLES OF THE RFP:

- Intergration with the wider Inchicore Village.
- Permeability through the site.
- Pedestrian links to/from luas through the development.
- Provision of suitable economy retail anchor tenant
- Height limit of 5 stories throughout the site. 4 storey development fronting onto Emmett Road.
- Development to be informed by rich local history /heritage
- Social housing to be 3 clusters
- High quality public spaces to include; liveable streets, public plaza, high quality open space
- 10% of all unit types to be designed for wheelchair users.
- Lift to be provided in residential cores over 3 storeys. Stair cores serving no more than 10 units or 40 bed spaces.



URBAN FORM - PROPOSED LAND USAGE



13.0 Restoring the Urban Grain



EXISTING FIGURE AND GROUND

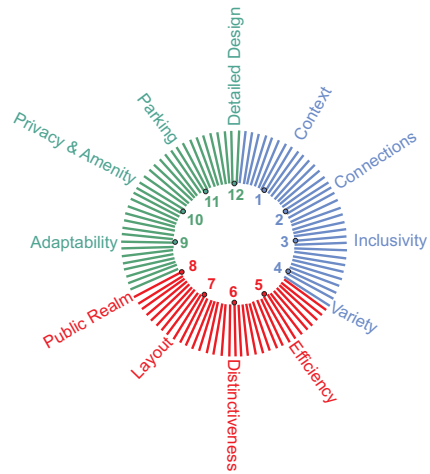
2008



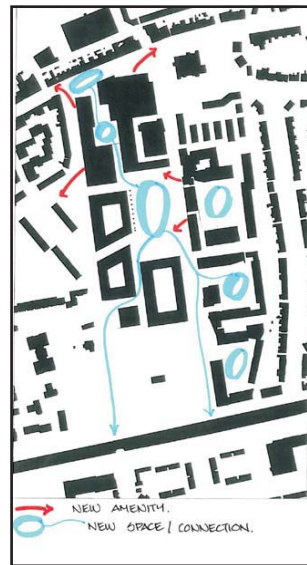
PROPOSED FIGURE AND GROUND

2016

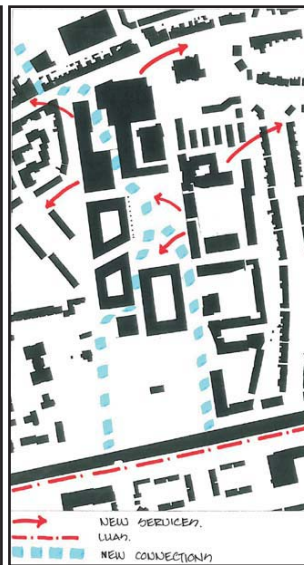
Site Analysis



DOE Guidelines on sustainable Urban Housing :
Best Practice Guide Lines



POLICY 1 - CONTEXT



POLICY 2 - CONNECTIONS



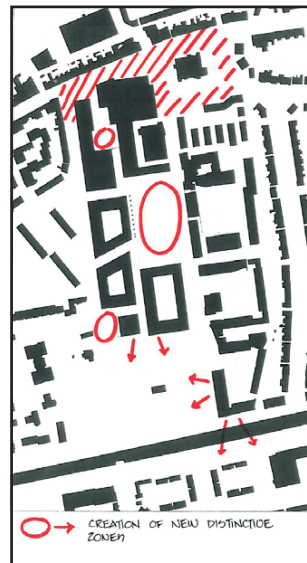
POLICY 3 - INCLUSIVITY



POLICY 4 - VARIETY



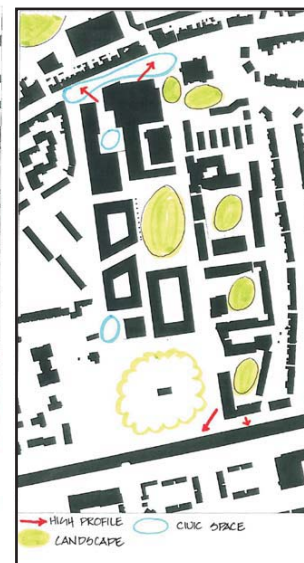
POLICY 5 - EFFICIENCY



POLICY 6 - DISTINCTIVENESS



POLICY 7 - LAYOUT



POLICY 8 - PUBLIC REALM



POLICY 9 - PUBLIC AMENITY



POLICY 10 - PARKING

POLICY 09 - ADAPTABILITY - to be established as part of the Design Code Document

POLICY 12 - DETAIL DESIGN - to be established as part of the Design Code Document

SUMMARY

This Taskforce was convened in August 2008 to examine the options available for the successful regeneration of the Dublin City Council Housing Estates at St. Michael's Estate Inchicore, O'Devaney Gardens and Dominick Street.

A Multi-disciplinary team was formed comprising members from the Housing Dept, City Architects, the Planning Dept, and Valuers Section. The work of this team involved re-examining the commitments contained within the RFP's and community charters, and examining ways in which to deliver the main agreed principles in each case.

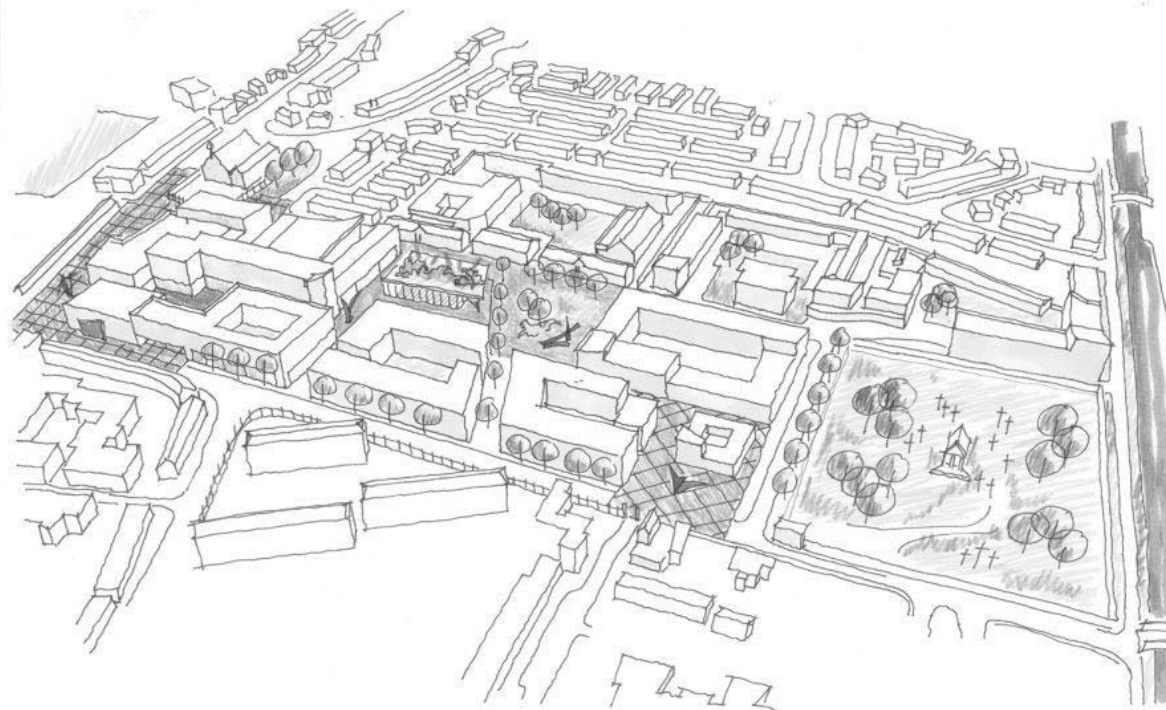
In re-examining these projects it was necessary to have regard to the changed economic climate and in particular to changes in the residential housing market. The need to re-examine each of the projects also presented an opportunity to propose enhancements to each project, in particular for the delivery of public open space, commercial development and overall densities. Where changes to the original RFP's are proposed, reasons and benefits for the changes are provided.

However the proposals do maintain the original objectives for these sites in seeking to promote the creation of balanced sustainable communities, with a mix of commercial and community uses, social, affordable and private housing and establishing appropriately scaled public open spaces.

These proposals differ fundamentally from the original Public, Private Partnership process in that the projects are not developer led. It has therefore been necessary to review deliverables and timeframes, and each development will require frontloaded funding in order to deliver the proposed regeneration over time. Dublin City Council are proposing to seek Department funding for the social and affordable housing element and some of the community structures in each area and to develop an agreed site master plan for commercial and private residential developments when the market is ready. It is envisaged that the release of equity from the sites will contribute to the funding of these projects.

The proposals contained in this report seek to be realistic in terms of what can be achieved, over what timeframe and at what cost. There is also a commitment to maintaining the quality in each scheme and proposed enhancements where appropriate.

The proposals are now put before the Council and if agreed will form an integral part of the City Council's Housing Action Plan. Overall delivery and funding is subject to the necessary approval of the Department of the Environment Heritage and Local Government.



St Michael's Estate

Summary of next steps

2008

- 01-12-08 Presentation to City Council
- 02-12-08 Presentation to Regeneration Board

2009

- Preparation of Project Brief for funding application to DoEHLG
- Development and implementation of detailed timeframe for relocation of individual uses at Emmet Road end of site.
- Design development and preparation of tender documentation for first phase of residential development at canal end of site.
- Delineation of Parade Ground Square.
- Drafting of Design Development Brief for mixed use commercial site at Emmet Road end of site

2010

- Go to tender/ start on site first phase of residential development.
- Go to market with commercial site.