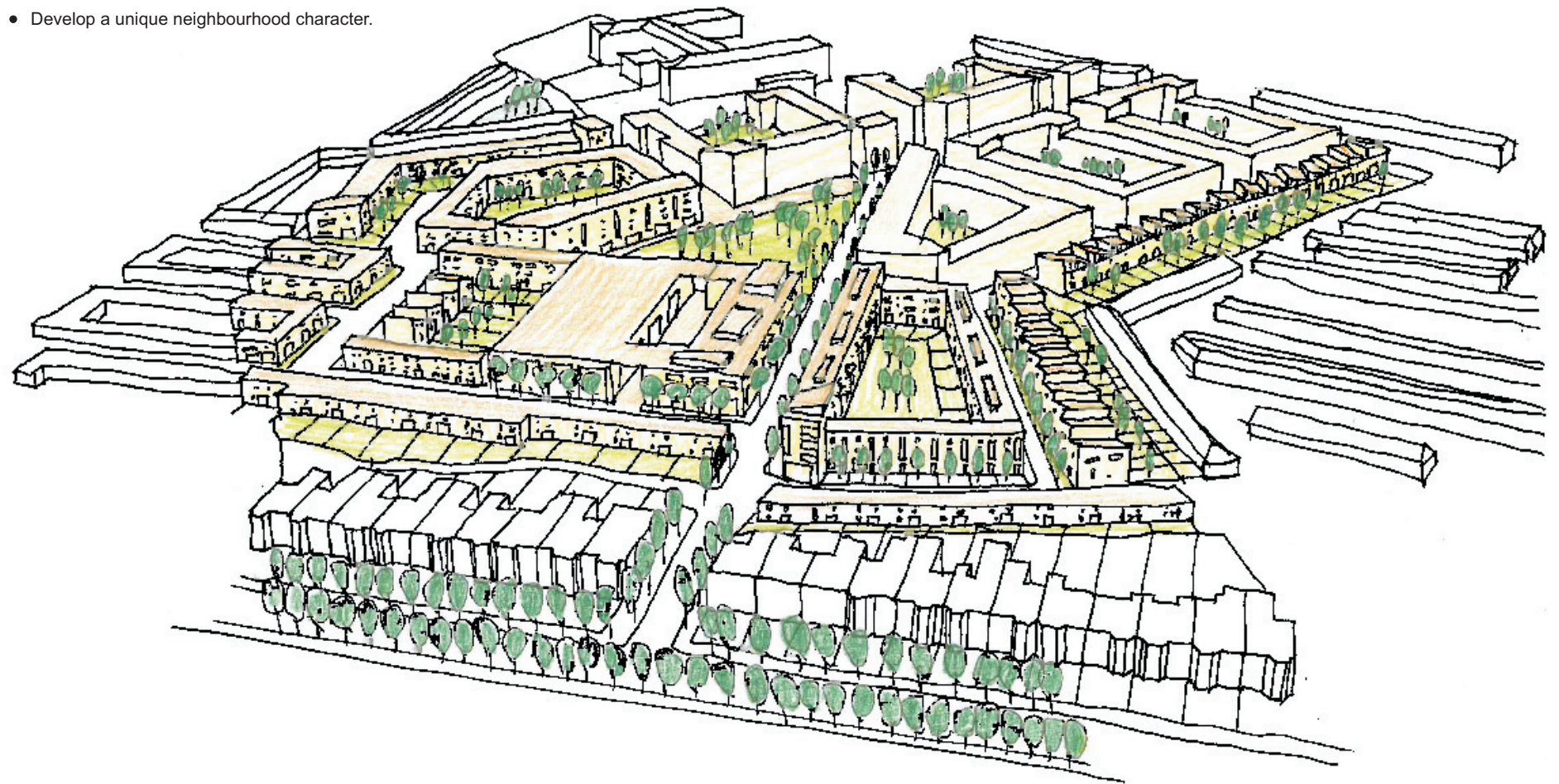


13.0 Design Intent

- Regeneration of O'Devaney Gardens as a new village centre which interconnects with and supports the existing wider community .
- Provide an appropriate balance between high quality residential uses and other mixed uses to create an active, dynamic, inviting streetscape.
- Develop a vibrant commercial quarter / mixed use development model.
- Develop a high quality public environment with distinct civic character, which will include a new public park, attractive and well maintained landscaping, active street frontage.
- Develop greater permeability and linkages.
- Encourage increased pedestrian movement with a rich variety of uses, by providing safe and attractive streets.
- Respect the scale, layout, grain and massing of the existing fabric, North Circular Rd etc
- Create a high quality residential area with a sustainable social mix and housing tenure
- Promote high quality architecture.
- Develop successful models for social housing and apartment living in an urban context.
- De-stigmatise social housing through good design and good social integration policies.
- Housing / apartment units to comply with Variation 21 of Dublin City Council Development Plan 2005-2011.
- All Housing Units to achieve BER 'A'.
- All units to be accessibility proofed.
- All new development to comply with best practice design standards.
- Provide well planned and resourced community facilities in the development for the use of the local and wider community.
- Promote social inclusion and social mix.
- Create/encourage dynamic between the local area, adjacent areas and emerging quarters.
- Exploit the potential of the location, its close proximity to Phoenix Park, the Luas, Heuston Station and the City Centre.
- Sustainable neighbourhoods promotion and creation of balanced sustainable communities.
- Develop a unique neighbourhood character.



14.0 Existing Site Plan

Key

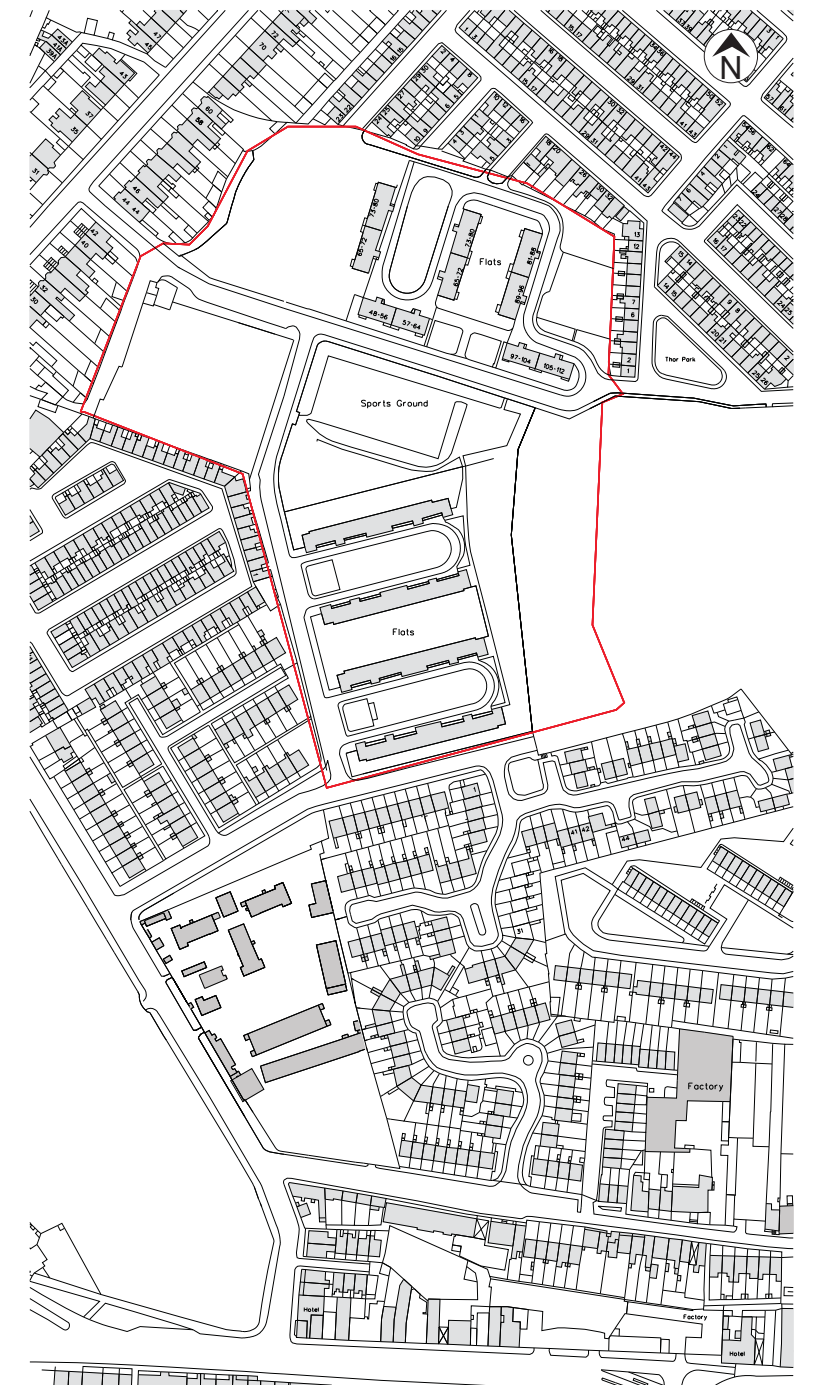
- 1.0 Housing
- 2.0 Sports Ground
- 3.0 Demolitions



Site Plan of O Devaney Gardens



Existing Site Plan Indicating Completed Stage 1 Demolitions



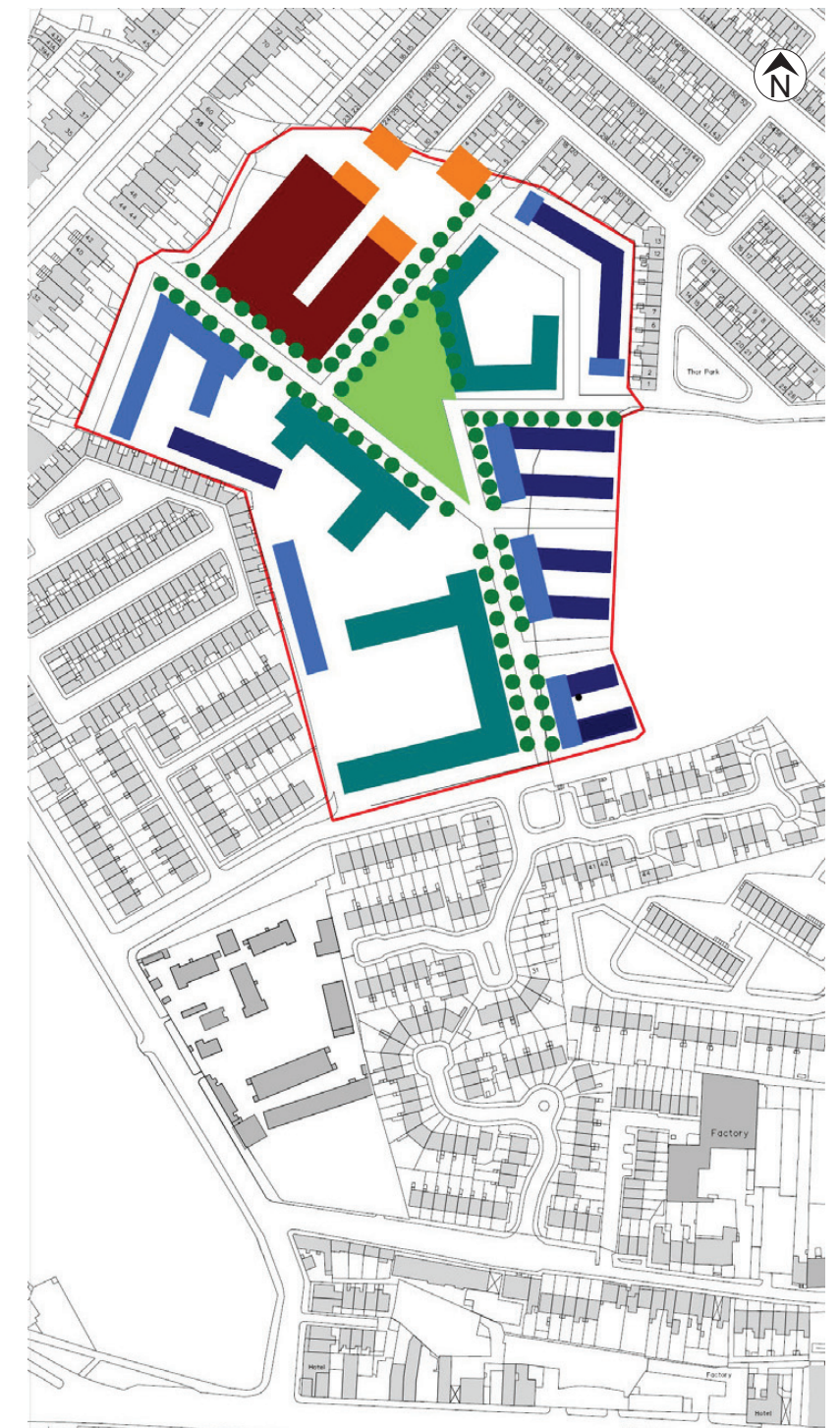
15.0 Concept Masterplan Approved by City Council Dec. 2008:



PHASE 1 2009 –2011
 Phase 1 of Social & Affordable Housing development
 Establish new street pattern & services
 De-tenat 2 additional blocks



PHASE 2 2011 –2014
 Phase 2 of Social & Affordable Housing, Commercial
 Development with Community Facilities & Rooftop Pitch
 Establish new "village green" & playground
 De-tenat and demolish remaining blocks



PHASE 3 2014 –2018
 Phase 3 of Affordable / Private Housing
 Complete landscaping, & area upgrade

16.0 Draft Masterplan- Scoping Report to An Bord Pleanala Dec.2009

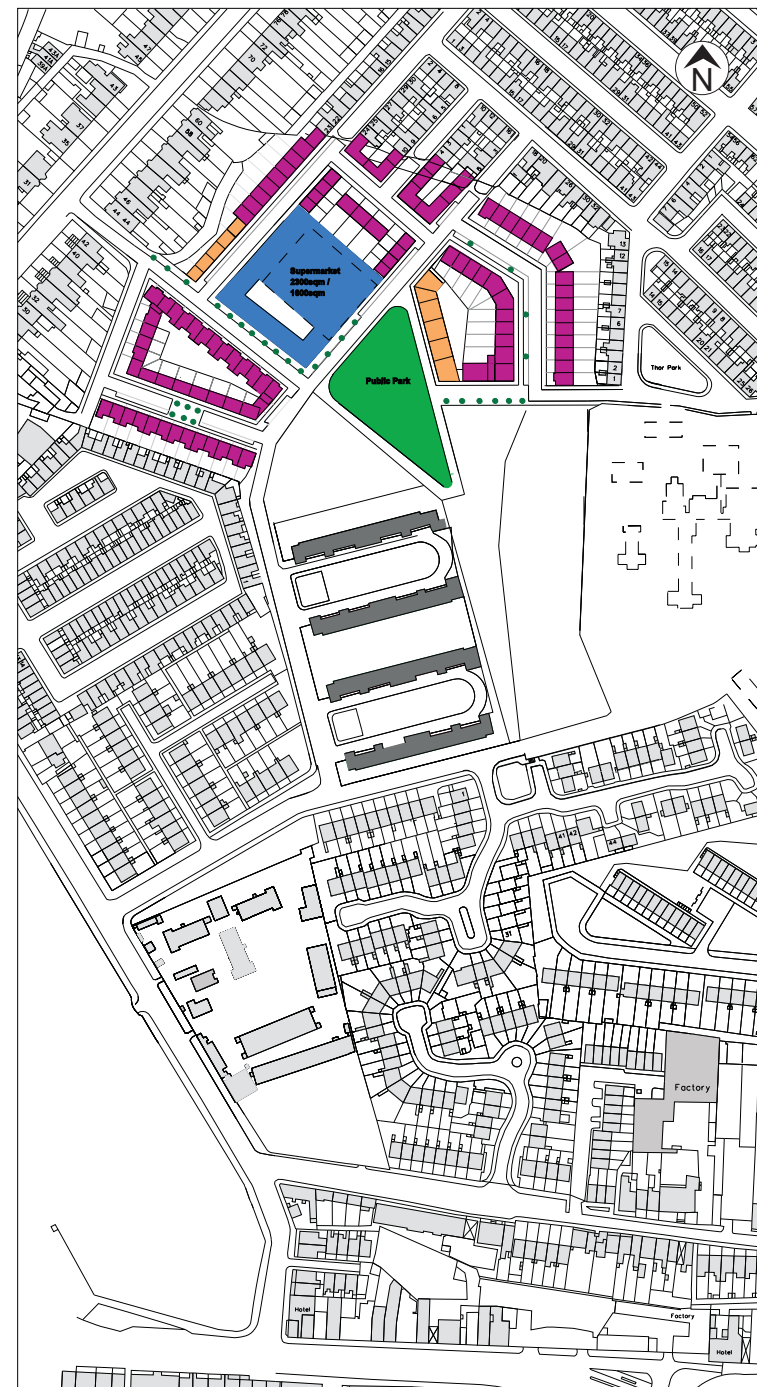
**PHASE 1a** 2010-2014

De-tenant and demolish existing flat blocks at North end of site.

Develop 91 no. housing units, including 60 social housing units, a public park and car-parking.

Establish new street pattern using high quality environmental and landscape design.

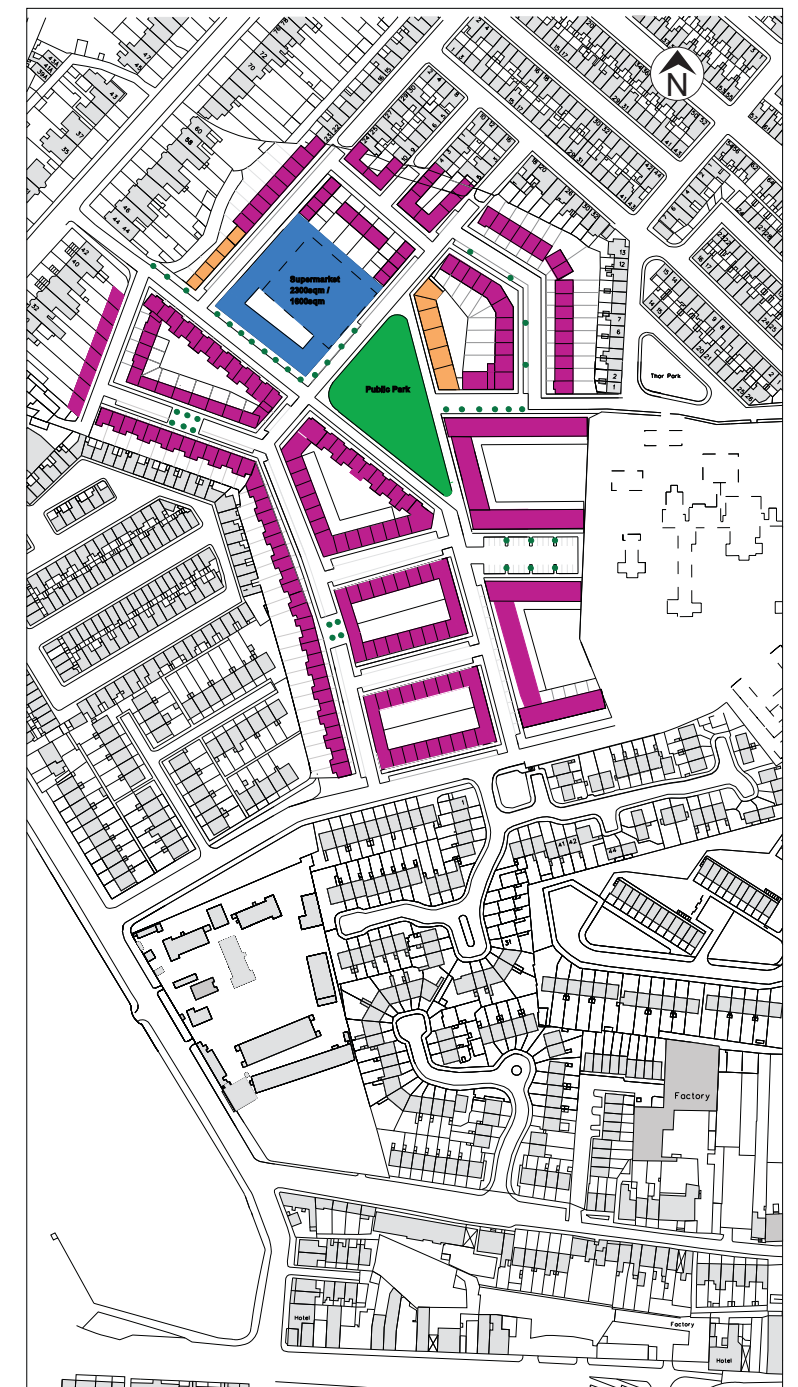
De-tenant all existing flats into new development.

**PHASE 1b** 2014 – 2018

Develop commercial / mixed use site to North East corner as one plot or as a series of smaller incremental lots.

Develop 29 housing units to knit in with existing grain of the neighbouring community.

Complete the new street layout at the North end of the site using high quality environmental and landscape design.

**PHASE 2** 2015-2019

Develop 240 no. high quality housing units.

Allow flexibility in the future for the provision of offices and mixed use buildings on account of the close proximity with Grangegorman and the new Courts building.

Complete the street layout with the high quality environmental and landscape design used in Phase 1.

Demolish existing flat blocks to the South end of site.

17.0 Final Masterplan December 2010 - Phase 1



Final Masterplan December 2010 - Phase 1 B



Final Masterplan December 2010 - Phase 2



Key

- Residential
- Commercial / Community
- Ground Level Enterprise / Work Live

17.0 Final Masterplan - December 2010**Phase 1A**

- 110 residential units.
- 60 of the units are social and 50 private / affordable.
- Indicative types are 51 No. 3 bed, 47 No. 2 bed and 12 No. 1 bed.
- Neighbourhood park : 4,680 sq. m.

Phase 1B

- Mixed use neighbourhood centre.
- Approximately 1,090 sq. m retail supermarket at ground floor.
- Approximately 790 sq. m other commercial uses at ground floor.
- 1,280 sq. m of mixed office and community spaces at first floor.
- Other residential 48 units including citizen housing.

Phase 2**Option 1**

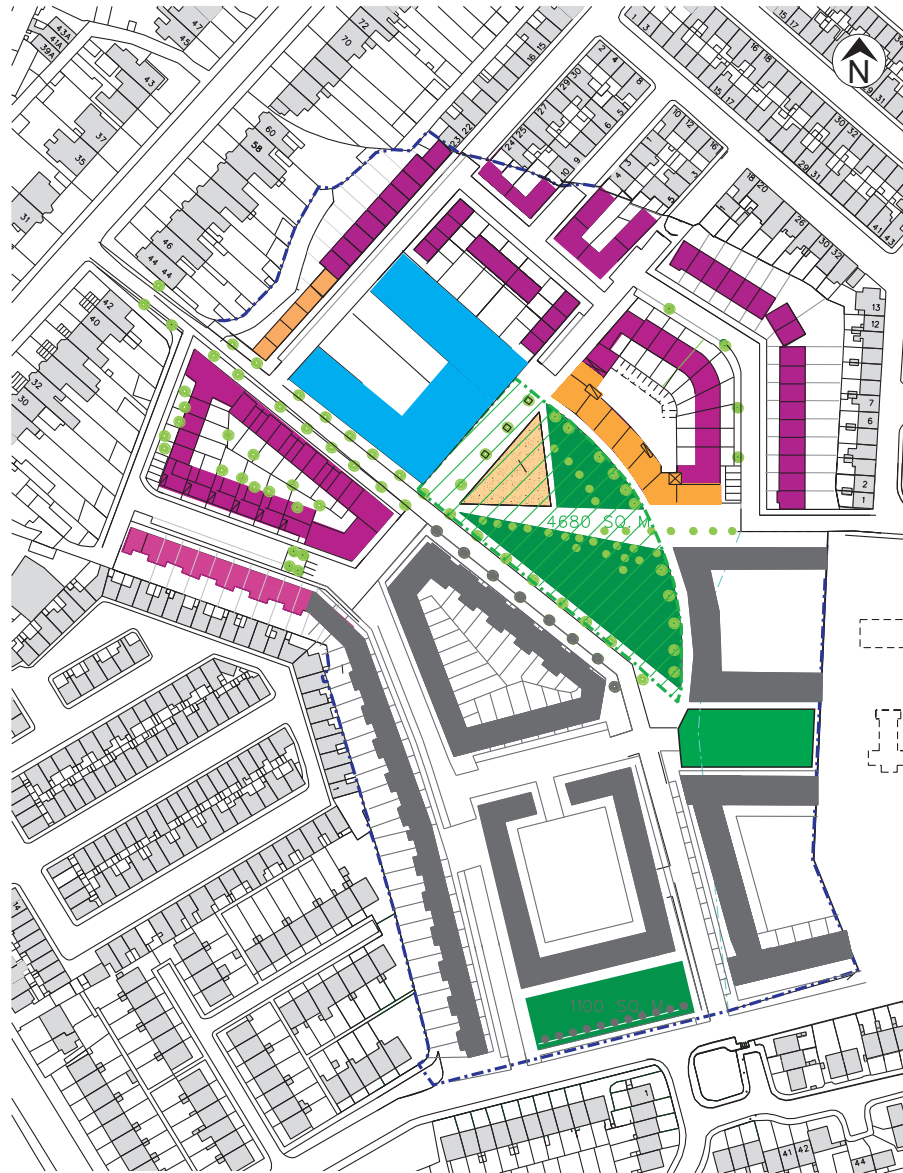
- 240 residential units.
- Housing character to integrate with types and form of Phase 1A.
- Public park : 1,100 sq. m.

Option 2

Arising from potential future synergies for enterprise with Grangegorman SDZ and the Courts Service, some commercial / enterprise activity may be an option for Phase 2 mixed with residential uses.

- 120 residential units
- 8,000 sq. m commercial.
- Public park : 1,100 sq. m.

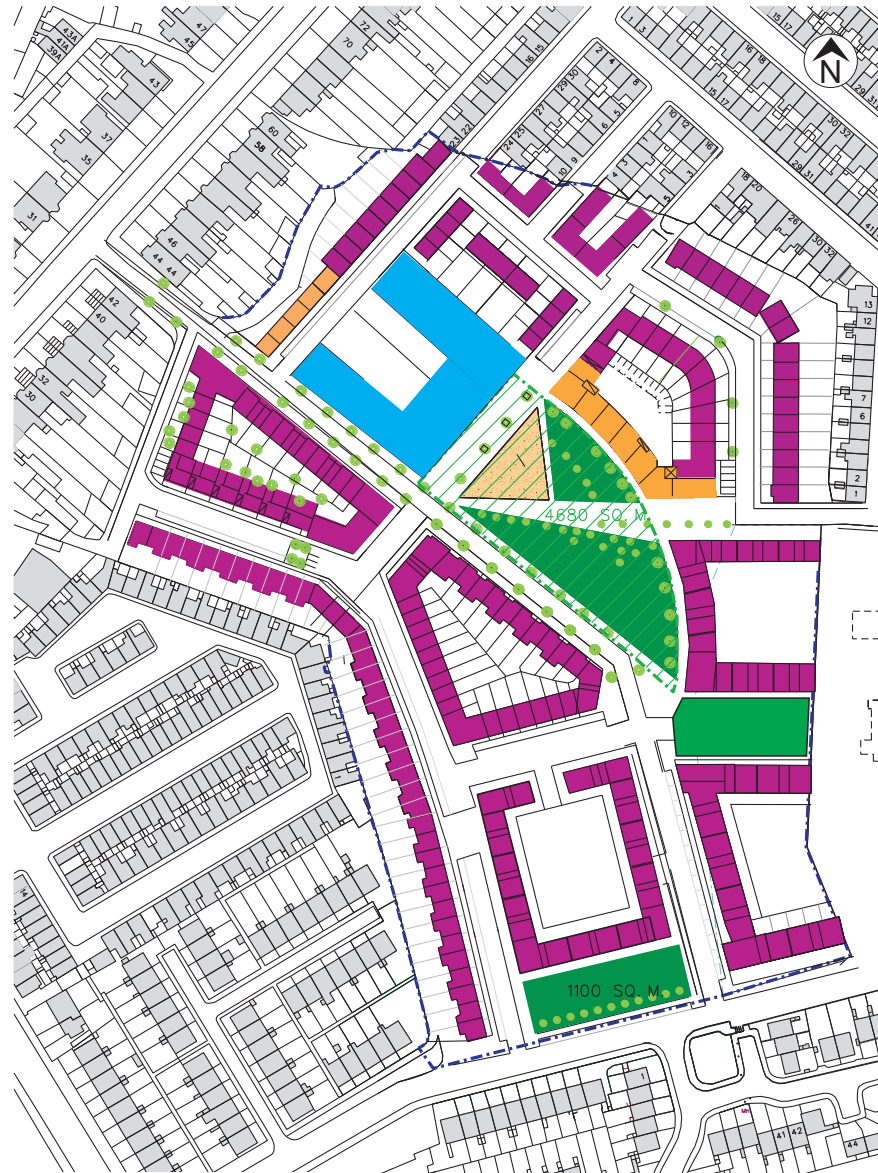
18.0 Building Types - Phase 1



The building types proposed are residential, office, enterprise and neighbourhood including community and retail. The residential scheme is designed to be sympathetic to the character of the adjoining streets. This includes back to back housing where rear gardens adjoin and knitting into existing terraces to encourage permeability and to create high quality residential streets that stitch in successfully with the established street pattern of the area. Apartment blocks and town houses are proposed to adjoin the new public park and to frame the main boulevard route through the site.

Neighbourhood uses are to be located to the North of the site close to the North Circular Road, existing routes from Stoneybatter and overlooking the new Park. This will promote integration of the site and its uses with the wider community.

Phase 2 - Option A - Residential

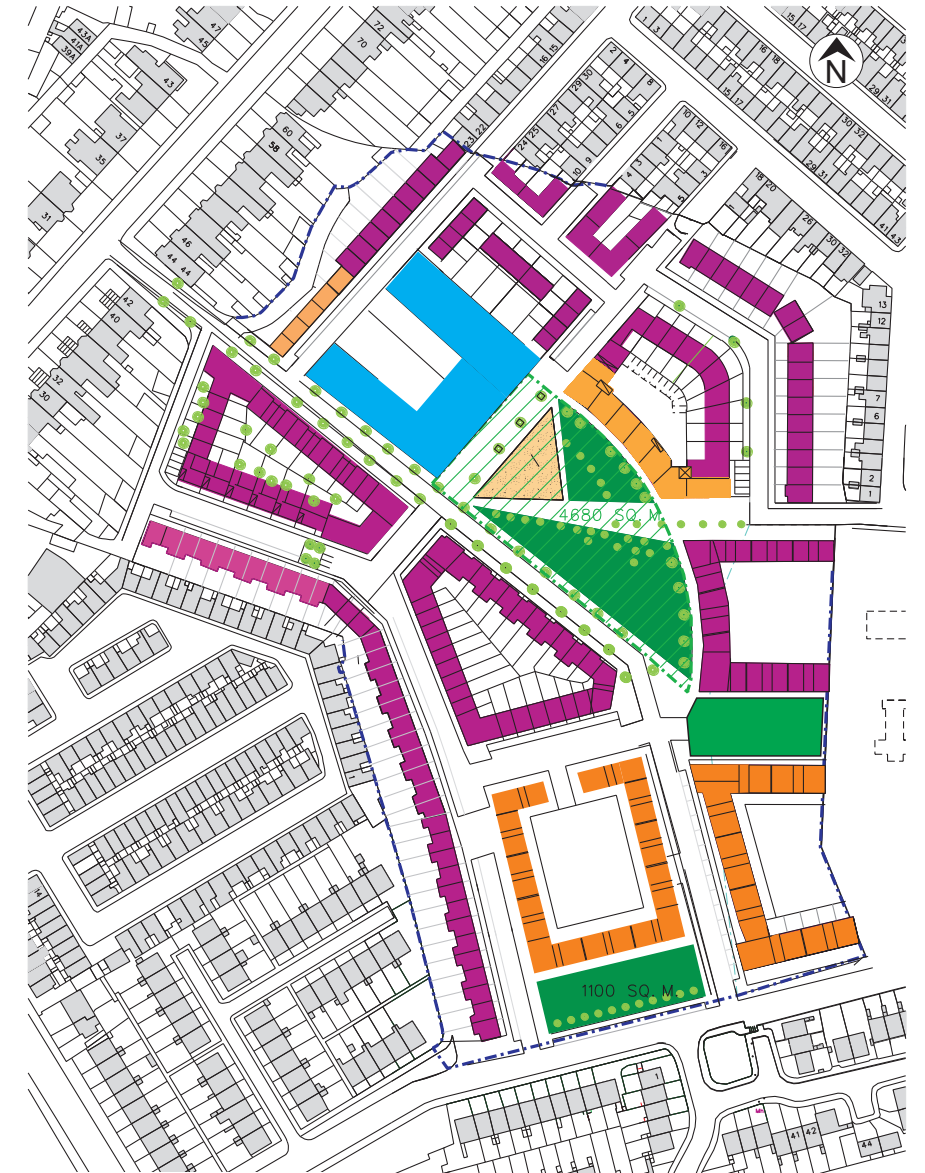


Phase 2 offers two potential options.

Option A is a residential scheme with house types and urban form integrating with Phase 1A.

A new park is also proposed at the south end of the site to contribute an attractive landscaped appearance on entering the site from the south. This park will also help to integrate new residents with existing residents with a local amenity that both can share.

Phase 2 - Option B - Residential & Enterprise / Office

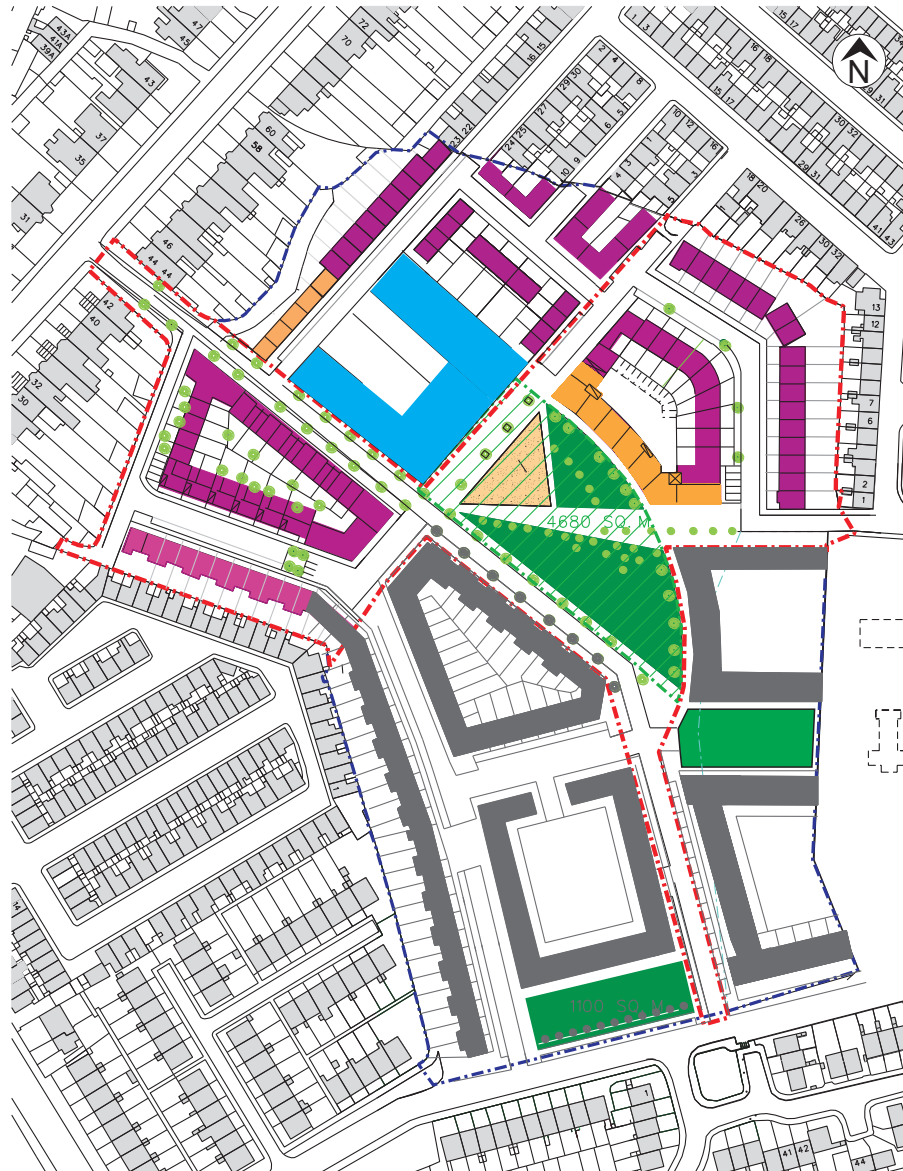


Option B explores the option that should there be demand for office and enterprise space, new blocks could accommodate office based activities in lieu of residential. Residential would still form part of Option B for good integration of residential streets and character with the north part of the site. The opportunity for enterprise activity could arise from synergies with Grangegorman SDZ or the courts services. The types of use will be compatible with residential amenity.

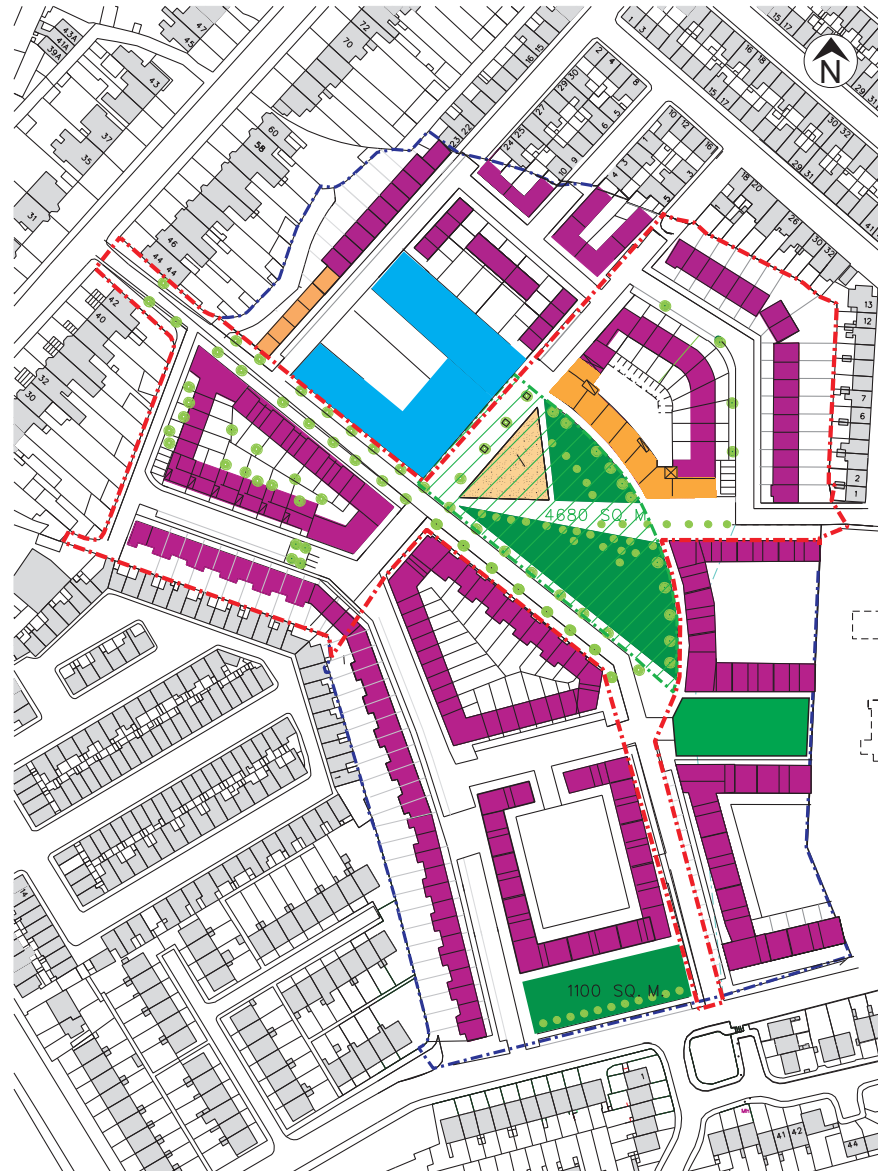
Key

Residential	■
Commercial / Community	■
Enterprise / Office	■
Public open Space	■

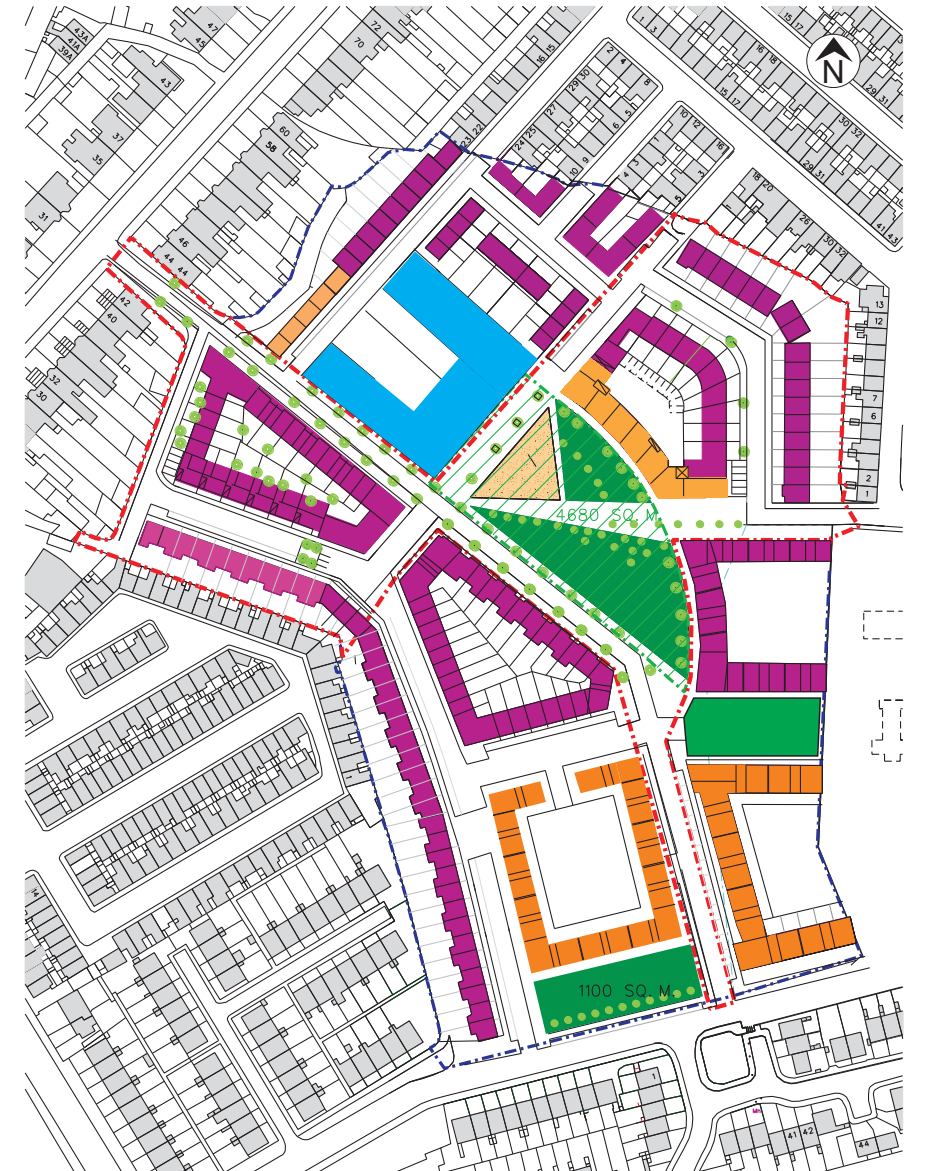
19.0 Ground Floor Uses - Phase 1A & Phase 1B



Phase 2 - Option A



Phase 2 - Option B

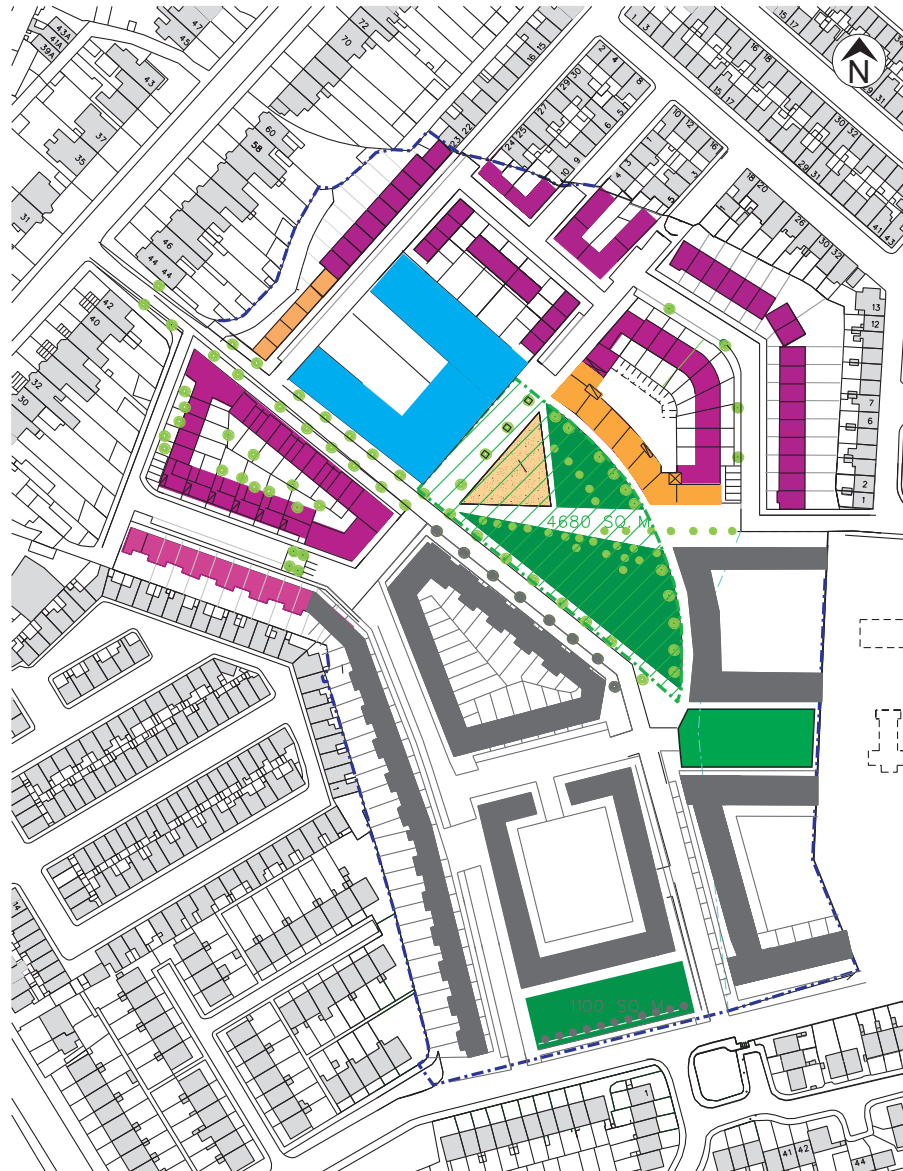


Ground floor uses include own door access houses (all phases), live work units (Phase 1A and 1B) , neighbourhood shops and services (Phase 1B) and public open space. Potential for commercial Phase 2 –Option B

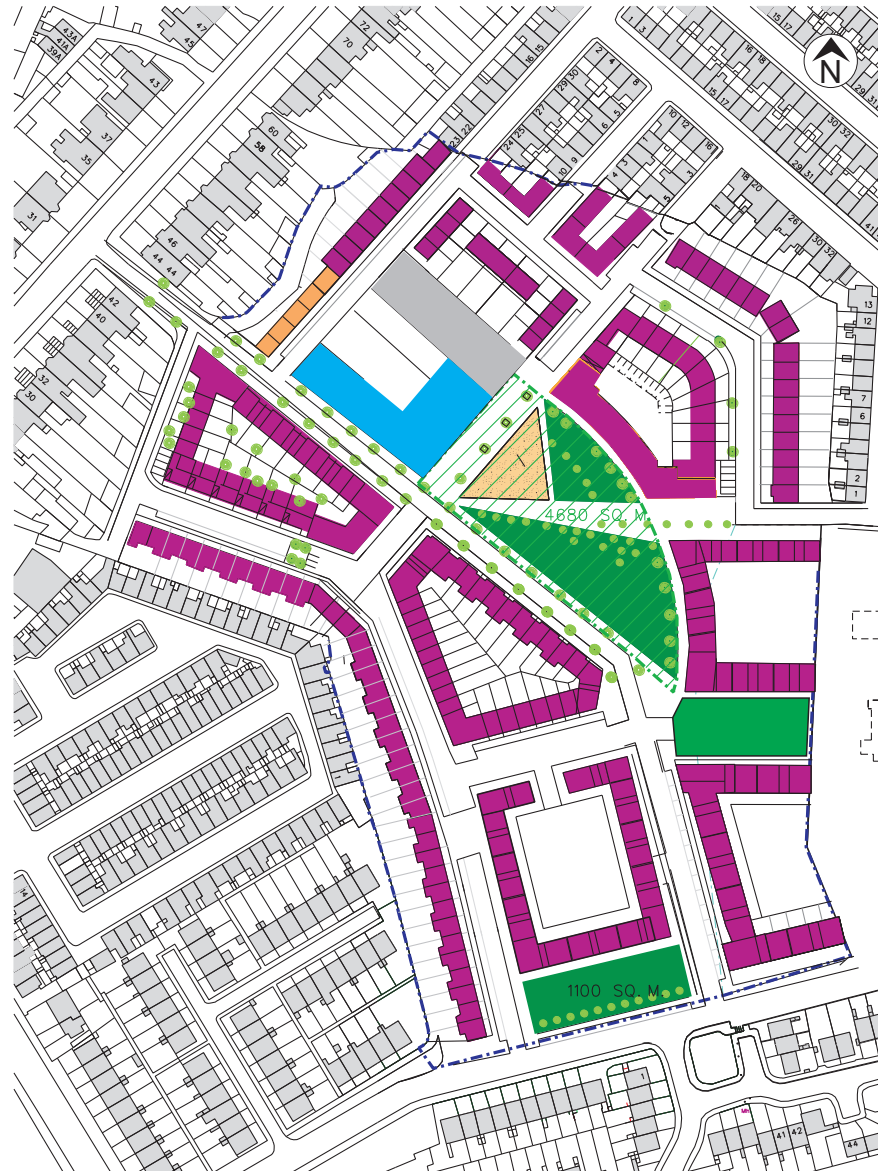
Key

- Residential ■
- Commercial / Community ■
- Enterprise / Office ■
- Public open Space ■

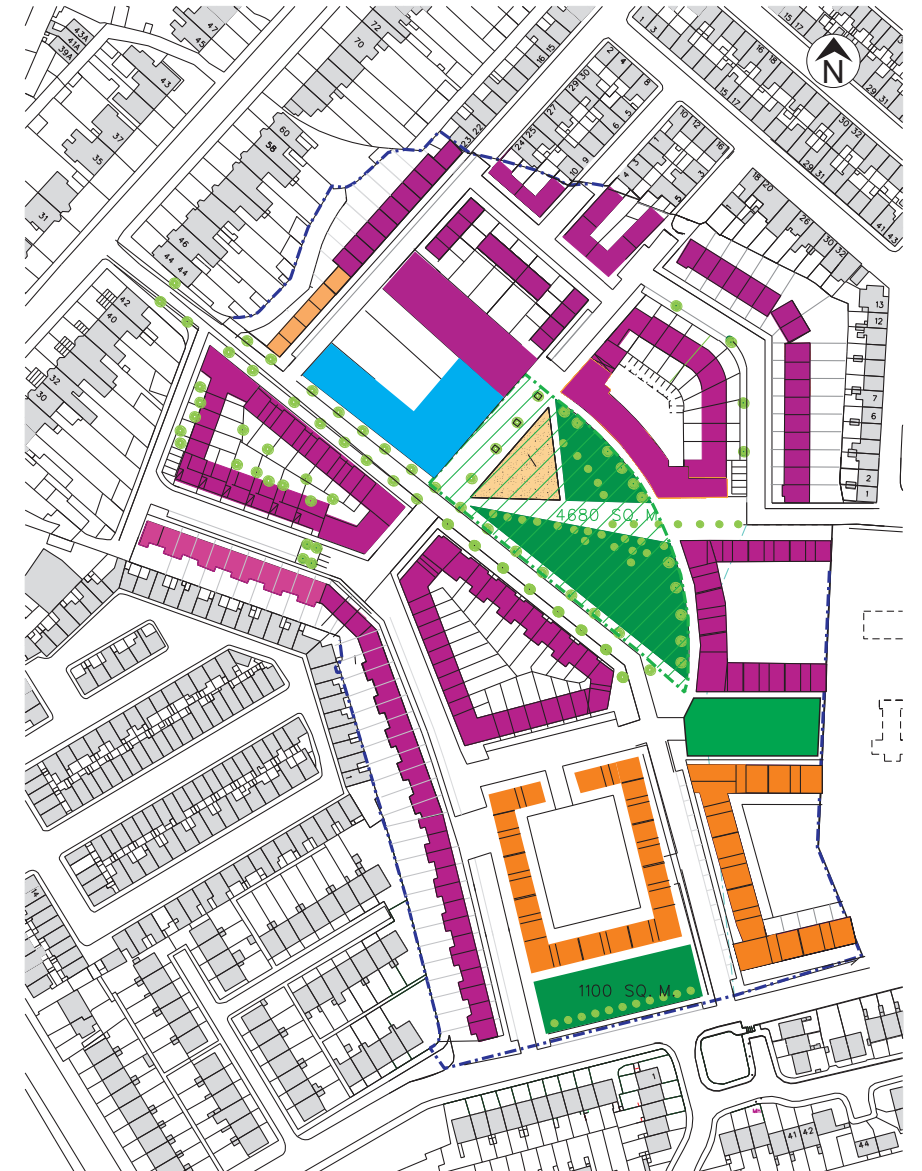
20.0 First Floor Uses - Phase 1A & Phase 1B



Phase 2 - Option A



Phase 2 - Option B



- Residential throughout all phases.
- Community uses Phase 1B
- Potential for commercial Phase 2 –Option B

Key

Residential	■
Commercial / Community	■
Enterprise / Office	■
Public open Space	■

21.0 Phase 1A House Types

Key

120 units in total or 576 bedspaces which are comprised of:

2 Storey Terraced Houses

3 Storey Terraced Houses

Apartments

Lite Work And apartments Above

Mixed Duplex And Apartments

60 units will be allocated for social housing of which the targets are :

25 of the 3 bed house type

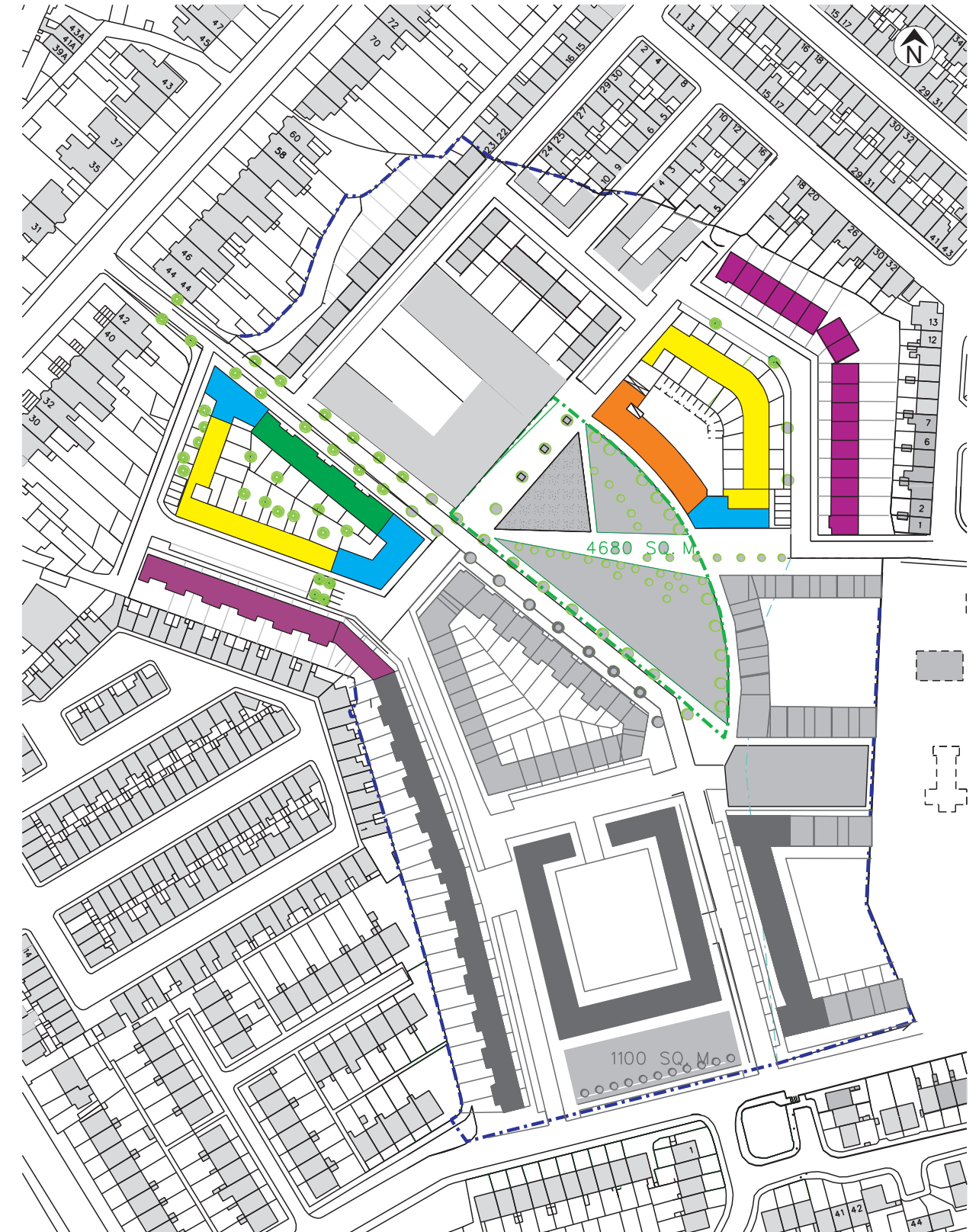
20 of the 2 bed house type

15 apartment types

This allocation will be mixed throughout phase 1a.



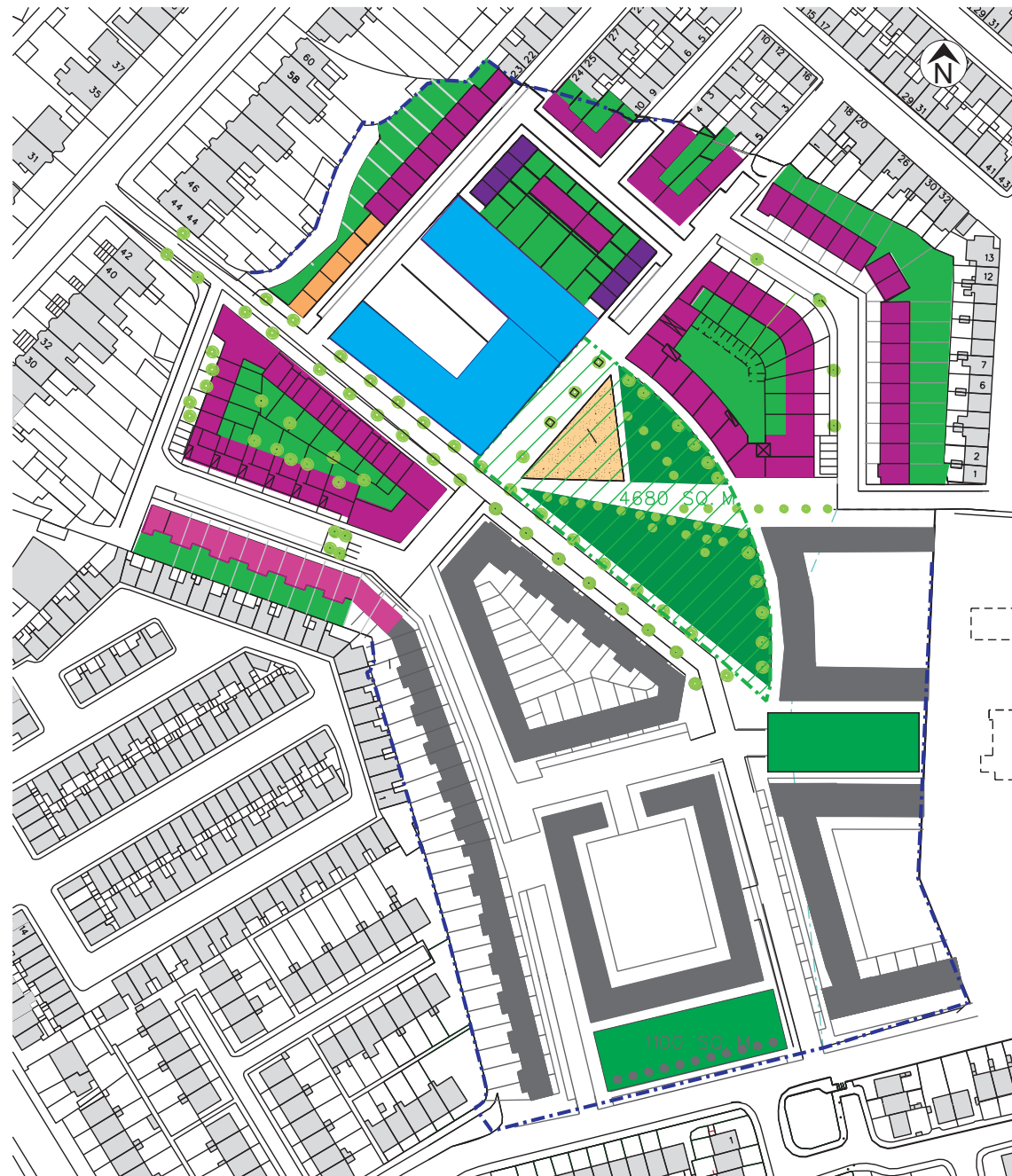
House Types Phase 1 A



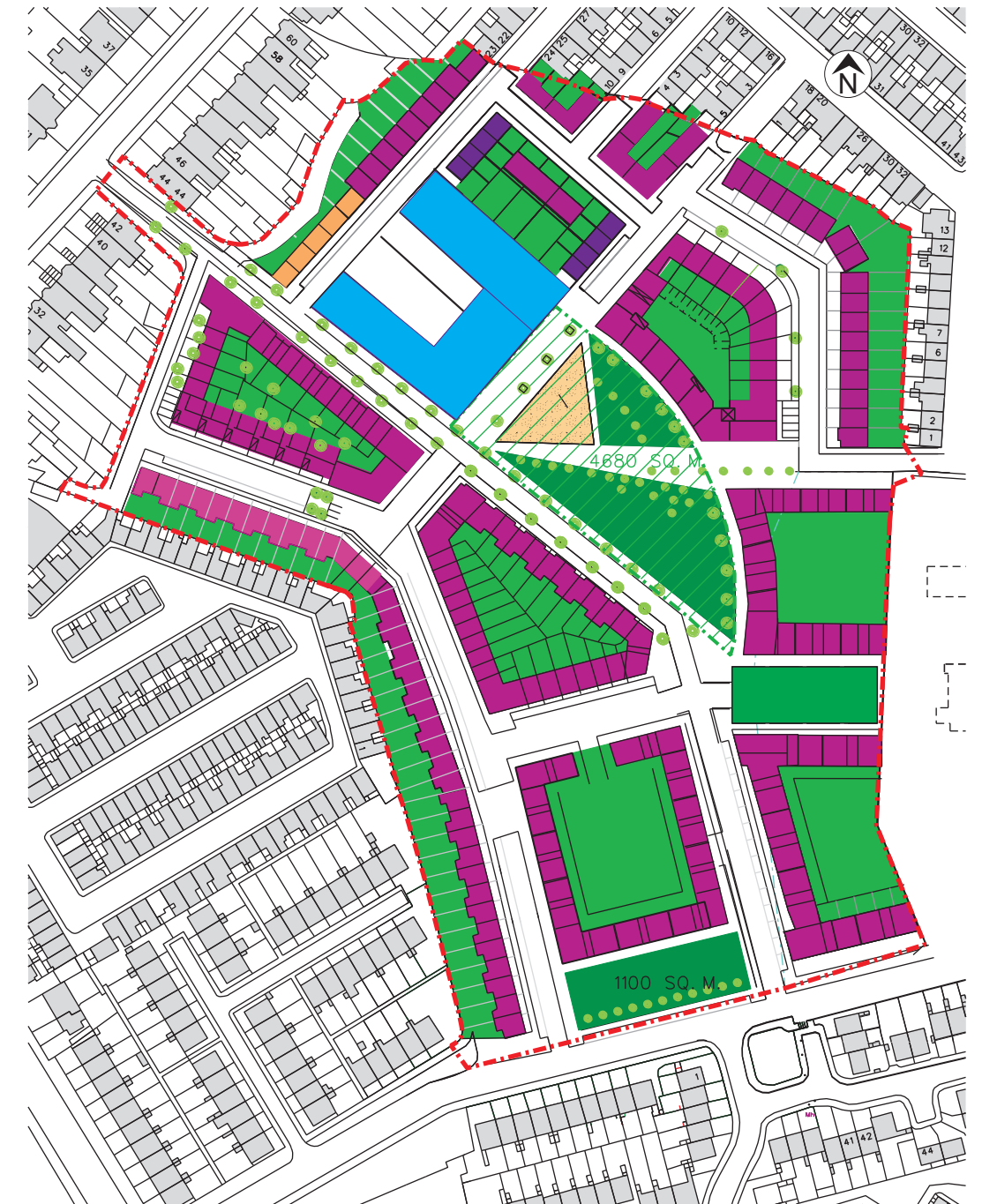
22.0 Open Space

- Open space will be provided in the following ways, private front and back gardens for houses and town houses, balconies and terraces for apartments and duplexes, communal courtyards, and a public park.
- High quality tree lined streetscapes with a visual character will be created using quality finishes and street furniture.
- The new Public Park with Phase 1A and Phase 2 is a central feature of the regeneration project

Open Space Proposals Phase 1 A and 1 B



Open Space Proposals for Overall Masterplan (Phase 1A, 1B and Phase 2).



23.0 Movement

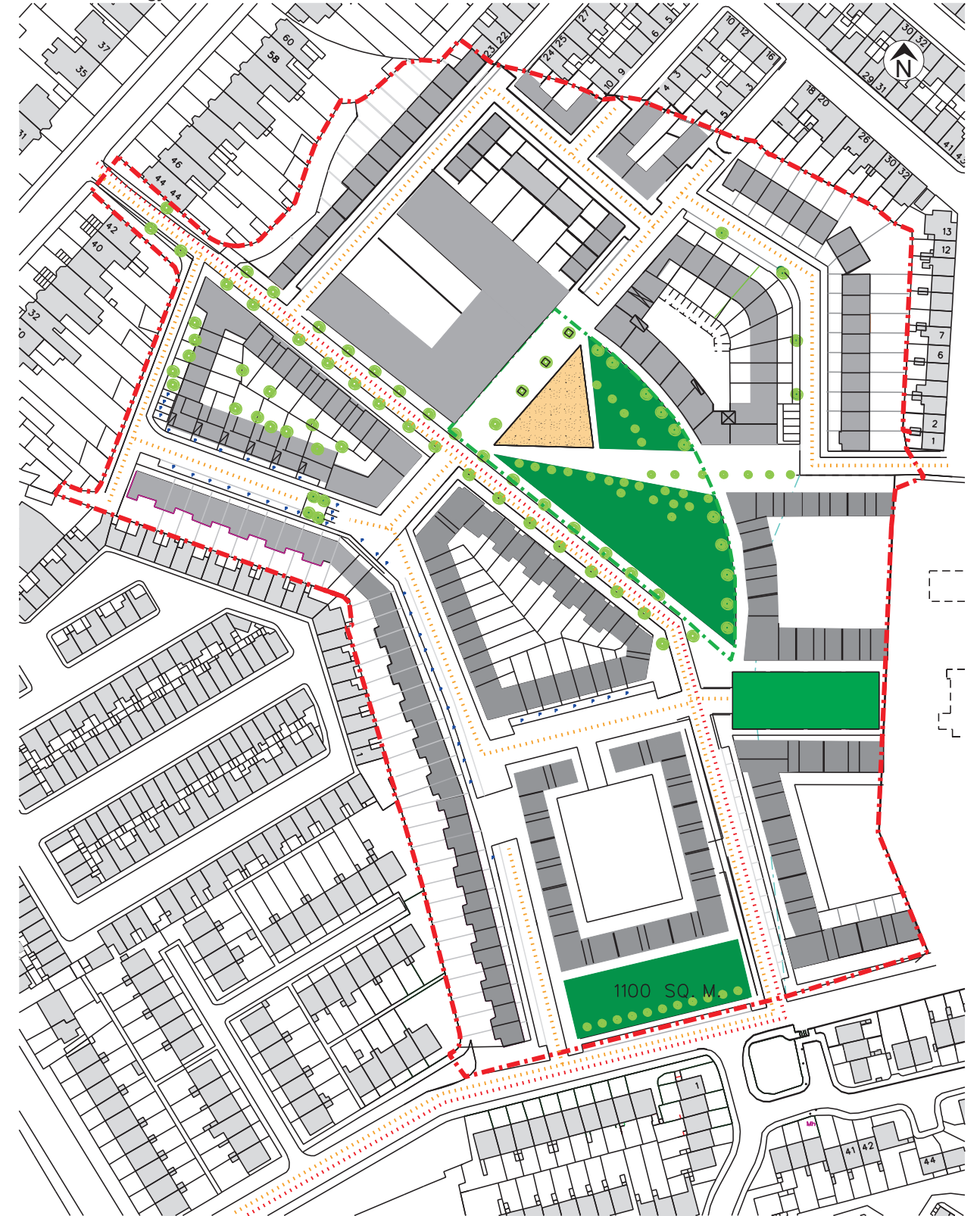
The following principals will apply to the movement strategy :

- Retain existing vehicular entrances to the site
- Retain the No. 46a bus route as a key public transport route and locate a bus stop on the new boulevard.
- Design high quality residential streets with traffic calming features. New street network to limit potential for rat running.
- Create good pedestrian connections with existing street networks at the North end of the site, linking the site with the local school, church, sports centre and Stoneybatter.
- Promote good permeability for the adjoining area to access new shops, park, etc.
- Provide parking spaces for all residential units to Development Plan standard.
- Residential parking to be provided in private front gardens, on street or in underground car parks.
- Commercial and Neighbourhood facilities to have assigned loading bays. Underground parking will be encouraged for the neighbourhood centre.

Key

Bus Route
Vehicular & Pedestrian Route
Pedestrian Route

Movement Strategy



24.0 Height

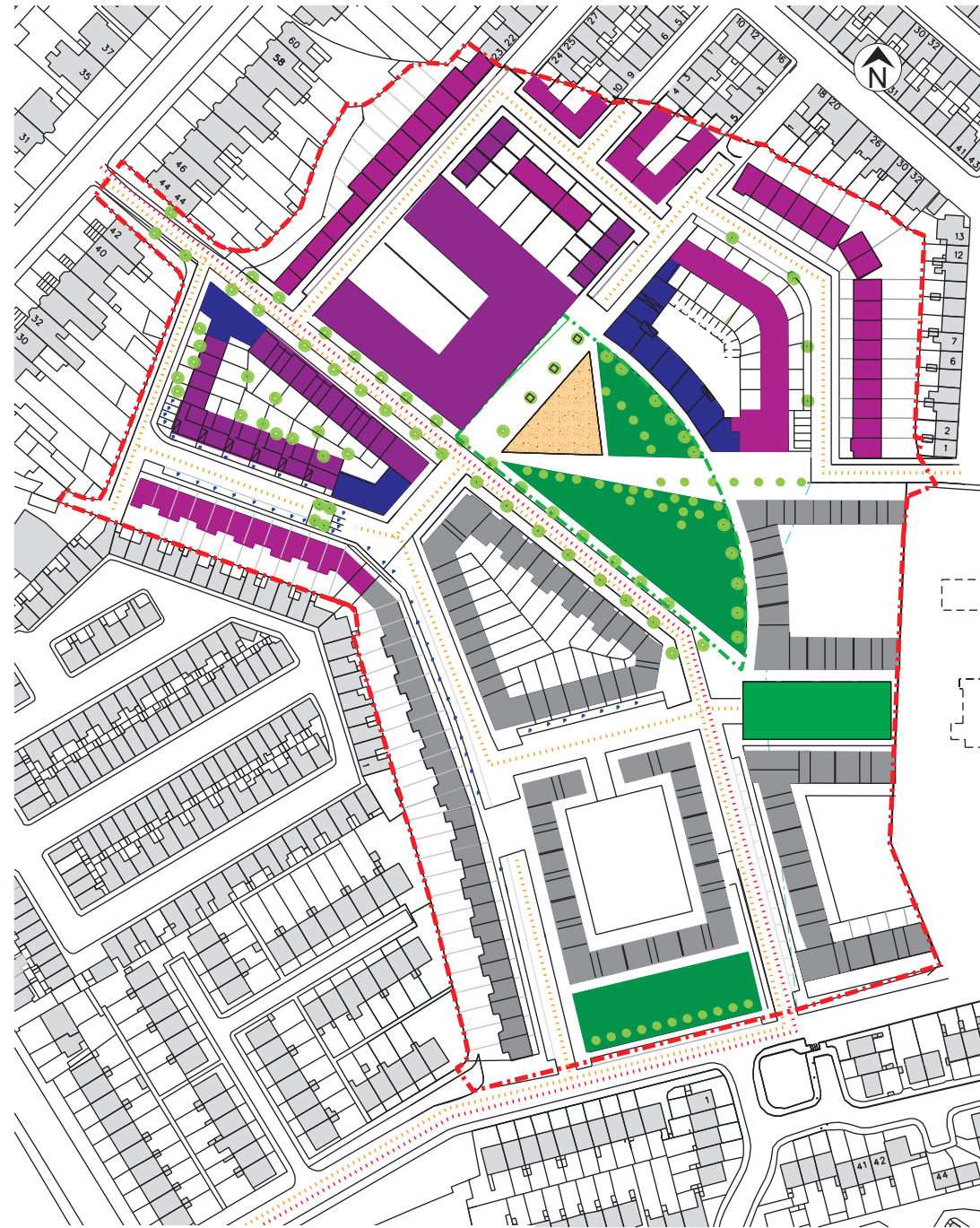
- The height character of the development will respect the height character of the adjoining site.
- There will be a respectful transition between the existing area and the scheme, with heights ranging from 2-4 storeys.
- 2 storey units are proposed along site boundaries where there is existing single storey housing, giving due regard for separation distances, privacy and light.
- 3 storey units are proposed at the centre of the site to provide larger house types and more units in a compact layout.
- Up to 3 storeys is envisaged for commercial and community buildings.
- 4 storeys is the maximum height proposed along the main boulevard to create enclosure along the boulevard and around the public park.

Key

2 Storey

3 Storey

4 Storey

Height Strategy for Phase 1 A and 1 B**Height Strategy for Overall Site Masterplan (Phase 1 A, 1 B and Phase 2)**

25.0 St. Bricins Masterplan

The site of St Bricin's Military Hospital adjoins the site of O Devaney Gardens to the east of the Phase 2 masterplan proposal. The institutional lands are currently in the ownership of the Department of Defence for hospital care and other administration uses.

Both the regeneration site of O Devaney Gardens and the Department of Defence lands are included in the same Z14 zoning objective under the Draft Dublin City Development Plan 2011-2017 which seeks social, physical and economic renewal.

As part of the masterplan process, Dublin City Council consulted with the Department of Defence and ascertained that in the medium to longer term timeframe, the site may no longer be used for military uses and could be re-developed.

Phase 2 of the regeneration project on O Devaney could have a context where it adjoins new uses on the site of St Bricin's.

In order to account for this context, the masterplan has explored a potential scenario and synergy between St Bricin's and the regeneration plan. It is important to note that any plans or proposals for the future of St. Bricin's will be subject to their own detailed analysis, masterplan and planning process.

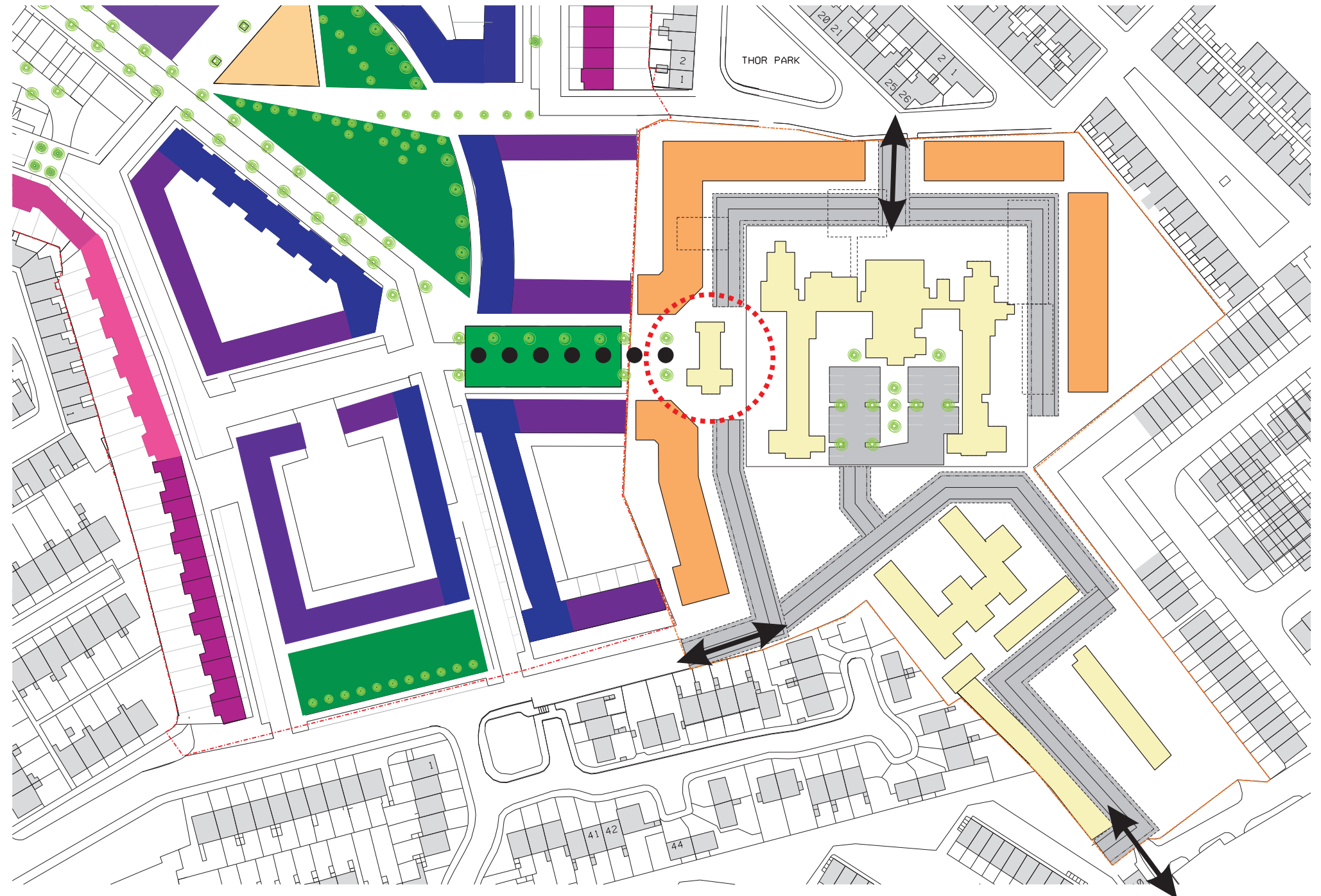
The exercise in assuming a cumulative context with St Bricin's is to ensure that the masterplan for O Devaney Gardens does not ignore issues such as future connection, compatible land use and setting of buildings. The buildings on the site of St Bricin's have potential to create a visually interesting backdrop to development in the site of O Devaney, particularly Phase 2.

In exploring the opportunities that may be presented should the site of St Bricin's develop, the opportunities considered are:

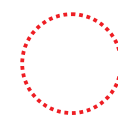
- Buildings of historic and architectural merit could be retained as part of a re-development with new uses and new vistas opened into the site. To protect the setting of existing buildings, in particular the small church, pedestrian and walking connections could be promoted between Phase 2 of O Devaney and the site.
- Permeability through the site of St Bricin's for pedestrians and cyclists will assist local movement, in particular east to west and north to south connections to penetrate the institutional land banks in this area.
- Vehicular movements to and from the site of St Bricin's can be dispersed between three potential entry and exit points, each of which would be restricted to vehicles accessing part of the site only and therefore no through traffic would be generated which would erode the special character of the site. This measure would also ensure that there are no routes for short cuts by traffic and the existing streets adjoining the site are protected from any significant increase in activity.
- Potential new uses for older buildings could include options for cultural uses, institutional uses, hotel or leisure uses, office uses, educational uses, residential uses etc. For the purposes of assessing cumulative traffic generation, assumptions are provided for more intensive traffic generators such as commercial for worts case scenario testing.
- If opportunities for infill residential arise, it will be sensitive and should relate to the character and scale of housing adjoining the boundaries in addition to protecting the prominence of older institutional buildings of architectural merit.



25.0 St. Bricins Masterplan



Indicative only - Subject to separate MP detailed analysis



Focal Building



Pedestrian Access



Potential Access

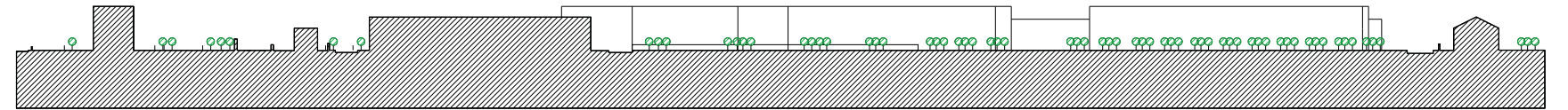
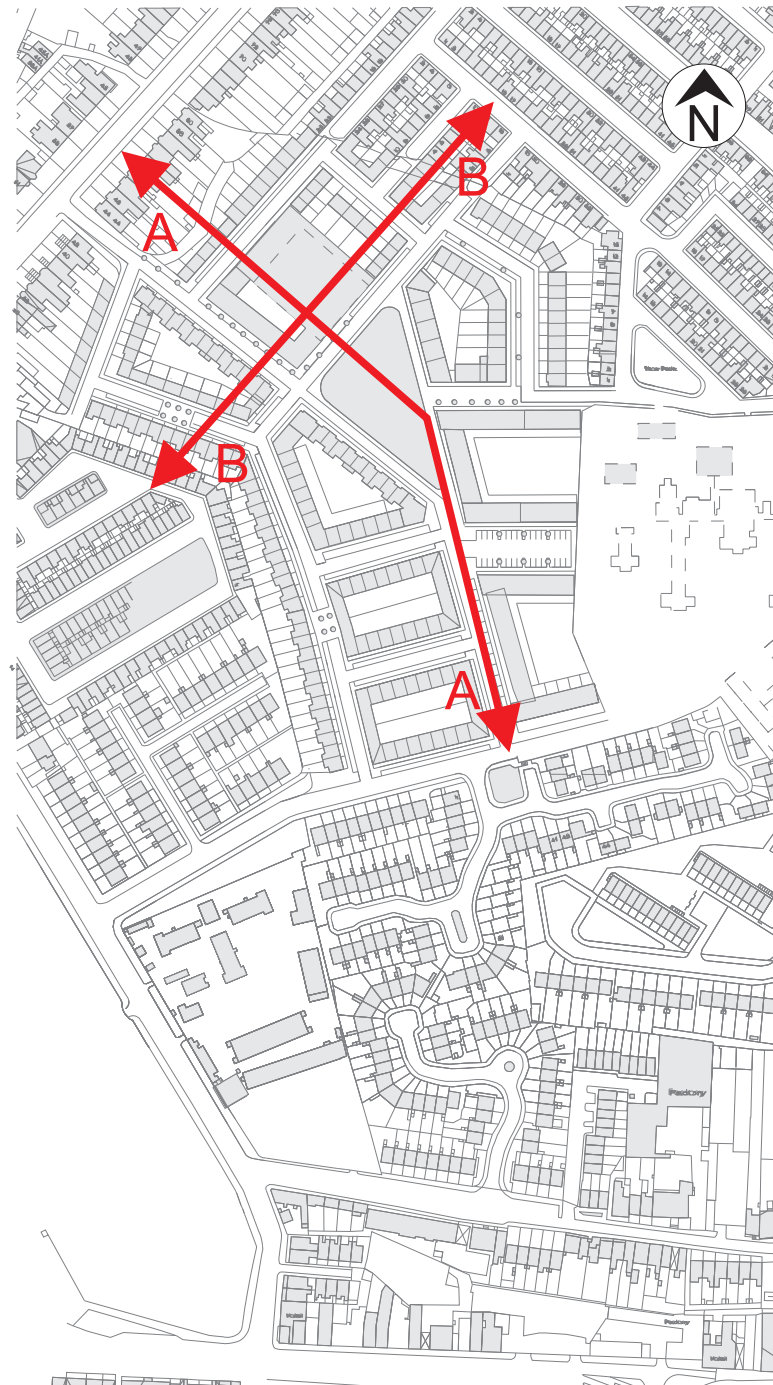


Sensitive Scale Residential

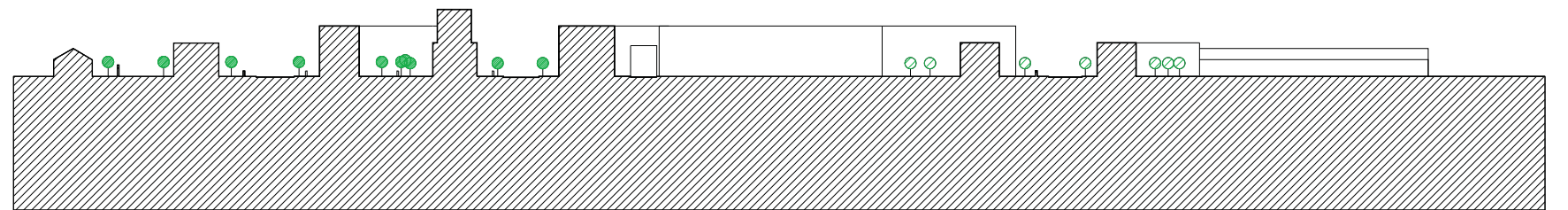


Buildings Of Potential Heritage Value

26.0 Cross Sections



Cross Section A-A



Cross Section B-B

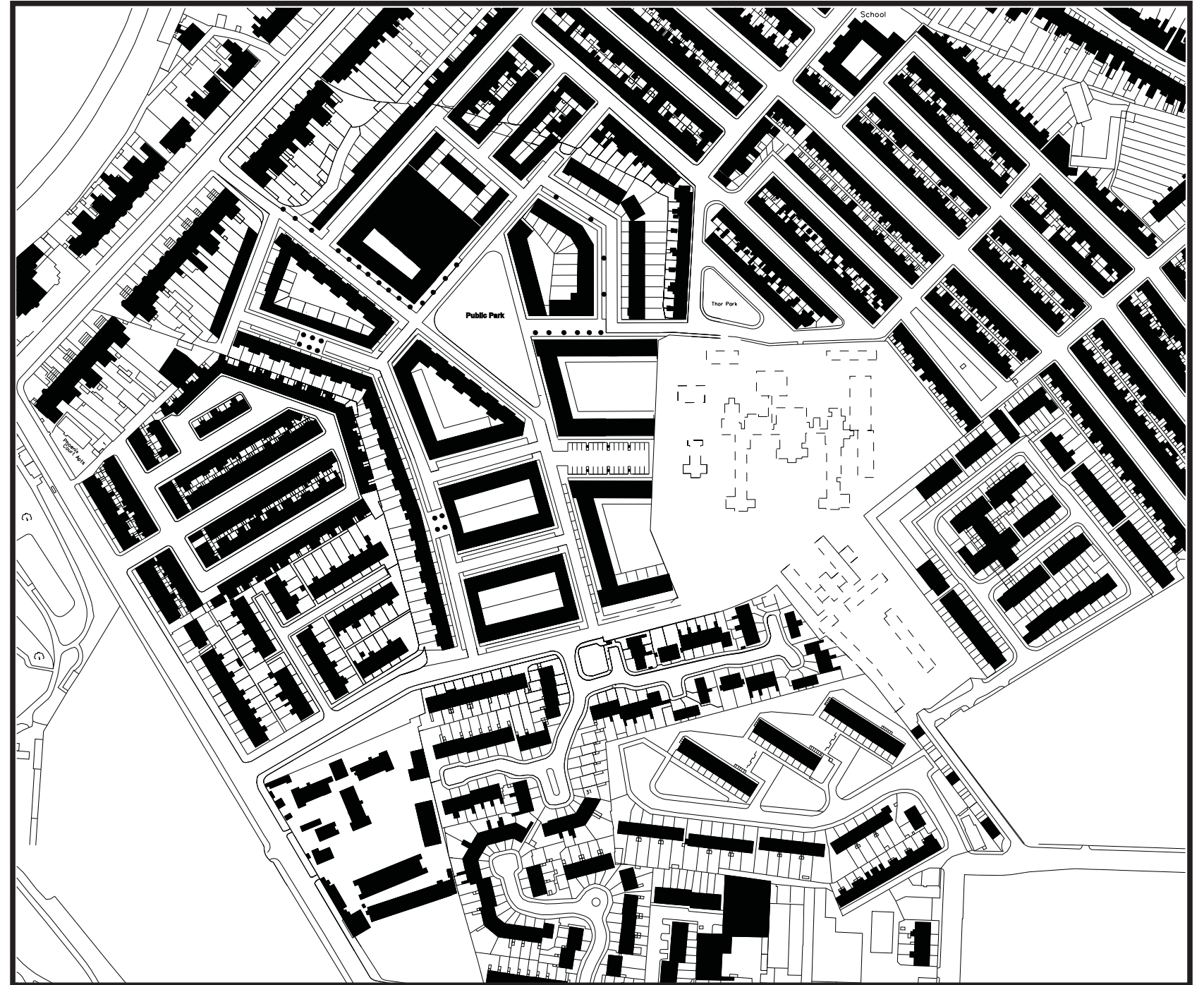
27.0 Figure Ground

The concept site strategy is to stitch the new layout successfully into the character of the adjoining streetscape.

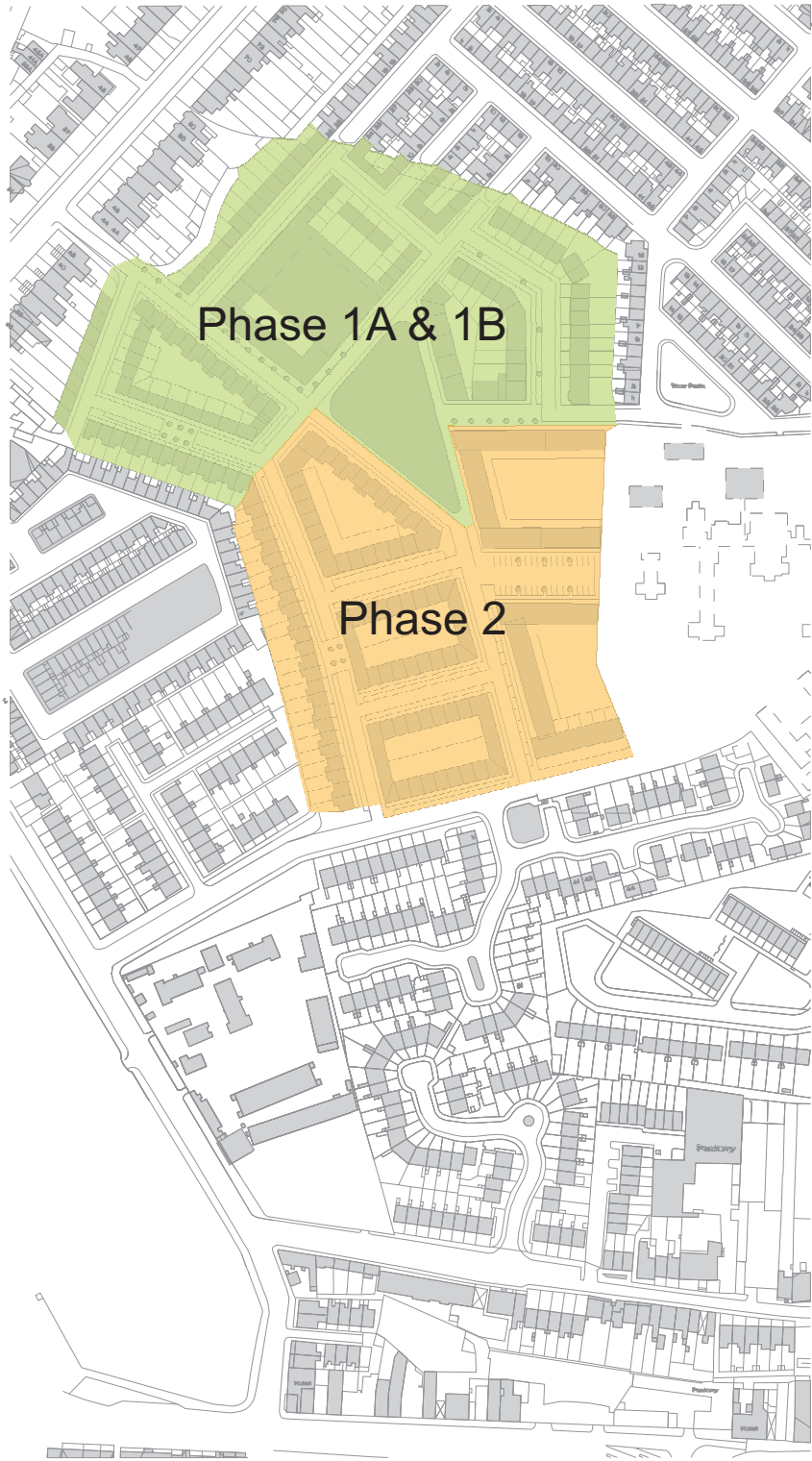
Existing Figure Ground



Example Figure Ground



28.0 Development Statistics



O' Devaney Gardens Regeneration Master Plan: Potential Uses			
Phase	Proposed Uses	Phase	Proposed Uses
1 A	110 residential units in four blocks (A-D) of which: <ul style="list-style-type: none">• 51 No. 3 bed units.• 47 No. 2 bed units.• 12 No. 1 bed units. Public Open Space/ Neighbourhood Park : 4,680 sq.m.	2	Option 1 240 residential units. Option 2 120 residential units. 8,000 m² commercial uses. Public Open Space : 1,100 sq.m
1 B:	Mixed Use Neighbourhood Centre <ul style="list-style-type: none">• 1,090 m² retail supermarket at ground floor.• 790m² other commercial uses at ground floor.• 1,280m² mixed community and office space at first floor of which c 585m² is potentially office based uses and 695m² community uses. Other residential with Phase 1B: 48 residential units of which:	Total Development:	Residential: Phase 1A: 110 units Phase 1A plus the MP indicative guidance for Phase 1B and Phase 2 Option 1: 398 units Phase 1A plus the MP indicative guidance for Phase 1B and Phase 2 Option 2: 278 units Commercial: Includes potential retail and office based uses. Office based uses could include public services that benefit community services in Phase 1B: Phase 1B : 2,456 sq.m Phase 2 Option 2: c8,000 sq.m Total Potential Commercial: 10,456 sq.m. Community Phase 1B: 695 sq.m, Public Parks : 5,780 sq.m

29.0 Phasing Sequence

