

O'Devaney Gardens

Land Initiative / Regeneration Project



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Background:

This report examines the advancement of the O'Devaney Gardens site for development. It takes cognisance of the extant planning permission for the first phase of development on the site and the masterplan which provides the context for the Phase 1A application.



Figure 1: Aerial Photo of former DCC flat complex O'Devaney Gardens.

SITE DESCRIPTION AND LOCATION

The O'Devaney Gardens public housing complex was constructed in 1954 by Dublin City Council and originally consisted of a total of 278 residential units contained in 13 four-storey blocks. The site is located approximately 1km west of the city centre off the North Circular Road. The site also includes a strip of land to the east which once formed part of the St Brigid's Military Hospital, acquired by the City Council to aid the delivery of housing. The entire site has an area of approximately 14 acres.

The adjoining site at Infirmary Road (c. 1.1ha) was once under the control of the Department of Defence and home to the Royal Army Medical Corps Barracks and the Royal Military Infirmary. The ownership of this site was transferred to DCC in 2006 for the purpose of providing affordable housing in the City. There are currently proposals to construct new public housing on the southern quarter – Phase 1 of this site (30 units) with a Part 8 application due to go before the Council in Qtr 2 2017.

The northern half of this site contains a number of buildings of architectural and historical merit including the former Isolation Hospital built c. 1860 fronting Montpellier Gardens and the "married quarters" 3-storey building fronting Infirmary Road.

The latter along with the perimeter stone wall is a protected structure, while the former along with an adjoining structure is recommended for protection under the NIAH (National Inventory of Architectural Heritage). There is potential for further possible 30-40 units on this part of the site along with the provision of a community gain through the utilisation of existing structures. Design proposals for Phase 2 (North end of site) will be dependent on which of the structures are to be retained.

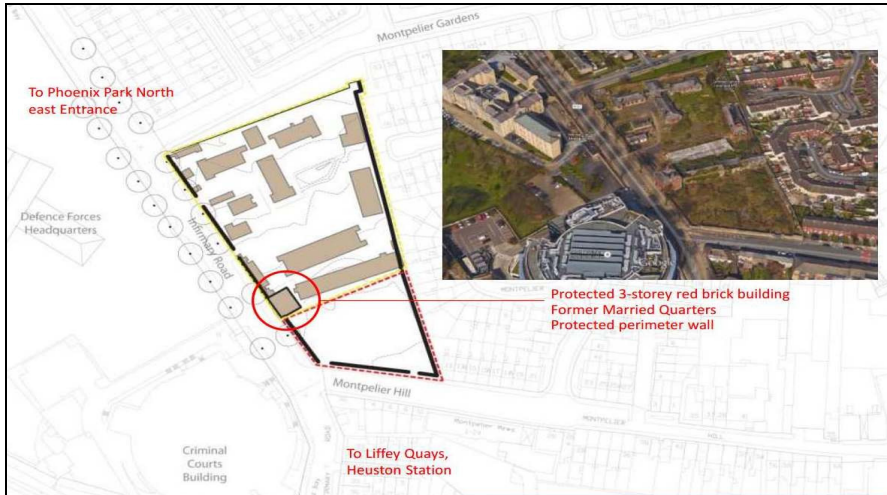


Figure 2: Infirmary Road Site(s) Phase 1 (Southern end) & Phase 2 (with existing structures)

The O'Devaney Gardens site is bounded to the north by the rear of properties that front onto the North Circular Road, to the west, by residential properties in Montpellier Gardens, to the south by Montpellier Park and to the east by lands that comprise St. Bricin's Military Hospital and residential development in the Oxmanstown / Stoneybatter area. There are three vehicular entrances into the area, one off Infirmary Road, the second off the North Circular Road and a third from Thor Place in the Stoneybatter direction.

The sites connectivity makes it an appropriate and desirable location for the high density mixed use development. The site presents real opportunities to accommodate travel to and from the site via sustainable means having regard to its proximity to the city centre and its accessibility from a public transport point of view. The road infrastructure required to serve potential development is already in place including several points of access.

O'Devaney Gardens benefits from an extant planning permission of 110 units for Phase 1A, it includes Blocks A,B,C & D of the redevelopment (figure 7) granted by An Bord Pleanala on 8th August 2011. The Phase 1A lands occupy an area of 2.47 hectares located at the north eastern and north western parts of the site. The permitted Phase 1A & development includes: 110 no. residential units (50 private and 60 social units) with the following mix:

- 41 no. three bedroom units,
- 45 no. two bedroom units,
- 15no. one bedroom units;
- 9 no. four bedroom units

The breakdown of unit type across Phase 1A is as follows:

- 41no. apartments
 - 1 Bed c. 58 sq.m.
 - 2 Bed c. 76.5 sq.m.
 - 3 Bed c. 110 sq.m.
- 31 no. two storey houses,
- 25 no. three storey houses,
 - 2 Bed House c. 90 sq.m.
 - 3 Bed House c. 108-116 sq.m.
 - 4 Bed House c. 127 sq. m.
- 7 no. two storey duplex, (c. 86 sq. m.)
- 6 no. live work units. (c. 112 sq.m)

The social housing breakdown of unit type is as follows of **Phase 1A - Blocks A+B**. will provide the following accommodation:

2 Bed Houses- 12 number
 3 Bed Houses- 17 number
 2 Bed Duplex- 7 number
 1 Bed Apartment- 6 number
 2 Bed Apartment- 8 number
 3 Bed Apartment- 6 number

Total 56 dwellings



The permission for phase 1A also includes: a new 325m central boulevard that will link the North Circular Road with Montpelier Park to the south. The new route is proposed to comprise of a planted area 2m wide in front of the buildings, a 4 metre wide road carriageway and a 2 metre wide footpath. The approved layout provides for the existing vehicular access points to the North Circular Road and Thor Place to be retained. In addition vehicular access via Infirmary Road will be improved with the addition of a second access from the Montpelier Gardens/ Montpelier Park area to the south of the site. This will include a new north south access road / boulevard that will create a better connection between the Montpelier area and to the south and the North Circular Road to the north. The permitted layout is intended to accommodate a Dublin Bus route through the site.

The area to the centre of the site is proposed to be a neighbourhood park with a total area of 4,680 sq. metres. The park is proposed to be a multifunctional space with landscaping, grassed areas, children's play area and hard landscaped civic areas. See attached (appendix 1) estimated cost of providing the urban works, which includes the entrance road, boulevard, temporary road, provision for services.

Table 1: proposed phases

Masterplan 2010 Proposed Phases						
Land Use	Phase 1A	Phase 1B	Phase 2 Option 1	Phase 2 Option 2	Using Option 1	Using Option 2
Residential Units	110 units	48 units	240 units	120 units	398 units	278 units
Park / Open Space	4,680 sq. m	-		1,100 sq. m	5,780 sq. m	5,780 sq. m
Retail / Commercial	-	1,880 sq. m		8,800 sq. m	1,880 sq. m	9,880 sq. m
Office	-	585 sq. m	-	-	585 sq. m	585 sq. m
Community	-	695 sq. m	-	-	695 sq. m	695 sq. m

The existing Masterplan for the overall site indicates that Phase 1B (figure 9) comprises a mixed use commercial, retail, office, community and residential area with a total of 48 no. residential units and 3,160 sq. m of other space. Phase 2 of the development (southern end of the site) provides two options with the first comprising entirely residential with 240 no. residential units together with a 1,100 sq. metre park and the second a mixed use residential and commercial phase with c.120 no. residential units and 8,000 sq. m of commercial space and the 1,100 sq. metre park.

The development potential outlined above relates to that envisaged in the 2010 masterplan and extant planning permission, there is scope to increase this potential having regard to the inclusion of St. Bricin's Military Hospital site and on the former Department of Defence site on Infirmary Road within SDRA 11. It can exploit the potential of the location, its close proximity to Phoenix Park, the LUAS, Heuston Station and the city centre.

The overall approach set out in the masterplan is still relevant. However, the detail of the masterplan proposals has been assessed in the context of changing circumstances some changes are proposed going forward.

POLICY CONTEXT:

The site at O'Devaney Gardens together with the adjoining St. Bricin's Military Hospital and the DCC site on Infirmary Road are zoned 'Z14' – a Strategic Development and Regeneration Area – in the Dublin City Development Plan 2016-2022, with a stated objective "To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and Z6 (employment) would be predominant uses"

The City Development Plan 2016-2022 contains a number of key guiding principles for this site and the wider area within which it is situated, under the heading SDRA 11:

1. The strategic location context of this site within the city (close to the amenities of the Phoenix Park, Heuston Station, and the new Criminal Courts of Justice), its potential positive contribution to the character of the city and the potential that exists for greater synergies to Stoneybatter and Grangegorman will be valued and promoted; there is an opportunity for a mid-rise residential building towards the centre of the site, similar to that within the Grangegorman SDZ.
2. The development of a high quality residential quarter comprising quality new homes supported by a complimentary range of mixed commercial, community and recreational facilities will be promoted for this site. The site will provide for a mix of tenure with social, affordable and private housing all provided on site.
3. The development of attractive new streetscapes with mixed typologies of high quality accommodation, a high quality public realm and active street frontages will be promoted to compliment the architectural legacy of streetscapes adjoining this location including the special streetscapes of the North Circular Road, Infirmary Road and Oxmanstown areas.
4. Accessible locations for commercial and community facilities to encourage interaction between the site and established communities adjoining will be promoted.
5. The development of a neighbourhood park as a key feature of the design to provide recreational amenities, encourage community interaction and provide a focal point/meeting place for the wider local community; the location will be bounded by high quality streetscapes accommodating commercial, community and residential uses to generate activity, encourage active use of the space and provide passive surveillance. To provide space for an all-weather pitch, multiple use games area (MUGA), community centre and community garden. Provide quality open green spaces consisting of a minimum of 15% of the site area. Green spaces can serve as sites of social exchange and communicate a respect for nature as a guiding design principle for the site.
6. The established character of streets and residential amenities for adjoining residents will be respected in the urban design proposals and layout of a new development; opportunities for new building forms to aid legibility through the scheme and create streetscapes of visual interest will incorporate appropriate height transitions from site boundaries and propose locations that avoid negative impact on adjoining residential boundaries.



7. Permeability through the site will be promoted to integrate the location more successfully with the adjoining community; the existing bus route will be retained and incorporated along a main boulevard route connecting the North Circular Road to Montpellier Gardens; opportunities for connections with streets to the northeast boundary, with particular emphasis on walking and cycling routes, will be encouraged.
8. To have regard to the physical integration and regeneration potential of Manor Street/Stoneybatter as important streets / radial routes in the redevelopment proposals for this area.

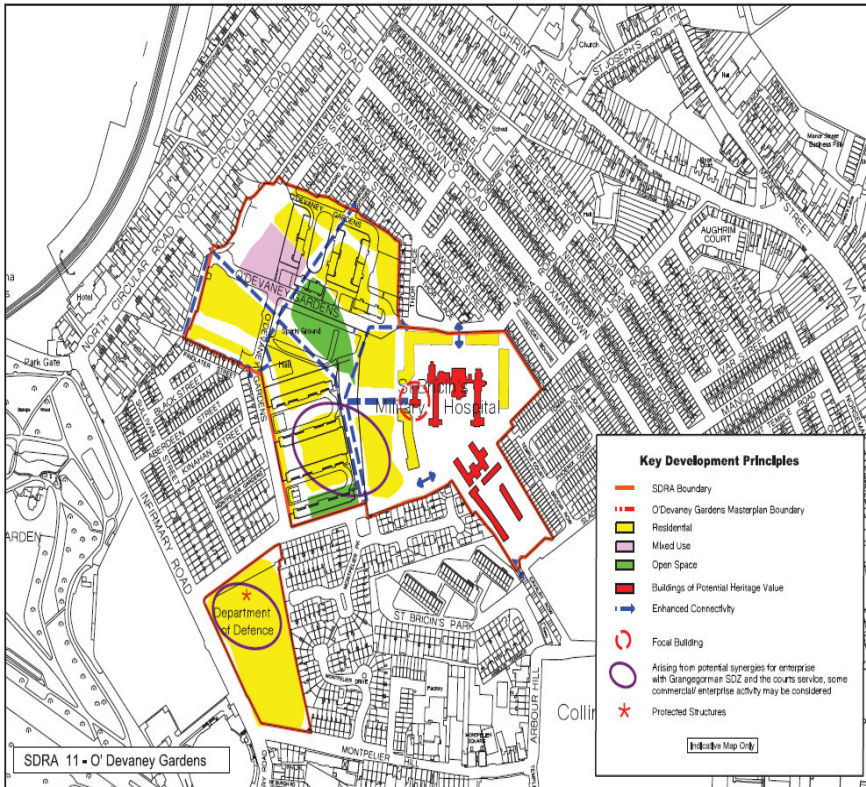


Figure 3: SDR 11

KEY CHALLENGES AND OPPORTUNITIES FOR THE SITE:

The key challenges identified in the 2010 Masterplan remain pertinent today and provide a focus for the issues which a redevelopment strategy can address. Fundamental to this strategy is the need to overcome the isolated character of the site and its poor integration with the surrounding neighbourhood. This is particularly evident at the boundaries some of which are highly defensive or presented with rear boundary walls/ lanes.

Connectivity towards Oxmanstown Road is limited to one vehicular route, with three other roads ending in abrupt cul-de-sacs at the entrance to the lands. The entrance off Infirmary Road and Montpellier Gardens lacks any sense of enclosure with a poor visual impression created by the vacant and now derelict former Department of Defence buildings on the Infirmary Road site.

This lack of permeability and integration creates both visual and safety issues which need to be addressed in consultation with the Local Community.

Despite these challenges the O'Devaney Gardens site presents a real opportunity to provide much needed housing in the City in a location that is within walking distance of the city centre, the Phoenix Park and the LUAS redline. New development at this site provides the opportunity to address the issues of poor connectivity and harsh boundaries and to provide an attractive and relatively quiet residential environment within the inner city.

A positive approach must be adopted in the provision of this new residential environment, with integration and a mix of housing typologies and tenures a key requirement.



VISION

The vision for this site is for a new residential neighbourhood that is safe and attractive; provides an appropriate mix of housing types and typologies, and where residents are within walking distance of a host of neighbourhood amenities including open space, schools, retail and recreational facilities.

SUSTAINABLE COMMUNITY

Delivering a significant quantum of new residential homes into an area requires assessment and consideration of the various amenities that are required to support this community. Existing services and facilities in the wider area are considered and deficits identified where appropriate.

The 2010 community audit carried out in preparation of the Masterplan was reviewed taking on board new development proposals and also opportunities presented by the Infirmary Road site.

OPEN SPACE

The residential community between Infirmary Road and Aughtim Street/ Manor Street is comprised predominately of terraced housing within a tight urban grain.

Areas of open space are limited to the private lands of St. Bricin's Military Hospital, the military cemetery at Arbour Hill and Croppy's Acre, with few opportunities for children's play / informal play space. Beyond this area both the Phoenix Park (People's Garden) and the new Grangegorman Campus provides good quality children's playgrounds.

While these latter two facilities offer good quality local amenities, it is considered that the immediate environment is lacking in public open space and that provision for such should form a key element in the redevelopment of O'Devaney Gardens.

This may take the form of one large neighbourhood park in the order of c. 5,000 sq. m. or comprise of two smaller local parks. Consideration will be given for children's play space as well as less formal relaxation space and possibly allotment space.



Figure 4: O'Devaney Gardens - Key Challenges



Figure 5: O'Devaney Gardens Key Amenities

RETAIL

When the 2010 Masterplan was prepared for O'Devaney Gardens it was anticipated that commercial retail space would be provided to the north of the site off the North Circular Road, with provision for a 1,000+ sq. m. Supermarket. Since then Tesco have opened a large supermarket to the rear of the Maple Centre, Navan Road and work has begun on the construction of a new discount supermarket at Hanlon's Corner.

These recent developments are considered to adequately address the convenience retail need in the area, and it is further considered that the development at Hanlon's Corner will help consolidate the neighbourhood centre running from Hanlon's Corner, south along Prussia Street into Stonebatter.

Providing additional large scale convenience shopping at O'Devaney Gardens would undermine this neighbourhood centre and is not considered appropriate. Consideration will be given to the provision of small local retail units in the vicinity of a new public open space and/or close to the entrance off Infirmary Road. However, it is also noted that there are a number of existing small local convenience shops in the near vicinity which would be supported by an increase in residential population.



SCHOOLS / RECREATION / COMMUNITY

The O'Devaney Gardens site is considered to be well served by existing community facilities in the form of schools, sports halls, parish centres etc. There are existing primary schools at St. Gabriels on Cowper Street and a new Educate Together primary school is being built on the Grangegorman Campus. The Aughrim Street Scout Group on Ben Edar Road, the Dublin City Council Sports Centre on Aughrim Street and the Holy Family Parish Centre on Prussia Street all provide important civic and community facilities, complimented by a range of other amenities along Manor Street/ Stoneybatter. It is considered that new residential homes will help to support existing facilities in the area. With an increase in resident population the City Council will give consideration to providing additional staff and increased services at the City Council Sports Centre on Aughrim Street.

While there are a number of crèches facilities already in operation in the vicinity of Stoneybatter the delivery of a significant new residential development may give rise to the need for additional crèche services, depending on the nature of residential development provided. Appropriate locations for such a service would include adjoining the proposed new public park or on the Infirmary Road site.

GRANGEGORMAN CAMPUS

WHAT HAS BEEN ACHIEVED IN GRANGEGORMAN TO DATE IS AS FOLLOWS:

- Playground
- All weather pitch.
- GAA pitch and a soccer/rugby pitch.
- Small gym – open to the public.
- Public realm , including 1 km running circuit – open to the public
- Primary school.

WHAT IS PROPOSED IN GRANGEGORMAN IS AS FOLLOWS:

- Sports centre, incl. sports hall, basketball courts, gym and ancillary rooms for activities such as yoga, pilates etc. – all will be available to the public.
- Swimming pool- will be available to the public.
- Library – to which the public will have access.

All of the above are within walking distance of O'Devaney Gardens. Direct access to the campus is possible from Prussia Street via Fingal Place.

INFIRMARY ROAD SITE

As noted earlier in the report, the Infirmary Road site forms part of a Strategic Development and Regeneration Area in association with the O'Devaney Gardens site. This site contains a number of buildings of architectural, artistic, historical and social merit, notable of which is the former Isolation hospital fronting Montpelier Gardens. It is considered that this building lends itself well to providing a public/ community use with an enhanced public domain to Montpelier Gardens providing an attractive and welcoming entrance into the O'Devaney site. Uses for the former hospital could include a crèche facility, GP surgery, or other suitable community or commercial use. As noted above the vision for the O'Devaney Gardens site is to create a quiet and attractive residential setting. This can be complemented by focusing the more community or commercial elements within the Infirmary Road site, located along a busy street and with greater public access. The opening of this site to Montpelier Gardens is seen of particular importance in enhancing the overall setting of the area.

DEVELOPMENT PROPOSALS FOR O'DEVANEY GARDENS

The development proposed for the regeneration of O'Devaney Gardens is broadly in line with the proposals set out in the masterplan produced for the lands in 2010. The amendments/modifications to the masterplan have been outlined earlier in this report and relate mainly to reducing the retail element and relocating some community facilities to adjoining lands with a view to increasing the number of housing units.

The residential development proposed comprises of an appropriate mix of private and social housing units along with other social amenities with the objective of delivering a sustainable mixed tenure residential development

Housing units will include a mix of two and three storey terrace houses, apartments of varying sizes in blocks 3 to 5 storey's high and a small number of duplex units. It is proposed that the social housing element will encompass 30% of the total development. The quantum of housing development proposed will allow for the City Council to adequately satisfy housing demand and need in the area.

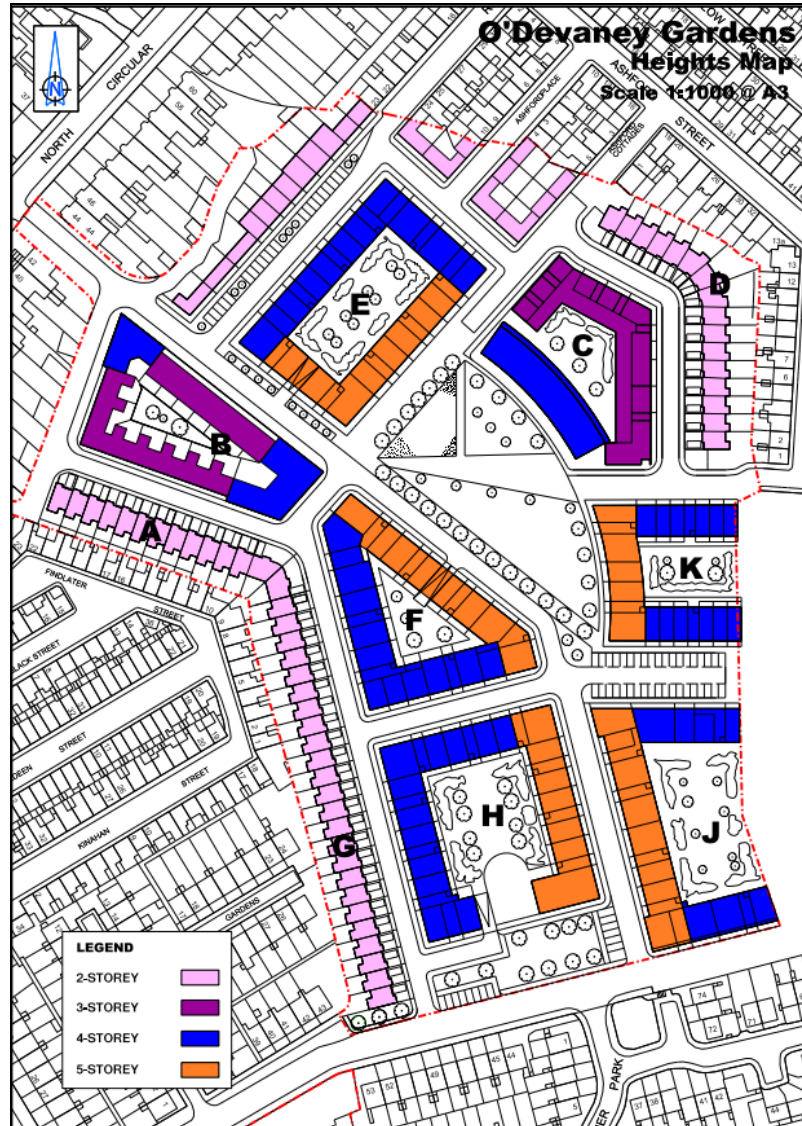


Figure 6: O'Devaney Gardens - Proposed Heights

The focus of the report is on the early delivery of housing. The land which extend to C.10 hectares have existing planning permission under Phase 1A for the development of 110 housing units comprising of a mix of two and three bedroom terrace and apartments on the northern part of the site of which 60 units (54.5%) are for social housing use. The latter phases are subject to the guiding principles, policy context and development standards of the City Development Plan.

The configuration of the site allows for the lands to be developed on a phased basis. The details of which are set out below (figure 7) along the details of development potential and typology. The layout and potential assessed for phases 1B and 2 is indicative and can be modified if necessary to meet changing social housing needs.

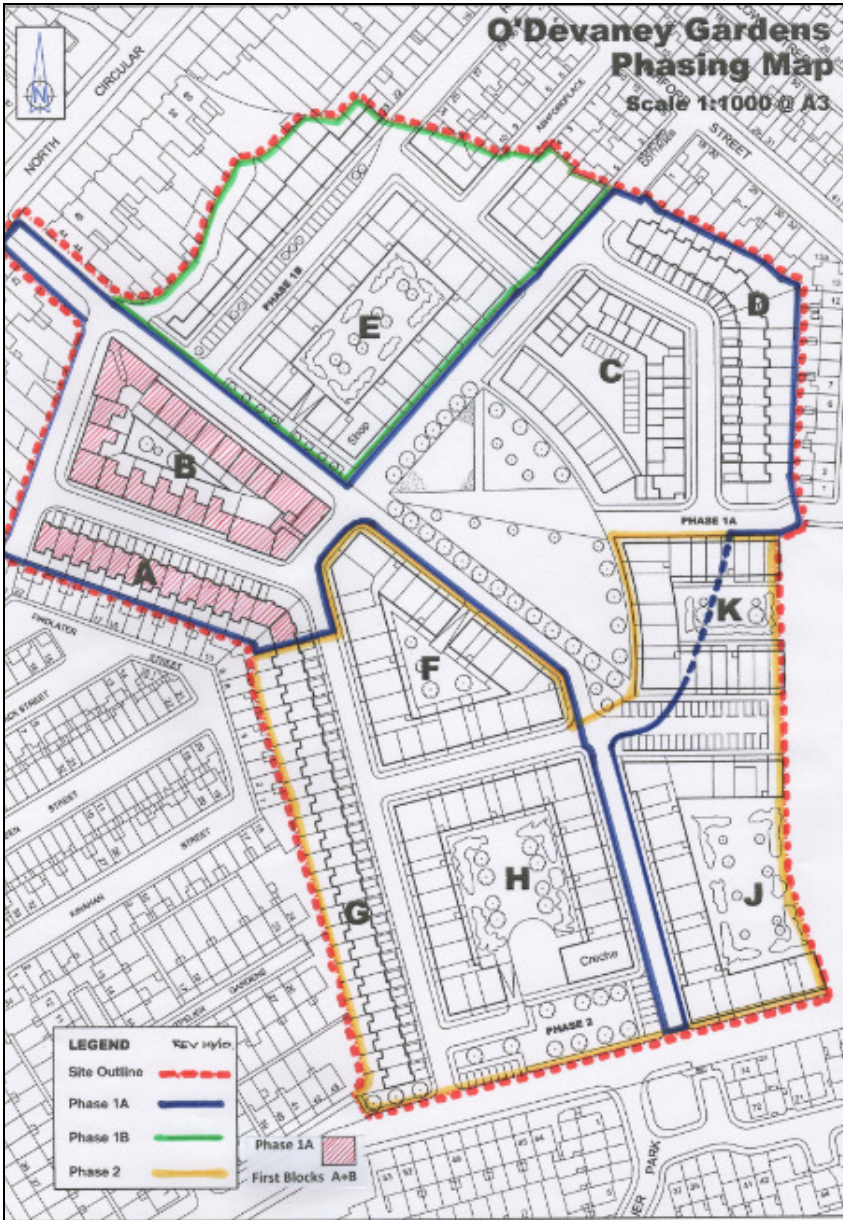


Figure 7: O'Devaney Gardens Proposed Phasing

1. **Lot 1A - 110 Residential Units (Full Planning Permission Granted)**

- 31no. 2-storey terrace houses
- 25no. 3-storey terrace houses
 - ❖ (13 x 2 bedroom; 34 x 3 bedroom; 9 x 4 bedroom)
- 41no. apartments in 4-storey blocks
 - ❖ (9 x 1 bedroom; 25 x 2 bedroom; 7 x 3 bedroom)
- 7no. 2-storey duplex units
- 6no. live work units (1 bed)

2. **Lot 1B - 117 Residential Units (indicative layout)**

- 21no. 2-storey terrace houses
- 96no. apartments in 4 and 5storey blocks
- Local Shop – 1 number c. 122 sq. m.

3. Lot 2 - 357 Residential Units (indicative layout)

- 24no. 2-storey terrace houses
- 333no. apartments in 4 and 5storey blocks
- Crèche – 226 sq. m.

4. Infirmary Road

- Phase 1: 30 social units
- Phase 2: 30 units (potential for additional units depending on the proposed use for the existing structures)

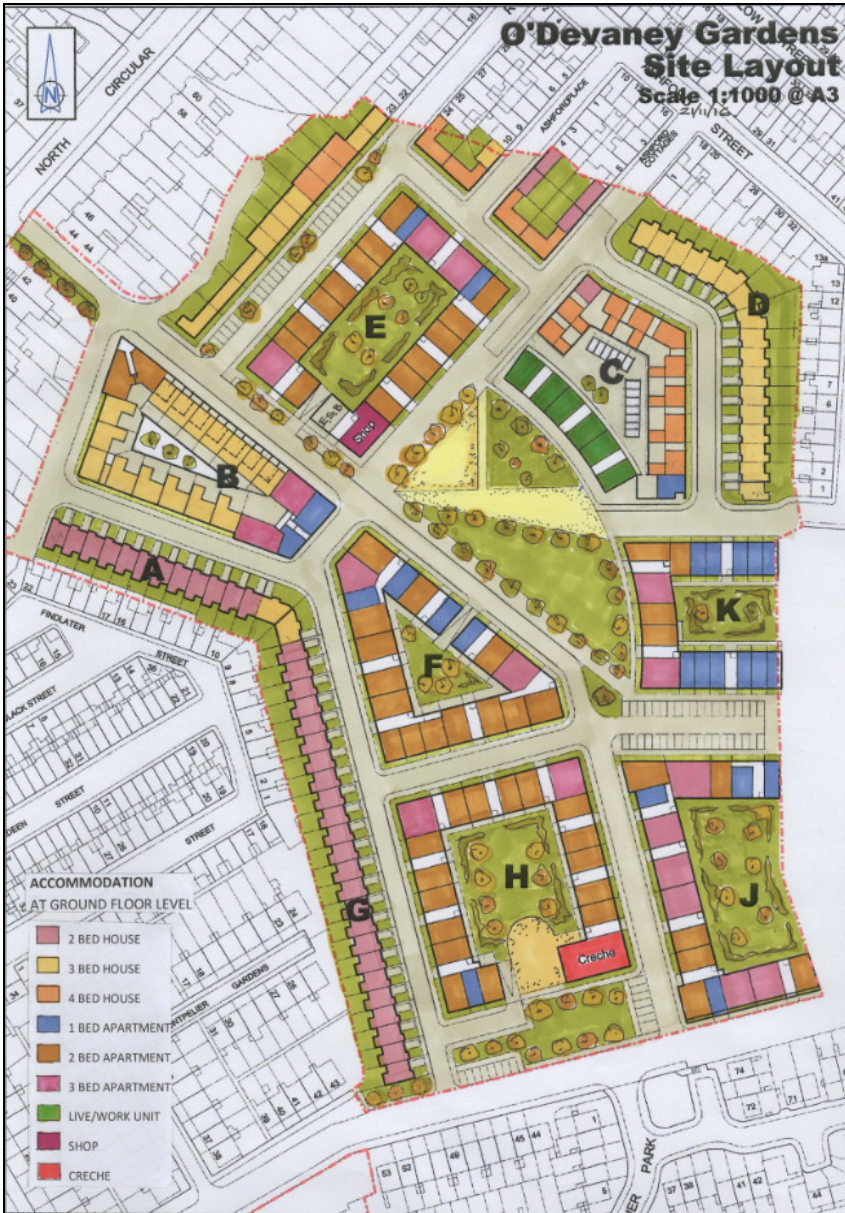


Figure 8: Accommodation Layout Key

QUALITY OF DEVELOPMENT

It is envisaged that a development of high quality with the emphasis on a new approach to housing provision would be provided. The key elements are as follows:

- Respect the scale, layout, grain and massing of the existing fabric, North Circular Road 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 public housing through good design and good social housing integration policies
- All units to be accessibility proofed.
- All new developments to comply with best practice design standards.



Figure 9: Masterplan 2010 - CGI “View 8” Phase 1 Block B (left) and Block A (right)



Figure 10: Masterplan 2010 - CGI “View 5” Central Public Open Space – Interface with block C (right)

TENURE MIX

The tenure mix for the proposed development is 30% social housing, 50% private housing and 20% affordable rental. The City Council will consider including Affordable Rental Housing in its Procurement Documents. It is anticipated that an Affordable Rental model will be announced by government in the coming months.

The planning permission granted for phase 1A is for 110 residential units, of which 56 are to be for public housing use. The remaining 115 public housing units will be distributed over phases/lots 1B and 2. If there is a requirement for senior citizen units these can be accommodated with the social mix detailed below.

The table below outlines the number of households on the Dublin City Council housing waiting list with Area “P” as their first choice. The table shows the length of time each household has been on the housing waiting list and the size of unit required. In total, there are 398 households on the housing waiting list for this area (Area P), of which 80 have been on the list for more than 10 years.



Dublin City Council Housing List – Area P (August 2016)						
Number of Years on the Housing Waiting List	one bed	two bed	three bed	four bed	five bed	Total
0 to 1 year	7	3	1	0	0	11
1 to 5 years	106	39	5	2	0	152
5 to 10 years	98	36	18	3	0	155
over 10 years	40	19	19	2	0	80
Bed Total	251	97	43	7	0	398

Table 1: Housing Waiting List August - Area P

The proposed development in O'Devaney Gardens will include 175 public housing units. In tandem there are plans for a development on Infirmary Road that will potentially include 30 public housing units. The table below outlines the number of public housing units proposed for the O'Devaney Gardens and Infirmary Road sites, and the level of social housing need in the area (Area P) that these proposed developments will meet.

	Social (Potential breakdown)	Infirmary Road, Site (Potential breakdown)	Total Need (Dublin City Council Housing List – Area P (May 2016))	% of need met by proposed development
1 Bed	41	15	251	22%
2 Bed	92	15	94	113%
3 Bed	36	0	42	86%
4 Bed	6	0	7	86%
Total	175	30	394	52%

Table 2: Public Housing Provision – O'Devaney Gardens Development

The Previous Housing Development in this area had quite a negative history in relation to social issues with it being demolished as a result of a failure to adequately deal with festering Social problems and ongoing maintenance and estate management issues. It is essential that serious lessons are learned from this history and experience. Therefore the formulation of a Social Regeneration Plan side by side with the physical/infrastructural proposals will be a key element of this overall development.

In addition the whole issue of private management companies, the management of mixed housing complexes and the ongoing general management of apartments, car parking, cleansing etc has caused a myriad of problems throughout the city in recent years. New models of management are essential and hence there will be specific emphasis on this in the criteria involved in the selection of a developer.

MAKING THE REGENERATION A REALITY – HOW?

MIXED TENURE – BUILT TO RENT MODEL

Details were given in the Housing Land Initiative Feasibility Study on the merits of providing housing for long term rental under a Build to Rental model. A key objective of a Build to Rent model is to provide long-term affordable accommodation for low to moderate income key worker householders in urban areas of high demand for residential accommodation. It is considered that the subject site given its convenient city location is ideally suitable for housing development for such purposes. In many locations across the city the market price of apartments are lower than the construction costs. Consideration should therefore be given to providing and securing housing development for long term rental purposes.

DUBLIN HOUSING MARKET 2016

The Dublin housing crisis continues to be widely reported upon by the national media. Little new construction is taking place while demand for all types of housing tenure is still rising. This is particularly evident in the case of starter homes and rental accommodation. Demand far exceeds supply and this has given rise to a dramatic increase in housing rentals that are now reported to be 5.2% higher than their previous peak in 2008. Ireland is now experiencing a chronic housing shortage which has contributed significantly to the current homeless crisis and this is most evident in Dublin.

A total of 2,891 housing units were completed in the Dublin Region in 2015, of which 667 were built in Dublin City (See the table below). Factors affecting supply include: the lack of readily available serviced land to build on; high construction costs; and, bank funding restrictions.



Dublin (City Council boundary)	2015 Q1	2015 Q2	2015 Q3	2015 Q4	2015 Total
House completions by sector					
Private	64	131	162	123	490
Social	118	0	19	50	187
Total	182	131	181	173	667

Table 3: House Completions Dublin 2015

The Governments 'Action Plan for Housing and Homelessness' (2016) comprises of the following five pillars of planned actions right across government: addressing homelessness; accelerate social housing; building more homes; improve the rental sector; and, utilising existing homes. The key areas of action that focus on speeding up the delivery of housing will greatly assist in securing the early delivery of the proposed development as outlined above.

SECURING THE EARLY REDEVELOPMENT OF THE O'DEVANEY GARDENS SITE

As outlined in the Housing Land Initiative Feasibility Study the City Council has traditionally secured the redevelopment of its land under development agreements with title to lands only being transferred when a development had been substantially completed.

A development agreement is in essence a contract that sets out the process under which an agreed development should be delivered. It sets out conditions on its future use and it establishes a timeline for defined actions to be taken and sets out mechanisms to address either party's failure to meet their commitments.

To procure the required development it is proposed that the lands (all or part) be advertised for submissions of interest from developers with the aim of having the site developed broadly in line with the proposals/indicative plans outlined in this report with conditions included, relating to tenure mix and future use (long term rental) under a Build for Rent model and other relevant matters. Title of the land will not be transferred until defined parts of the development have been substantially completed.

Tenderers will be required to:

- furnish details of experience in delivering large scale housing projects;
- provide details of their professional teams with relevant experience;
- provide and substantiate details of their financial capacity to deliver the proposed development within a specified time period.
- make a financial proposal to undertake the proposed development.

The objective is to secure the early redevelopment of the lands, it is proposed that the Council include as part of its Housing Programme Blocks A & B and the City Council has recently received funding approval from the DHPC&LG to construct these 56 public homes. The City Council will immediately appoint a design team to deliver this part of the overall development under the existing planning permission for phase 1A.

VALUATION OF SITE

The current Estimation Market Value of the overall site is in the region of €14 million.

This value will be retrieved by Dublin City Council as part of the Procurement Process and can be done in an amount of ways:

- Cash Payment
- Provision of additional infrastructures
- Subsidisation of Affordable / Private Units

CONSULTATION

To ensure that there is ongoing consultation and communication with the local community we will now establish a new "O'Devaney Gardens Regeneration Consultative Forum" which will involve residents from the relevant local estates and from Community Groups which will meet every two months. An independent person will be invited to Chair this Forum.

We will appoint a senior Dublin City Council official to become a member who will keep the forum completely up to date and aware of the procurement, tendering and development process. We intend to be in a position to arrange the first meeting of this Forum in January 2017.



THE DRAFT TERMS OF REFERENCE WILL BE

The Regeneration Consultative Forum is established to:

- Monitor an integrated regeneration programme for the O'Devaney Gardens site, Dublin 7.
- Consult, co-operate and liaise with all interested parties including the local community and any relevant statutory bodies.
- The Forum will meet every two months.
- The Forum will at all times operate by means of a consensus approach.
- The business of the Forum will be conducted in an open and transparent manner and will recognise the increasing cultural diversity which exists in Ireland today.

Chair and membership:

- The Regeneration Consultative Forum will have an independent Chair and a core membership of not less than 10 members and not more than 15 members.
- Initial membership of the Regeneration Forum will be as follows:
 - Dublin City Council Officials 1
 - Local City Councillors 2
 - Neighbouring Estates 6
 - Community groups 2
- The Regeneration Forum may appoint additional members (subject to the overall maximum numbers of members) and may establish such sub-committees as are necessary to efficiently transact Forum business.

SUMMARY OF PROPOSALS

- *A Housing mix of 50% Private, 30% Public & 20% Affordable Rental.*
- *Development Potential of 584 Homes.*
- *Existing Planning Permission for 60 Public homes will be expedited and the necessary funding approval for the units has been received from Government.*
- *Sensitive to adjacent communities.*
- *Additional 30 Public homes on the Infirmary Road Site.*
- *Provision of retail / Community and Recreation facilities.*
- *A Procurement Process will be speedily progressed with the aim of securing a Tender which covers the:*
 - *Design of the New Development building on the Indicative Existing Plans.*
 - *Construction of the New Development.*
 - *Proposals for the Future Management of the Development.*
 - *The Finance Mechanisms requires to fund the new Development taking full amount of the Market Value due to Dublin City Council*

The proposal to progress this vital new development to the Public Procurement and Tender stage was approved by the Housing and Planning Strategic Policy Committees (S.P.Cs) at a joint meeting held on the 9th December 2016

The Housing S.P.C and the Consultative Forum will be kept informed fully on the progress of all aspects of this process.

Anthony Flynn

Executive Manager and Director of Housing Delivery

09th January 2017