



Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Date: 22nd December 2009

Re: Scoping the Content for an EIS for a Phase 1 Planning Application and Masterplan by Dublin City Council for O Devaney Gardens Dublin 7.

Dear Sir/Madam,

I write to formally request the written opinion on the information to be contained in an Environmental Impact Statement (EIS) under Section 173 of the Planning and Development Act 2000 and Articles 95 and 117 of the Planning and Development Regulations 2001.

Dublin City Council intends to lodge a planning application to An Bord Pleanála in 2010 for local authority works for which an EIS will be prepared. The development will be for Phase 1 of the regeneration of the social housing complex at O Devaney Gardens.

The overall site area is 5.66 ha. The regeneration of the site will propose a high quality mixed use development with the potential for approximately 360 residential units of mixed typologies and approximately 3,500 m² of mixed commercial and community space. Car parking will be proposed in accordance with Development Plan standards at surface and basement level yielding approximately 395 car parking spaces. The height of the development will range from 2-4 storeys in total.

Two phases are envisaged for the development. Phase 1 is located at the northern end of the site and will include Phase 1 A, a Dublin City Council residential scheme of mixed tenure housing and Phase 1 B, a commercial site to be sold and developed by the private sector in tandem with Phase 1A. Phase 2 is located at the southern end of the site and will integrate fully with Phase 1. Phase 2 is envisaged as a residential development primarily and will be sold and developed by the private sector. Phase 2 will be developed in accordance with a building agreement to adhere to the design principles set out by the overall site masterplan.

The development proposed for Phase 1 by itself (in terms of site area and schedule of uses proposed) would be a sub threshold development for the requirement to prepare an EIS under Schedule 5 of the Planning and Development Regulations 2001.

The assessment of Phase 1 however should be evaluated in the context of the cumulative development across the entire site (Phases 1 and 2 combined). It is noted that Schedule 5, Part 2 (10) (b) (iv) of the Planning and Development Regulations 2001 includes urban development which would have an area greater than 2 ha in a business district as a class of development requiring an EIS. Having regard to the character of the development which seeks urban regeneration, the location of the site in an inner suburban context close to the city centre and in a populated area, the location of the site adjoining residential conservation areas and the cumulative impact of the overall development of the site, an EIS is considered justified and beneficial to guide the project.

The decision to accompany the application for Phase 1 with an EIS is in accordance with Article 103 and Schedule 7 of the Planning and Development Regulations 2001.

The procedures under Article 175 of the Planning and Development Act 2001 will therefore apply to the planning process for Phase 1. The EIS will provide a detailed assessment of the Phase 1 proposals in the context of the overall site masterplan to allow a cumulative assessment of the entire project.

The required procedure and information required for scoping requests under Article 95 (1) (a)- (e) of the Planning and Development Regulations 2001 is set out under Section 1.0.

This letter sets out the background to the regeneration project for O' Devaney Gardens and sets out the character of the development proposed (Section 2.0).

The proposed contents list of sections within the EIS, following the requirements of Schedule 6 "Information to be Contained in an EIS" of the Planning and Development Regulations 2001 is set out under Section 3.0.

The Draft Masterplan to guide the regeneration of the site is enclosed as a separate attachment to this letter.

It is important to note that the project is still on going and the details for Phase 1 and the site masterplan are still a work in progress. Further work and consultations on Phase 1 and the site masterplan will continue. However, information compiled on the project to date has advanced sufficiently to allow a scoping of the EIS. Feedback from An Bord Pleanála on review of the attached documentation will be important and beneficial in the continued preparation of the EIS and project as a whole.

Notwithstanding the non statutory nature of the masterplan and its remit to guide the re-development of an existing developed and zoned site, Dublin City Council intend to screen the masterplan for the purposes of a Strategic Environmental Assessment (SEA) in accordance with Directive 2001/42/EC with the DOEHLG and screen for An Appropriate Assessment in accordance with Circular Letter SEA 1/08 & NPWS 1/08 (DoEHLG) and the Guidelines for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (December 2009).



I trust you find the attached documentation in order. Please don't hesitate to contact Dublin City Council in relation to any clarification on the Scoping Report or attached document.

Yours truly

Peter Ayton

Executive Manager

Housing and Residential Services

Section 2.0 Background and Character of the Proposed Development

2.1 Background to the Project

It has been an objective of Dublin City Council to commence a regeneration of the site at O Devaney Gardens since 2006 in consultation with the local community. Past consultations resulted in a Community Charter and agreement to proceed with a public procurement process to re-develop the site. The model then envisaged was the Public Private Partnership process (PPP) which sought a private partner to jointly redevelop and regenerate the site with Dublin City Council. Due to the changed economic circumstances, the PPP process was no longer viable and previous plans for the regeneration of the site subsequently collapsed.

Dublin City Council remain committed to the regeneration of this site and the delivery of the long term vision agreed with the local community. To progress proposals, Dublin City Council established an in house multi –disciplinary team, the Special Housing Taskforce, and agreed with the elected members in December 2008 to advance new masterplan proposals and a mechanism to deliver the redevelopment of the site in consultation with the local community.

2.2 Site Location and Proposed Development

A planning application is currently being prepared for the regeneration of the existing social housing complex at O Devaney Gardens. The site is 5.6 ha in total and is accessed from the North Circular Road to the north west boundary, Thor Place to the east boundary and Montpelier Gardens to the south. The site is located approximately 1km west of the city centre.

The site is zoned Z13 under the 2005-2011 Dublin City Development Plan to seek the social, economic and physical rejuvenation of the area.

The complex was built in the early 1950's and formerly comprised of thirteen four storey residential blocks containing 276 flat units. There are currently 130 occupied flats remaining on site. Three residential blocks and the two storey retail units located at the north west end of the site have already been demolished to prepare the site for redevelopment.

The residential streets of Ross Street and Ashford Place are located to the east of the site and connect the location with Aughrim Street and in turn Prussia Street and Manor Street (Stoneybatter village centre). On the west side, the site adjoins the residential streets of Findlater Street, Aberdeen Street, Kinahan Street and Montpelier Gardens, accessed from Infirmary Road. The site is close to the Phoenix Park and an entrance to the park from the North Circular Road is within close walking distance to the north west.

St Bricin's Military Hospital (a Department of Defence Site) adjoins to the east and shares the same access road off Infirmary Road as the south entrance to O Devaney Gardens.

Part of the St Bricin's site, 1.5 acres, is included in the Z13 zoned area and is included within the masterplan for the site's redevelopment. This section of the site is separated from St Bricin's hospital by a boundary wall and was acquired by Dublin City Council for the construction of affordable housing as part of the Affordable Housing Initiative.

Dublin City Council are currently progressing masterplan proposals for the regeneration of the site in consultation with the estates Regeneration Board and the existing community. A series of evening consultations were held in November 2009 to inform the adjoining community of the evolving plans. As part of the masterplan preparation, details for a Phase 1 planning application are being examined. The Phase 1 planning application will be accompanied by the overall site masterplan and an EIS which examines both the Phase 1 site and the overall masterplan proposals.

The redevelopment of the site is envisaged in two phases. Phase 1 covers the northern half of the site and is comprised of two sites (A and B) with a total area of 2.3ha. A public park is proposed as part of Phase 1 and has an area of 0.62ha. Phase 2 covers the southern end of the site and has a total area of 2.7ha.

Phase 1 will include the northern section of the site which is accessed from the North Circular Road and Thor Place. The Phase 1 site adjoins the residential streets of Ross Street, Ashford Place, Ashford Cottages and Thor Place on its north east boundary. To the north and north west boundary, the site adjoins the rear of properties that front onto the North Circular Road (separated by a service lane) and the rear of properties adjoining Findlater Street accessed from Infirmary Road.

Phase 1A will provide 120 residential units (576 bed spaces potentially) of mixed house types of which 60 will be allocated as social housing and 60 will be envisaged as private or affordable housing units. It is an objective of the masterplan that Phase 1 housing will be mixed tenure for social integration. The allocation of housing between social, affordable and private will accordingly be mixed throughout Phase 1 to maximise integration.

Owing to the location context of Phase 1 adjoining established residential boundaries and a design objective of the development to provide high quality family units with own door access as the predominant house type, the housing mix for Phase 1 contains terraced houses of 2-3 storey character mostly. The location context of Phase 1 is close to established residential boundaries and it is important that the design has due regard to the sensitivity of these boundaries. Own door house units with rear gardens backing onto existing rear gardens helps achieve a suitable integration.

Duplexes and apartments are provided along the proposed main boulevard route through the site and the proposed new neighbourhood park. The duplex and apartment blocks will have a four storey height character to integrate with the height of the Victorian houses along the North Circular Road and help to define important routes and public spaces within the site. Achieving a sustainable high residential density of units and bedspaces per ha is an important objective. Integrating apartments and duplexes within the house typology gives choice for different residential units and promotes sustainable densities.

The housing mix for Phase 1A is proposed as 18 no 2 storey three bed houses, 30 no 2 storey two bedroom houses, 30 no 3 storey three bed houses, 9 no 2 storey two bed duplex units and 33 no apartments. Commercial uses in Phase 1A will include street level commercial units attached with apartments as live work units.

Phase 1 B will provide the neighbourhood centre totalling c3,500m² and is envisaged as a mixed use commercial zone with potential for a neighbourhood supermarket, smaller shop

units, office space and a community facility. This commercial zone is important to deliver private investment on the site to signal change on the site, provide employment opportunities and provide neighbourhood uses of benefit to residents of the local area. This will promote connections between the regeneration and the wider community as part of the first phase.

Phase 1 will also include a new neighbourhood park as a key amenity for the local area. Similar to the proposals for neighbourhood shopping facilities, the park will provide an incentive for the wider community to access the site and interact with the community.

All the remaining residential blocks in the location of Phase 1 will be de-tenanted and demolished prior to the commencement of works. While Phase 1 is a construction zone, the southern end of the site containing four residential blocks (the site of Phase 2) will remain in residential use. Once Phase 1 is complete, residents will move from the south section of the site into Phase 1 at the northern end. The remaining residential blocks on site in the southern section will be de-tenanted and cleared at this stage to enable Phase 2 works commence.

Phase 2 is proposed as a private development site with potential for 240 residential units (1090 bed spaces). The character of development on Phase 2 will integrate well with Phase 1 and include a similar range of mixed housing typologies inclusive of own door access family homes of 2-3 storeys height and apartments/duplexes of up to four storeys along the main street routes.

The main boulevard route through Phase 1 and 2 is envisaged as a high quality tree lined avenue and will be the route of the No 10 bus through the site.

Phase 1A inclusive of the neighbourhood park will be developed by Dublin City Council and will be advanced in design detail to prepare the planning application. The planning process is envisaged for 2010 and pending a successful determination of the proposals, construction work may commence in 2011. The anticipated completion date for Phase 1A is 2013.

Phase 1 B is the commercial site and is envisaged as development site which the Council will sell subject to a building agreement. Dublin City Council will stipulate the style and quantum of development in accordance with the agreed masterplan. Included in the brief for Phase 1B will be the construction of a community centre incorporated within the location of the neighbourhood centre. A flexible floorspace to accommodate a wide range of services and activities for site residents and the adjoining community will be required for this space. A separate planning application will be lodged for the site of Phase 1B. The planning, construction and completion timescales are envisaged to overlap with Phase 1 A (2011-2013).

Phase 2 is envisaged to have a combined planning and construction timescale of 2014-2017 and will deliver a high quality residential scheme to integrate fully the northern section of the site. Phase 2 is envisaged as a predominantly private housing scheme.

2.3 Preparation of the Site Masterplan

To promote an orderly form of development and guide proposals for Phase 1A and 1B in accordance with the proper planning and sustainable development of the area, a non

statutory masterplan is being prepared. This masterplan will set out Dublin City Council's vision for the site to deliver social, economic and physical regeneration as prescribed by the site's Z13 zoning objective under the 2005-2011 Dublin City Development Plan.

The preparation of site masterplans for large scale mixed use developments and to indicate the overall structure for a new neighbourhood is recommended under Section 2.13 of the Department of the Environment, Heritage and Local Government's Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009). The masterplan is being prepared in consultation with the local community and both the masterplan and details for the Phase 1 planning application will be the subject of further consultations with the local community as the project advances.

The masterplan will allow the Phase 1 planning application to be evaluated in the context of the overall site.

A copy of the work in progress Draft Masterplan is enclosed with this submission.

2.4 Envisaged Quantum of Development

The regeneration of the site will propose a high quality mixed use development with the potential for approximately 360 residential units and 3,500m² of mixed commercial and community uses.

Phase 1 A and 1 B will provide 120 residential units (576 bedspaces) which are comprised of 30 no 2 bed 4 person houses, 9 no 2 bed 4 person duplex, 18 no 3 bed 6 person houses, 20 no 3 bed 6 person houses and 33 no 1/2/3 bed apartments. Car parking will be provided at Development Plan standards (1 car parking space per residential unit) and is envisaged as a combination of front garden, assigned spaces on street and basement where apartments are proposed.

Phase 1 B will deliver the envisaged neighbourhood centre of 3,500m² which will comprise of an anchor supermarket (neighbourhood scale), supporting shops or office space and community floorspace. Car parking is envisaged at basement level primarily with some on street parking in assigned spaces close to the shops and community uses.

A public park of 2,500m² will be provided as part of Phase 1 A.

Phase 2 will deliver approximately 240 residential units of which there is potential for 26 no 2 bed 4 person houses, 20 no 2 bed 4 person duplex, 65 no 3 bed 6 person houses and 129 no 1/2/3 bed apartments.

Approximately 395 car parking spaces overall are envisaged for the development to comply with Development Plan standards.

Section 3.0 Preliminary Contents for the EIS

The content of the EIS will comply with Schedule 6 of the Planning and Development Regulations 2001. The proposed chapter headings are set out below with further details of envisaged content under each chapter.

Proposed Chapter Headings for the EIS

Non Technical Summary

Chapter 1: Introduction

Chapter 2: Description of Proposed Development

Chapter 3: Human Beings

Chapter 4: Planning and Development Context

Chapter 5: Traffic and Transportation

Chapter 6: Cultural Heritage (Archaeology)

Chapter 7: Cultural Heritage (Architectural Heritage)

Chapter 8: Flora and Fauna

Chapter 9: Landscape and Visual Impact

Chapter 10: Soil, Water and Geology.

Chapter 11: Air Quality and Climate

Chapter 12: Noise and Vibration

Chapter 13 Daylight and Sunlight

Chapter 14: Material Assets

Chapter 15: Interactions of the Foregoing

Chapter 16: Principle Mitigation Measures

The following aspects of the project in particular have emerged from our work and consultations on the masterplan to date:

- Traffic movement and traffic generation are important aspects of the development. It is important that the re-development avoids creating congestion on adjoining streets and avoids generating uncontrolled on street parking. The design of new streets should reduce the potential for "rat running" through the new development to protect the amenities of site residents. The traffic analysis should take into consideration the patterns of existing traffic on the surrounding road network including the operation of the new Courts Complex on Infirmary Road. This is relevant proposed Chapter 5.

- The development should have an appropriate height character to avoid negative impacts on existing residential properties adjoining the site. The layout of new buildings and their height character should avoid creating a negative outlook from adjoining property, protect privacy and protect natural sunlight. This is relevant for proposed Chapter 2 and Chapter 13.
- The phasing and construction management details of the development are important to ensure that whilst Phase 1 is a construction zone, residential amenities for residents to the south end of the site (Phase 2 site) are protected. This is relevant for proposed Chapters 2, 5, 11 and 12.
- The co-ordinated provision of physical infrastructure to service the new site including drainage, water, utilities and the laying of new streets is important. This is relevant for proposed Chapter 5, 10 and 14.
- It is important to ensure a positive integration of the development with the adjoining architectural character of the area which includes residential streets zoned Z2 residential conservation zones. This is relevant for proposed Chapters 2 and 7.
- It is important to provide adequate social infrastructure to support the existing and new communities as part of the regeneration process. This is relevant for Chapter 3.
- It is important to ensure that neighbourhood retail facilities and synergies between existing retail services in Stoneybatter. This is relevant for Chapters 3 and 4 with a sub section on Retail Impact Assessment.

A table of the proposed sub sections under each chapter is set out below.

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