



VACANT COUNCIL HOUSING CONSTRUCTION LANDS

HOUSING CONSTRUCTION COLLABORATION

Background

The City is facing a housing shortage with just 1,360 homes completed in the Dublin Region last year. It is estimated that 7,000 units (approx) are required in the region per year, over the next few years to meet current housing demand. The Council, which has had very little access to capital funding for housing since 2008 does however have significant land banks that could be used to supply social and private housing, including private rented. The Council has been regularly approached by investors and is confident that there are innovative solutions that can be made to work to help reduce the housing shortages facing the city. The proposal is to seek expressions of interest from partners to work collaboratively to design, build, finance housing, and to provide management solutions for a mix of housing types and tenures. The following sites have been identified as being suitable for development in the short-medium term;

Name & Location of Lands	Approx Size
Lands at Malahide Road & N32, Dublin 17	6.3 Ha
Bunratty Road, Dublin 17	0.47 Ha
Cherry Orchard Hospital Lands, Dublin 20	8.2 Ha
Oscar Traynor Road junction M1	14.9 Ha
Cornamona Court, Ballyfermot, Dublin 10	0.7 Ha

Proposed Approach

It is recommended that Dublin City Council seeks Expressions of Interest from parties for the Development of a number of City Council sites. The sites will be developed in accordance with the City Council Development Plan 2011-2017. The primary use will be residential together with retail and commercial uses where appropriate.

The residential elements should be a high quality development of mixed tenure Private and managed Social Housing units of various housing unit types and sizes, reflecting the density needs and restrictions of the location.

The Expressions of Interest should be accompanied by outline proposals regarding the Tenure Mix and Financial Model options for the delivery of long-term sustainable accommodation and the long-term management of same, ensuring the optimum outcome and return to Dublin City Council; along the proposals regarding the Design, Layout

(including layout of tenure types), Quality and any Phasing as appropriate of the proposed developments.

The Sites

Belcamp Lane Site at N32 & Malahide Road



This 6.3 Ha site is located at the junction of Malahide Road and the N32 (Western Cross) opposite Tesco Clare Hall. The site forms part of the Clongriffin Belmayne Local Area Plan area. There is a service way leave across part of the site, which is zoned for residential purposes Z1 in the City Development Plan

Bunratty Road



This is a narrow, infill site of 0.47 Ha (approx), between Bunratty Road and Oscar Traynor Road. The site has an existing Planning Permission, and has good access to services. It is zoned for residential purposes in The City Development Plan, and has the potential to deliver some 60 units plus.

Cherry Orchard Hospital Lands



This is a large 8.2 Ha site located close to Cherry Orchard Hospital, acquired by the City Council from the HSE some years ago. The site requires services and accesses to be put in place as part of any redevelopment. The lands are zoned for residential (Z1) purposes in the City Development Plan.

Oscar Traynor Road junction M1



This large 14.9 Ha site is located fronting Coolock Lane/Oscar Traynor Road, close to the junction with the M1 motorway. The site is serviced and has the potential to provide for several hundred housing units with associated facilities. The land is zoned Z12 in the Development Plan, which provides for residential use.

Cornamona, Kylemore Road / Colepark



This is a relatively small 0.7 Ha brownfield site, fronting Kylemore Road, Ballyfermot. The site is serviced, and is zoned Z1 residential in the Development Plan, and has the potential to provide for a good quality residential scheme.

Recommendations

It is recommended that expressions of interest are sought by way of public advertisement from parties interested in developing the sites identified in this report in accordance with the City Council Development Plan 2011-2017. The primary use would be residential (including social housing) together with retail and commercial uses where appropriate.

Prior to a legal agreement to dispose of title, the full requirements of Section 183 would apply; thus at this time the Council is being requested to agree to exploratory discussions being initiated via a public advertisement seeking Expressions of Interest. If there are issues that Councillors are aware of which should be taken into account, the Chief Executive will take these on board.

Other sites could also be included at a later stage through a separate process if this first phase is successful in achieving housing development including social housing development.

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2nd July 2014

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