



Donore Project Press Release Jan 17th 2022

LDA publishes plan for approx. 543 new, high quality social and cost-rental homes in Dublin City Centre

Have your Say. Pre- Application Consultation phase for The Donore Project Proposals (former St. Teresa's Gardens lands) at www.donoreproject.ie

The Land Development Agency (LDA) has unveiled near-to-final proposals for approximately 543 social and cost-rental homes in Dublin 8. The Donore Project is being developed in partnership with Dublin City Council, as landowners, and will be the subject of a Part 10 planning application submission, in Q2 2022. The development is in line with Dublin City Council's framework plan for the area.

All 543 homes will be provided for rent with both social and cost-rental homes to be available. Over one quarter (28%) of the homes will be constructed and provided for social housing which will be managed by Dublin City Council. The balance of the new development will be cost rental homes and will be managed by the LDA. The new community will include one, two and three-bedroom homes as well as a small number of studio apartments (cost rental homes only). The accommodation mix will provide sustainable housing options for people at all stages of life.

The near-to-final design follows two previous rounds of public consultation. It is based heavily on input from elected representatives, local residents and other stakeholder groups including the St.Teresa's Gardens Regeneration Board. This stage of the updated design development has taken into account stakeholder views in relation to a range of aspects including height and density of the project. The overall height of all buildings has been significantly reduced from earlier design iterations. The tallest element of the proposals has been lowered from initial 22 to 15 storeys. All other buildings have been reduced to seven storeys. Overall, the development has been reduced by approximately one third from the original proposals.

The development will incorporate sustainable principles in all aspects of design and will conform to the Home Performance Index, an independently certified sustainable development standard. Key biodiversity elements will be included, with high quality public realm and integrating use of green roofs, planting and wildlife corridors in public spaces.

The development prioritises active travel with a network of links to encourage and support pedestrians and cyclists. This was a key ask from the second phase of public consultation, with local residents keen to see public transport prioritised over additional cars. With a wide range of public transport options within close proximity to the development, it is proposed that the new community will have approx. 900 bicycle spaces. While the scheme includes secure residential car parking spaces, including on street and visitor spaces, there will be a mobility hub encouraging and

prioritising sustainable travel options with over a third of these spaces proposed for car share schemes.

Among the non-residential elements of the development are a creche, mobility hub, including a bicycle repair centre and public transport information point, and a management office.

Dearbhla Lawson, Head of Strategic Planning with the LDA

“We are delighted to publish updated plans for the development of over 540 affordable homes in the heart of Dublin. These more detailed plans have been shaped by consultation with the local community and developed in partnership with Dublin City Council as part of their framework plan.

The Donore Project will be a vibrant and sustainable community which brings life back to a site which has lain vacant for so many years. This new community will integrate within Dublin 8 and will offer much needed housing opportunities for people of all ages and life stages.

We look forward to hearing the views of the local community on these updated designs and their response to the changes we have made following earlier consultations.”

David Dinnigan, Director of Housing Delivery at Dublin City Council, said:

“Dublin City Council, together with the LDA, are delighted to be part of the Donore Project overseeing the delivery of new Cost Rental and Social homes in this significant development.”

The final phase of public consultation begins today. The project website has been updated with all relevant information. A webinar will be held on Wednesday January 26th at 7pm which will allow stakeholders to engage with the project team. Details of the webinar and the project brochure are available at www.donoreproject.ie This final phase of consultation will run until 18th February 2022.

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