

Development at Emmet Road, Dublin 8 for Dublin City Council

Phase 3 Public Consultation
March 2022

INTRODUCTION

Dublin City Council are preparing a mixed use planning application for the redevelopment of the former St. Michael's Estate. This development is known as Emmet Road.

The extent of the site is outlined in red on the plan on this slide.

The development will delivery approx. 548 no. cost rental and social homes, in addition to a new community hub, library, crèche, supermarket, café and a number of commercial units located within a series of new public open spaces to create a vibrant new neighbourhood in Inchicore.

Working closely with the key stakeholders, including Inchicore Regeneration Consultative Forum (IRCF) and the local community, DCC aim to create a new neighbourhood of the highest quality, optimising the development potential of the site in a sustainable manner.

The proposal will build an affordable, sustainable, energy efficient, residential community supported by community facilities and a neighbourhood centre including a supermarket fronting onto the northern edge at Emmet Road. The design is driven by a place-making agenda including promoting shared spaces that enhance the lives of both the residents and the surrounding community, and encourage social activity. The public realm is characterised by well landscaped tree lined streets and shared surfaces that prioritise pedestrian and cycle movements, with integrated cycle parking and discreet car parking.

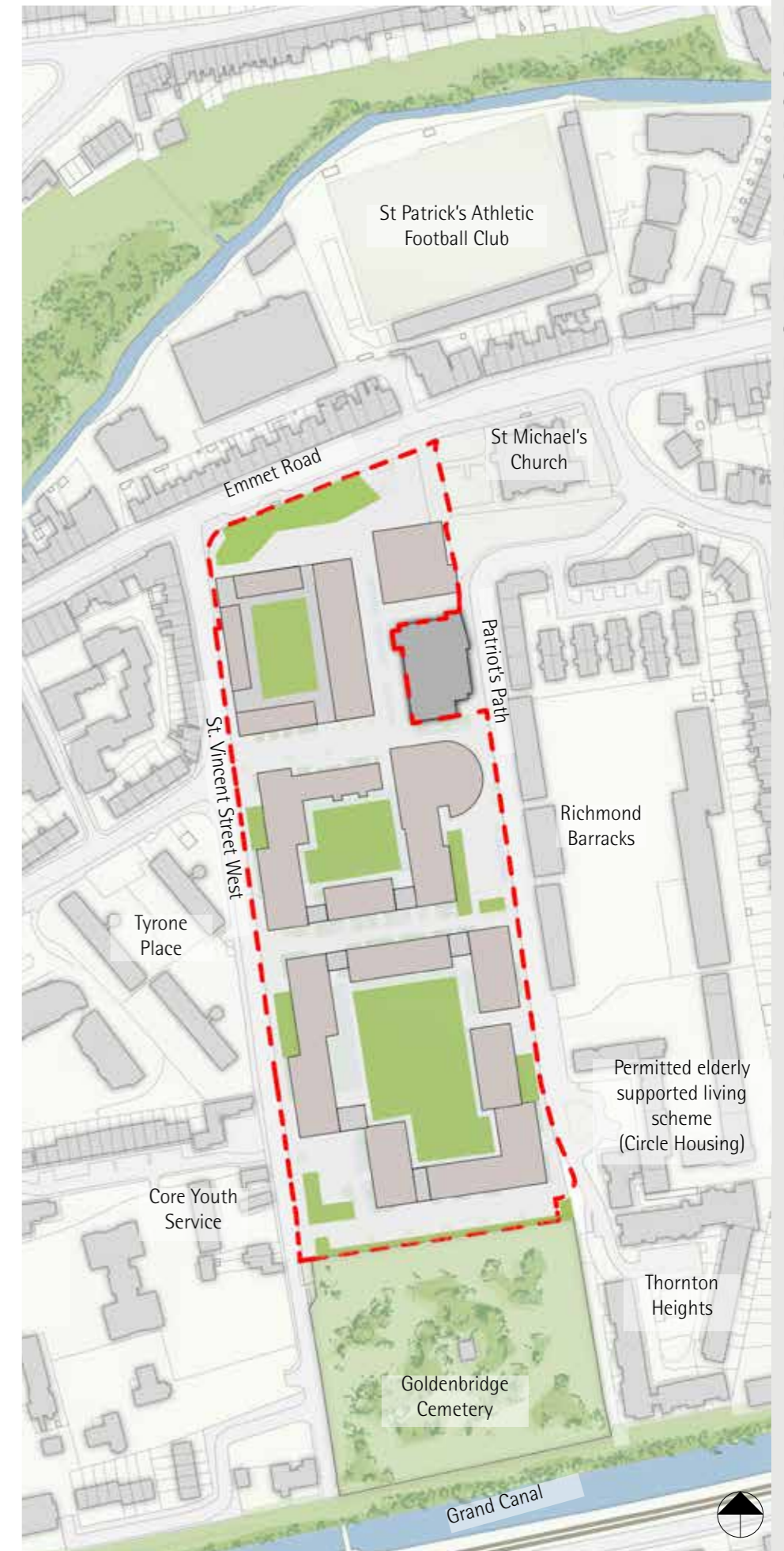


 SITE EXTENTS

SUMMARY OF PROPOSED DEVELOPMENT

SITE AREA:	3.73 HECTARES
PUBLIC OPEN SPACE:	19% OF SITE AREA (7,095 SQM) (MINIMUM REQUIRED: 10% OF SITE)
RESIDENTIAL COMMUNAL OPEN SPACE:	4,540 SQM (MINIMUM REQUIRED: 4,109 SQM)
RESIDENTIAL UNITS:	548 HOMES
RESIDENTIAL UNIT MIX:	15% STUDIO APARTMENTS 33% 1 BEDROOM APARTMENTS 45% 2 BEDROOM APARTMENTS 7% 3 BEDROOM APARTMENTS
NON-RESIDENTIAL USES	CRÈCHE - 750 SQM LIBRARY / COMMUNITY HUB - 2750 SQM CAFE/CORNER SHOP - 150 SQM SUPERMARKET - 1500 SQM CAFE / SMALL RETAIL UNITS - 650 SQM MANAGEMENT OFFICE - 90 SQM

NOTE: ALL FIGURES NOTED ABOVE ARE APPROXIMATE AND SUBJECT TO FURTHER DETAILED ANALYSIS PRIOR TO PLANNING



 SITE EXTENTS

You Spoke. We Listened!

Emmet Road aims to deliver a vibrant, high quality neighbourhood with amenities located in accessible locations that will maximise the opportunities to connect with the wider community

Strong permeability will be sought through the site including pedestrian and cyclist connections, active streetscapes and new public realm using safety based urban design

The development will provide a mix of Social and Cost Rental accommodation along with a variety of unit types in order to achieve a balanced and sustainable community.

This is what we heard :

It would be nice to have some portion of green space off the Emmet Road to have a take-away coffee/sandwich. This space should be close enough to the road, could be overlooked by Richmond Barracks but respectful of the privacy of residents

A stronger community is essential for this development to revitalise Inchicore and instil a sense of community.

I grew up in this area when there was plenty of local work and many shops. It was a busy thriving community.

By giving people a good quality, bright well insulated shell and letting them make it a home.

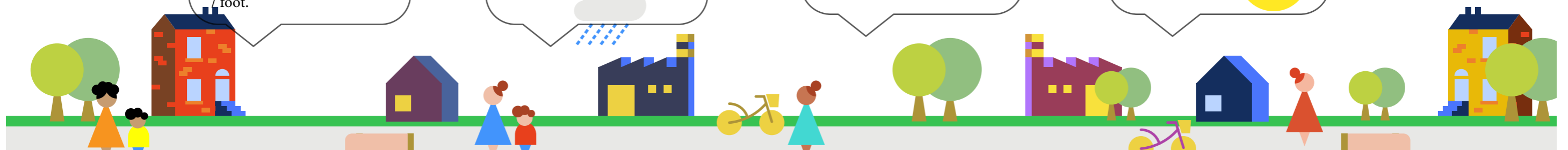
A resilient community is one which offers high-quality housing where people wish to stay, bring up their children, and even grow old.

It's an area of significant heritage with fabulous green spaces in the memorial park, royal hospital, Phoenix park, oblate grounds and is easily accessible to the city centre by public transport or on bike / foot.

The development has the potential to act as a fulcrum for the community - provide a location where people could meet and enjoy amenities and build strong community ties.

More cafés, restaurants, more maintenance of green spaces and litter collection.

Good street lighting and positive social and community facilities that promote good social and healthy options. In Bluebell the introduction of a floodlit sports facility, means the area has much better lighting at night and there is positive activity for young people to be associated with, creating a positive environment.



The following were the most commonly expressed concerns on the topics addressed by the outdoor exhibition.

Community Facilities

The majority of respondents stated a preference for either Sports Facilities or Art Facilities. Concerns were expressed about the potential for the new Community Facilities to cause knock-on effects on the locality. In particular, respondents were concerned about the impact on the following:

- Traffic Congestion
- Anti Social Behaviour
- The Environment

Site Permeability & Use of Open Spaces

Respondents main preference was for open spaces to be used for performance and or music but had concerns about the security and maintenance of the spaces. To mitigate those issues respondents called for:

- Use of open spaces day and night to allow for passive surveillance.
- More open space for play and for the site to be used for public purpose.
- Encouraging constant footfall through the site to increase safety.

Housing Model

- Respondents had concerns about the cost rental model of housing itself, its sustainability and fairness.

Management & Maintenance

Questions were raised about the maintenance of the scheme once it has been built. In particular the following:

- Maintenance of shared stairs and lobby spaces.
- Maintenance and management of open spaces.
- Access for service providers.

Safety in the Community

The topic which recurred most often was the effect the development might have on the safety and security of the community. Respondents suggested the following measures would make them feel more secure:

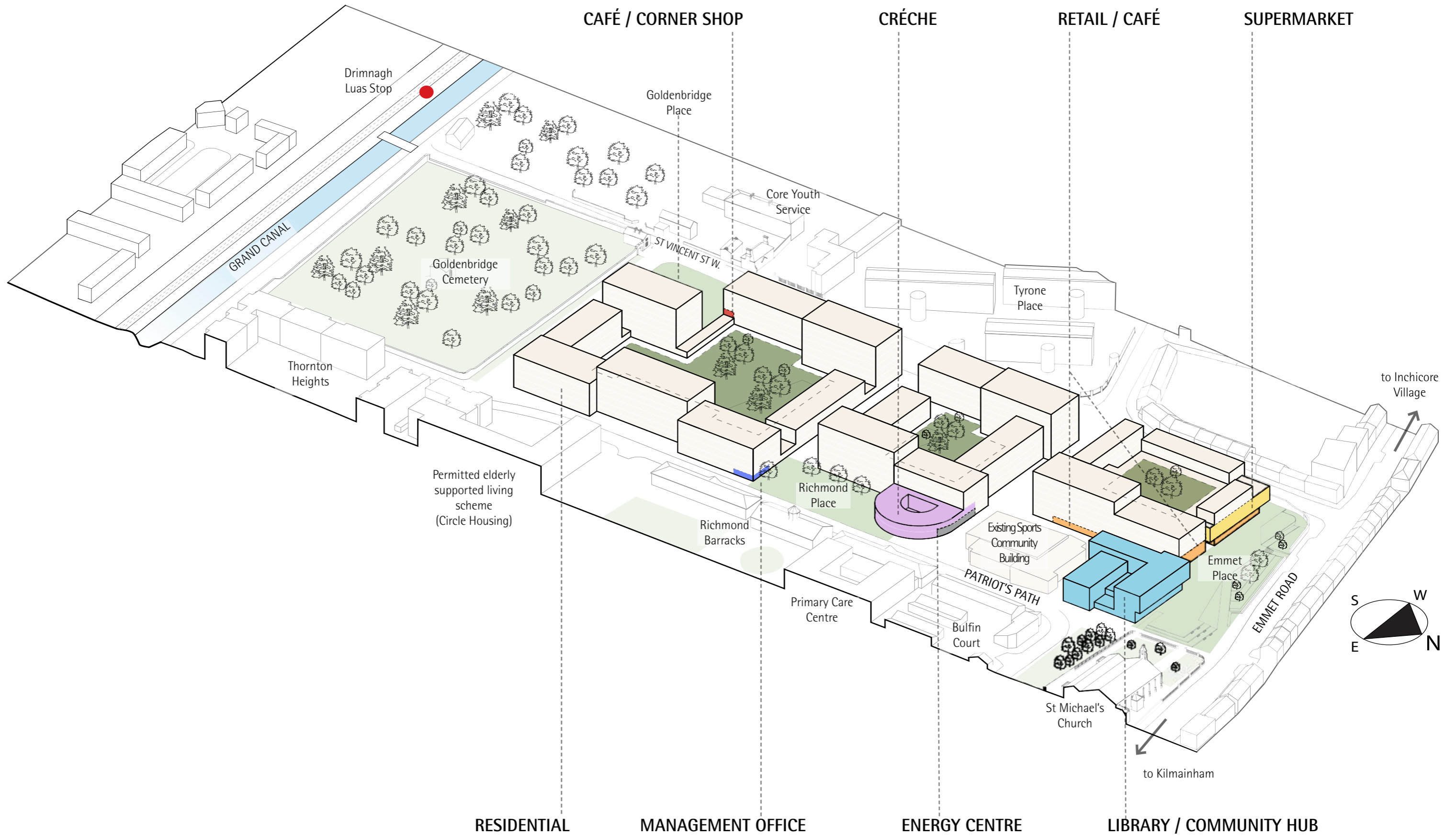
- Improved lighting.
- CCTV with an increased Garda presence.
- Passive surveillance to be considered.
- Running activities both day and night
- Community outreach and building strong connections within the community.

Traffic and Parking.

Respondents cited concerns about traffic and parking in the area. The main concerns expressed were:

- Inadequate car parking for the site.
- Increased volume of traffic in Inchicore.

OVERVIEW OF PROPOSED USES



STATUTORY PLANNING CONTEXT- DUBLIN CITY DEVELOPMENT PLAN (D.C.D.P.) 2016-2022

THE MASTERPLAN PROPOSAL HAS BEEN DEVELOPED IN THE CONTEXT OF THE GUIDING PRINCIPLES FOR S.D.R.A. 9 (STRATEGIC DEVELOPMENT AND REGENERATION AREA) INCLUDING;

- HIGH-QUALITY, VIBRANT, MIXED-USE URBAN QUARTER
- HIGH QUALITY STREET SCAPE ONTO EMMET RD
- STRONG PERMEABILITY
- VARIETY OF HOUSING TYPES & TENURE

KEY RESIDENTIAL REQUIREMENTS OF D.C.D.P. (2016-2022) INCLUDE:

- DUAL ASPECT: 50% OF UNITS (MINIMUM)
- MAXIMUM OF 8 UNITS PER CORE, PER FLOOR
- DWELLING SIZES:
 - MINIMUM DWELLING AREAS AS PER D.C.D.P.
 - OVER 100 UNITS FLOOR AREAS TO BE EXCEEDED BY 10%
 - MINIMUM APARTMENT SIZES AS PER D.C.D.P.
 - STUDIO APARTMENTS, 40 SQM
 - 1 BEDROOM APARTMENTS , 45 SQM
 - 2 BEDROOM APARTMENTS, 73 SQM
 - 3 BEDROOM APARTMENTS 90 SQM

Key Development Principles

- SDRA Boundary
- Completed Projects
- R Recreation Community & Sports Centre
- H HSE Primary Care Centre and Community Nursing
- SC DCC Senior Citizen Housing
- T Thornton Heights Social Housing

Future Redevelopment

- Richmond Barracks Project
- Residential
- Mixed Use (Including Community, Commercial and Residential)
- Open Space

Specific Objectives

- Tree Lined Ave
- Enhanced Connectivity
- ▨ Enhanced Public Domain/Civic Space
- Prospect
- * Protected Structure

Indicative Map Only

SDRA 9 MAP LEGEND, FROM D.C.D.P. 2016-2022

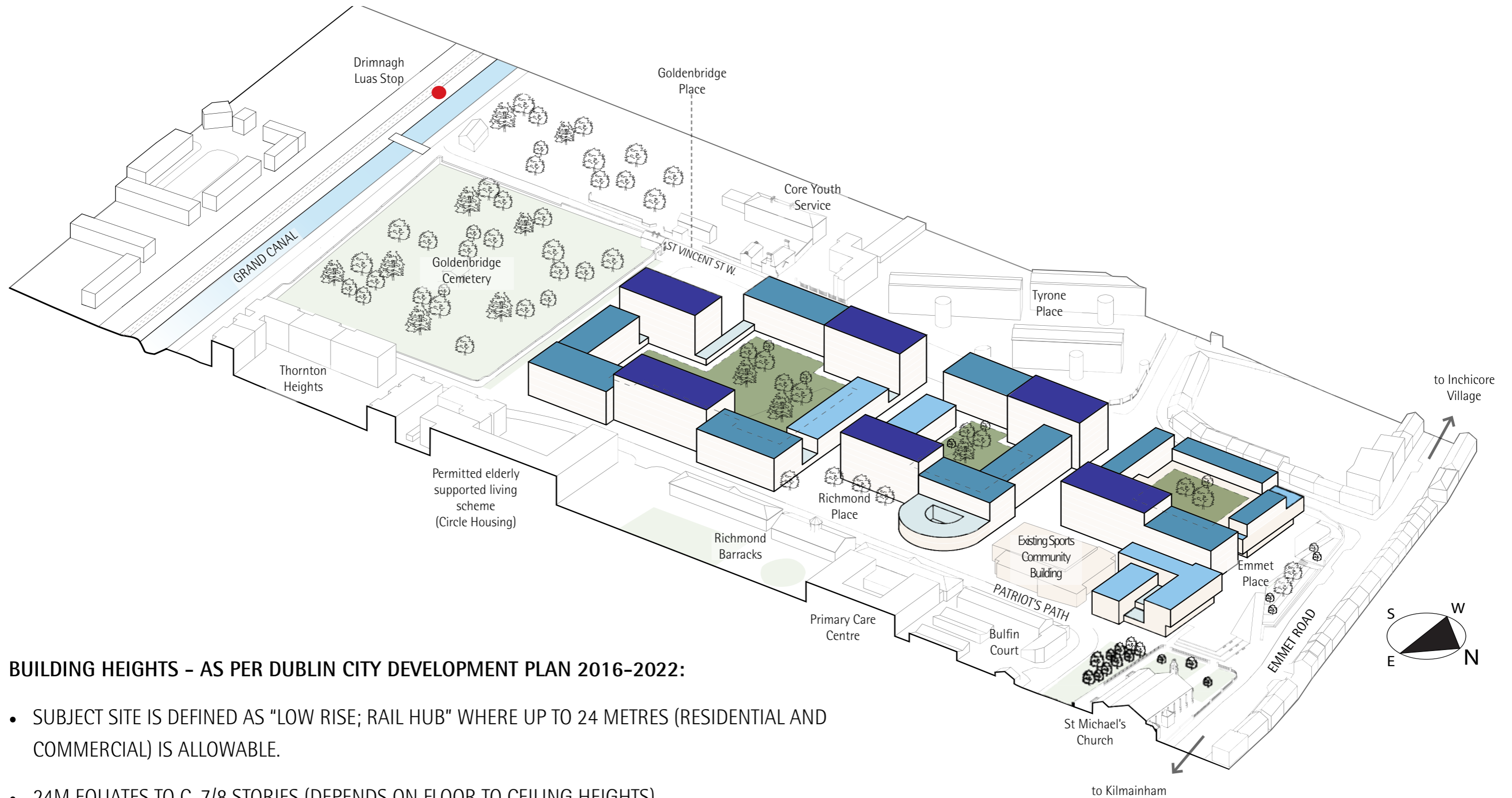
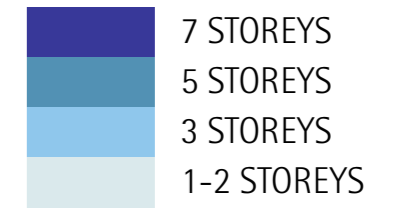


INDICATIVE MAP. EXTRACT FROM S.D.R.A. 9, DUBLIN CITY DEVELOPMENT PLAN 2016-2022

PLANNING ROUTE – PART 10

- AS 500+ RESIDENTIAL UNITS ARE PROPOSED, AN ENVIRONMENTAL IMPACT ASSESSMENT IS REQUIRED. THE CITY COUNCIL MUST SUBMIT THE APPLICATION TO AN BORD PLEANÁLA (ABP).
- DUBLIN CITY COUNCIL IS THE APPLICANT.
- THE SCHEME MUST BE IN COMPLIANCE WITH THE DUBLIN CITY DEVELOPMENT PLAN.
- AN BORD PLEANÁLA IS THE DECISION MAKER.
- OBSERVATIONS / SUBMISSIONS ARE MADE DIRECTLY TO ABP WITHIN FIRST 6 WEEKS FROM DATE OF RECEIPT OF APPLICATION
- ABP MAY REQUEST FURTHER INFORMATION FROM DCC.
 - IF FURTHER INFORMATION IS DEEMED TO BE 'MATERIAL' , THEN NEW PUBLIC NOTICES ARE REQUIRED
 - AN ADDITIONAL 3 WEEKS WOULD BE PROVIDED IN WHICH TO MAKE SUBMISSIONS
- ABP RESERVES THE RIGHT TO HOLD AN ORAL HEARING.
- NO STATUTORY TIME FRAME FOR ABP TO MAKE A PART 10 DECISION. 18 WEEKS IS THE OBJECTIVE FOR THIS DECISION, BUT THIS CAN BE EXTENDED.
- AN BORD PLEANALA MAKES A DECISION TO EITHER: APPROVE THE APPLICATION WITH OR WITHOUT MODIFICATIONS; TO APPROVE IN PART ONLY THE PROPOSED DEVELOPMENT; OR TO REFUSE IT. THE BOARD CAN ATTACH CONDITIONS AS APPROPRIATE.
- THE DECISION OR ASSESSMENT OF DECISION CAN BE SUBJECT TO JUDICIAL REVIEW PROCESS

SCALE & MASSING






BUILDING HEIGHTS - AS PER DUBLIN CITY DEVELOPMENT PLAN 2016-2022:

- SUBJECT SITE IS DEFINED AS "LOW RISE; RAIL HUB" WHERE UP TO 24 METRES (RESIDENTIAL AND COMMERCIAL) IS ALLOWABLE.
- 24M EQUATES TO C. 7/8 STORIES (DEPENDS ON FLOOR TO CEILING HEIGHTS)
- PROPOSED DEVELOPMENT: 5-7 STOREY TYPICAL HEIGHT

PUBLIC OPEN SPACE

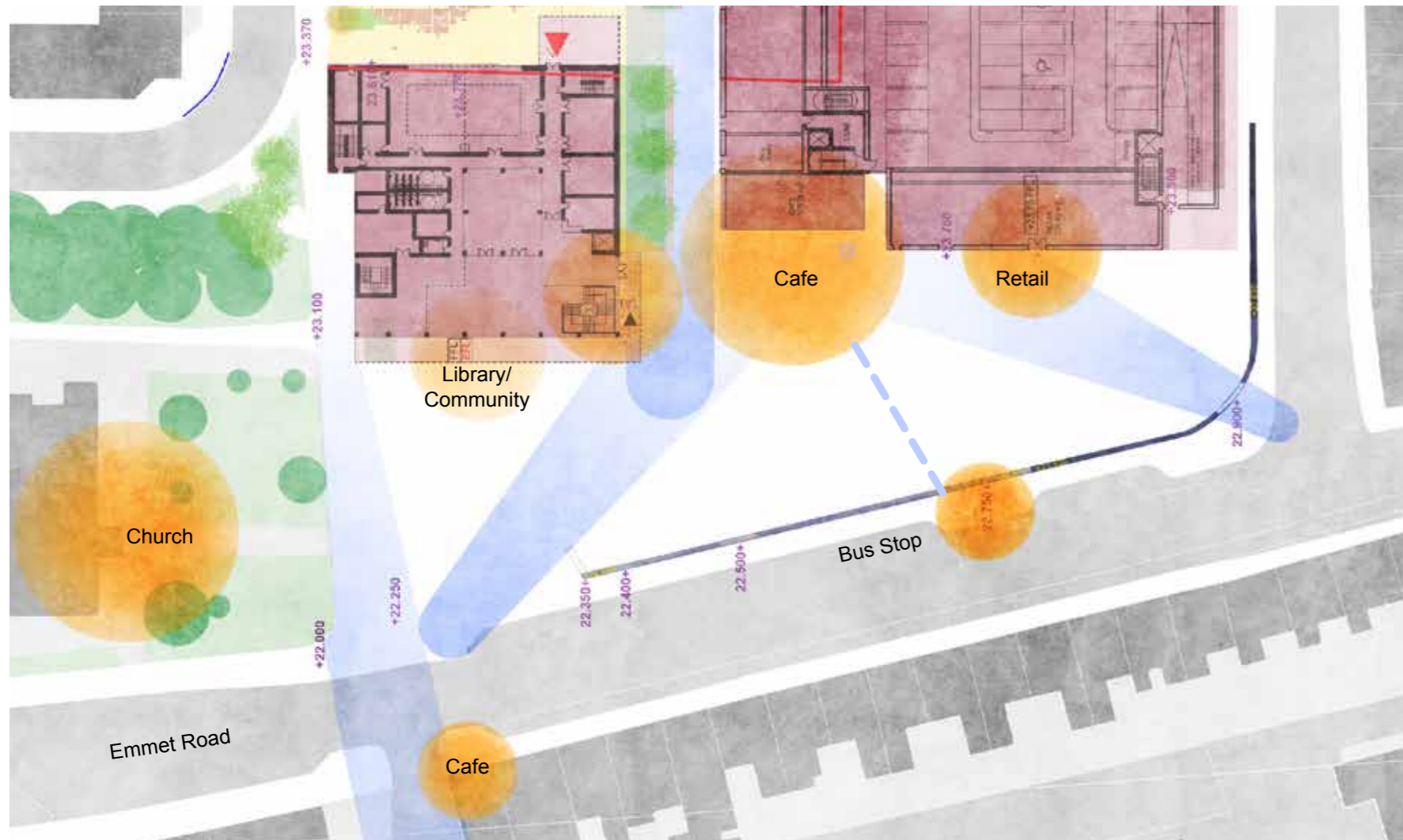
CREATE NEW PUBLIC OPEN SPACES THAT SPATIALLY FRAME A DIALOGUE BETWEEN THE NEW ARCHITECTURE AND THE EXISTING ARCHITECTURE OF RICHMOND BARRACKS, GOLDENBRIDGE CEMETERY AND ST. MICHAEL'S CHURCH

-  EXISTING CIVIC / PUBLIC BUILDINGS
-  NEW PUBLIC OPEN SPACES
-  EXTENT OF SITE

- A** EMMET PLACE (3400SQM)
- B** PUBLIC REALM TO REAR OF EXISTING SPORTS BUILDING (1075SQM)
- C** RICHMOND PLACE (1250SQM)
- D** GOLDENBRIDGE PLACE (1370 SQM)



PUBLIC OPEN SPACE EMMET PLACE



A EMMET PLACE: NEW PUBLIC OPEN SPACE FOR INCHICORE



PUBLIC OPEN SPACE

PUBLIC REALM TO REAR OF EXISTING SPORTS BUILDING ON NEW NORTH-SOUTH STREET FROM EMMET ROAD INTO THE DEVELOPMENT



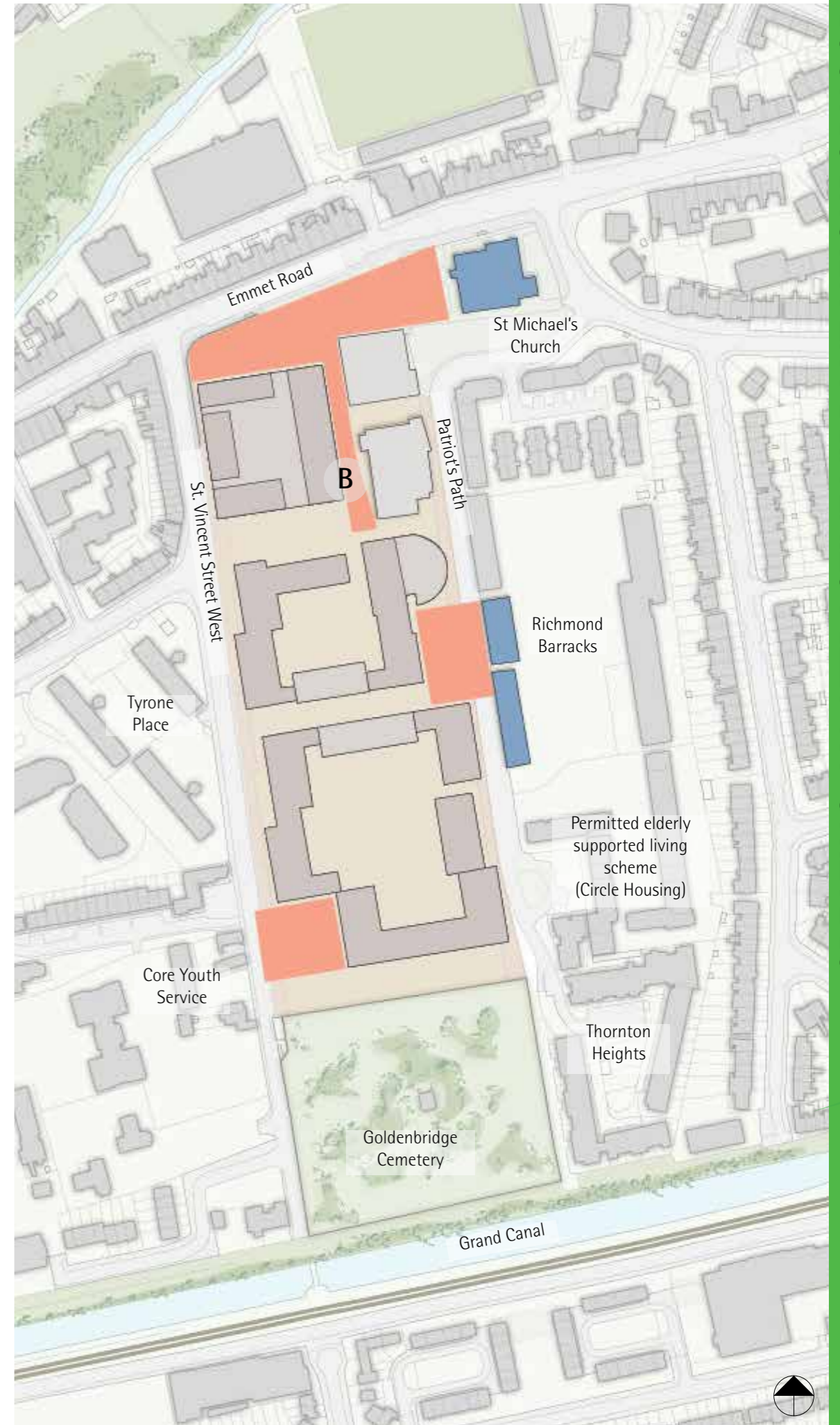
PARKOUR JUMPING WALLS



PARKOUR CLIMBING FRAME



B PUBLIC REALM TO REAR OF EXISTING SPORTS BUILDING: TEEN / COMMUNITY ACTIVE PLAY
 EXTENSION OF COMMUNITY VENUE ACTIVITIES
 SUSTAINABLE URBAN DRAINAGE SYSTEMS ARE INTEGRATED INTO THE PLAY / URBAN REALM FEATURES



PUBLIC OPEN SPACE RICHMOND PLACE



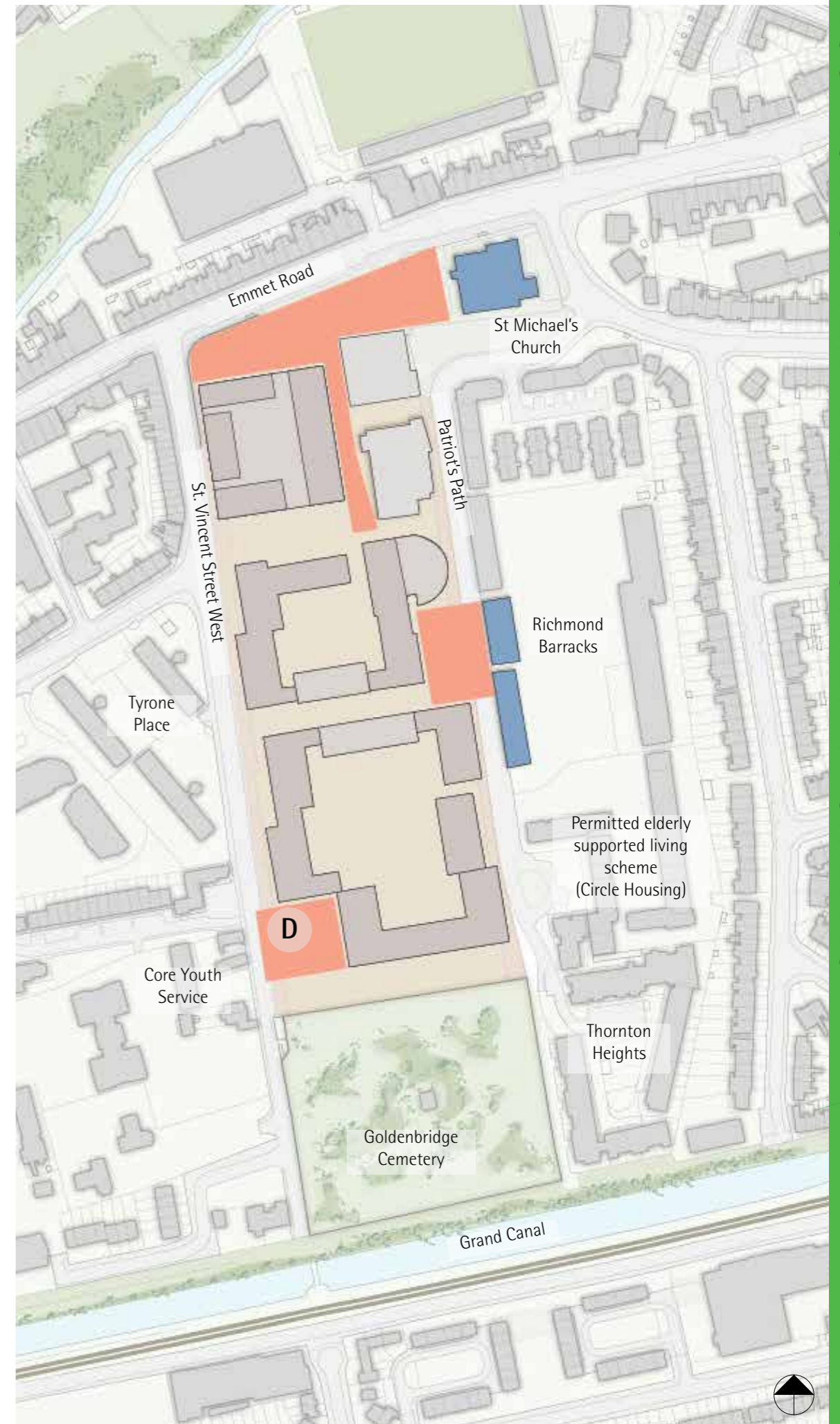
C RICHMOND PLACE: FORMAL YET FLEXIBLE SPACE WITH INTERPRETIVE CULTURAL HERITAGE REFERENCES



PUBLIC OPEN SPACE GOLDENBRIDGE PLACE



D GOLDENBRIDGE PLACE: LANDSCAPED OPEN SPACE INCLUDING INTEGRATED PLAY FEATURES

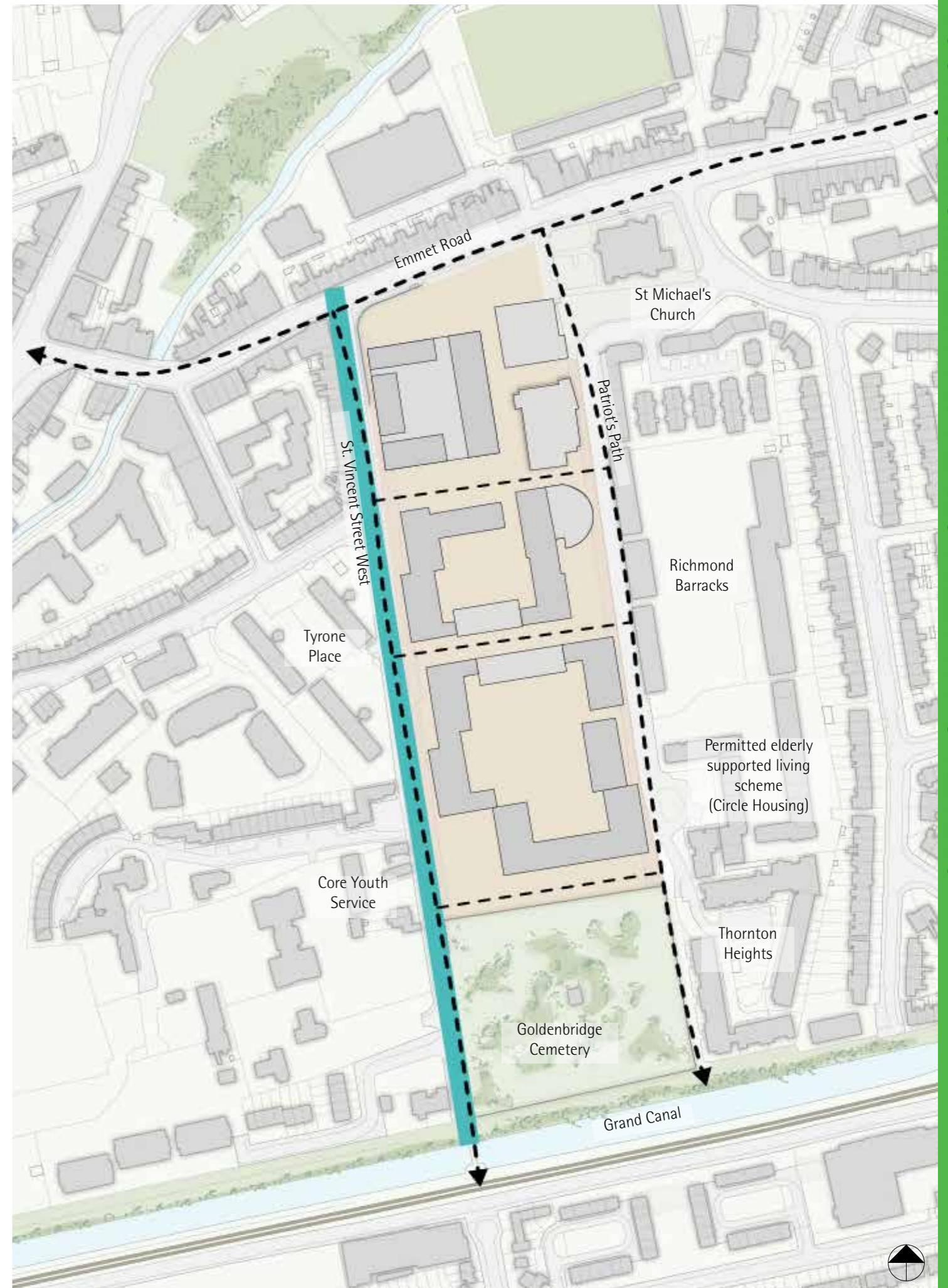


ST. VINCENT STREET WEST - EXISTING CONDITION

RE-CONSTRUCTING THE CHARACTER OF THE STREET IS A PRIMARY OBJECTIVE OF THE URBAN DESIGN.



VIEW LOOKING NORTH ON ST VINCENT STREET WEST



PATRIOT'S PATH - EXISTING CONDITION

THE URBAN DESIGN PROPOSAL AIMS TO RETAIN THE STAGGERED STREET EDGE CONNECTING EXISTING RELIGIOUS, CIVIC AND RESIDENTIAL BUILDINGS



VIEW LOOKING NORTH ON PATRIOT'S PATH IN FRONT OF ST. MICHAEL'S CHURCH



VIEW LOOKING TOWARDS RICHMOND BARRACKS ON PATRIOT'S PATH



VIEW LOOKING NORTH FROM THE SOUTHERN END OF PATRIOT'S PATH



GREEN STREETS

CREATING STRONG GREEN STREET EDGES TO RE-BUILD ST. VINCENT STREET WEST, PATRIOT'S PATH, AND MAKE ACTIVE STREET EDGES THAT PROVIDE PASSIVE SURVEILLANCE.



A VIEW LOOKING SOUTH ALONG PATRIOT'S PATH



B VIEW LOOKING NORTH ALONG ST VINCENT'S STREET WEST





- INTEGRATED SUSTAINABLE URBAN DRAINAGE SYSTEMS
- GREEN STREETS
- PUBLIC PEDESTRIAN ROUTES



PERMEABILITY

EAST / WEST LINKS PROVIDE PERMEABILITY THROUGH THE SCHEME WHILE ALSO CREATING A NETWORK OF NEW PUBLIC / CIVIC SPACES, WHICH ARE CONNECTED TO THE PROPOSED TREE LINED STREETS OF PATRIOT'S PATH AND ST VINCENT STREET WEST

NORTH / SOUTH LINKS IMPROVE THE CONNECTION TO EMMET ROAD, PATRIOTS PATH AND THE EXISTING COMMUNITY AROUND BULFIN COURT

-  EXTENT OF SITE
-  EXISTING PEDESTRIAN ROUTES
-  EAST/WEST LINK
-  NORTH/SOUTH LINK

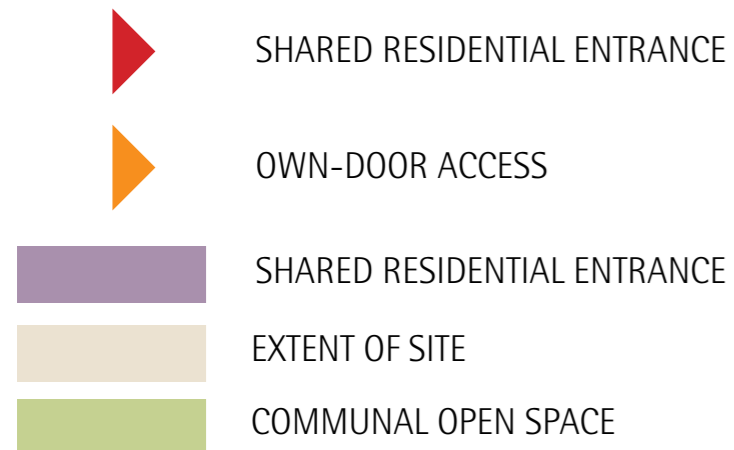


ACTIVE STREETS

ACTIVE STREET EDGES WITH A MIX OF OWN-DOOR ACCESS TO HOMES AND SHARED ENTRANCES TO APARTMENTS AT GROUND FLOOR LEVEL PROVIDE PASSIVE SURVEILLANCE

SECURE ENTRANCES TO PERIMETER RESIDENTIAL BLOCKS

- RESIDENTIAL SHARED ENTRANCE'S ACCESSED FROM STREET
- RESIDENT ACCESS TO COURTYARD COMMUNAL OPEN SPACE AVAILABLE THROUGH BIKE STORAGE.
- VISUAL CONNECTIONS FROM STREET ENTRANCE TO COURTYARD.
- RESIDENTS PROVIDE PASSIVE SURVEILLANCE OF COURTYARD.
- OWN DOOR ENTRANCES ON ALL EAST-WEST LINKS.



WHA BIKE CITY, VIENNA
BY KÖNIGLARCH ARCHITEKTEN

EXAMPLE OF HOW VISUAL CONNECTION TO COURTYARD WILL WORK



CAR & BIKE PARKING

SUPPORTING A MULTI-MODAL, SUSTAINABLE MOBILITY STRATEGY, WITH STRONG CONNECTIONS TO PUBLIC TRANSPORT

VILLAGE MOBILITY HUB (BELOW SUPERMARKET)

59 BICYCLE PARKING SPACES
56 CAR PARKING SPACES
INCL. 3 ACCESSIBLE SPACES AND
10% ELECTRIC VEHICLE CHARGING POINTS

CAR PARKING ON SHARED STREETS (FOR RESIDENTS)

50 CAR PARKING SPACES (0.09 PER HOME)
INCL. 3 ACCESSIBLE SPACES,
30 CAR SHARE SPACES AND
10% ELECTRIC VEHICLE CHARGING POINTS

RESIDENTIAL BICYCLE STORAGE


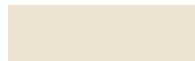



939 RESIDENTIAL SPACES
293 VISITOR SPACES

-  VILLAGE MOBILITY HUB
-  CAR PARKING
-  BIKE PARKING
-  EXTENT OF SITE
-  COMMUNAL OPEN SPACE



COMMUNAL OPEN SPACE

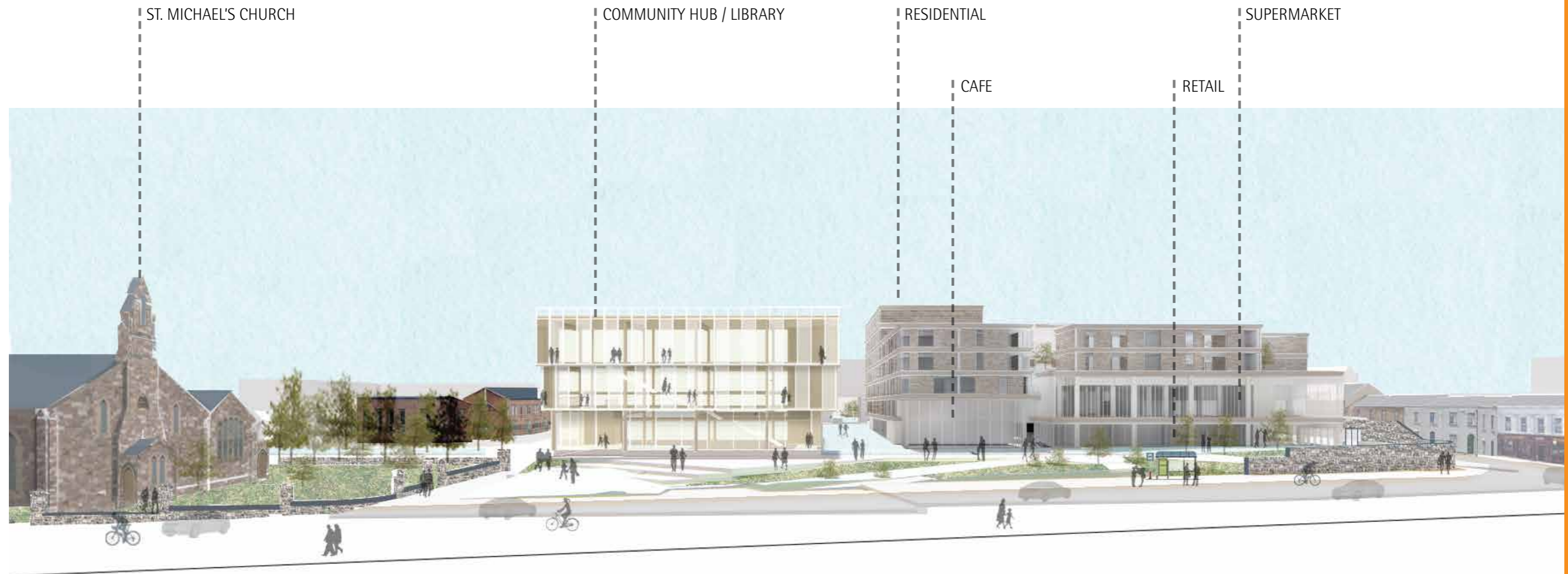
COMMUNAL OPEN SPACE PROVIDED FOR THE RESIDENTS IN THE FORM OF INTERNAL COURTYARDS AND A ROOFTOP GARDEN.

-  COMMUNAL OPEN SPACE
-  EXTENT OF SITE
-  ROOFTOP GARDEN ABOVE SUPERMARKET
-  COURTYARD GARDEN
-  COURTYARD GARDEN



MIXED USE URBAN QUARTER FRONTING ONTO EMMET ROAD

- A MIX OF ACCESSIBLE COMMUNITY, CIVIC, RETAIL AND CAFE USES FRONTING ONTO EMMET ROAD
- CHANGES IN SCALE, HEIGHT AND CHARACTER OF THE NEW BUILDINGS TO RESPOND TO EXISTING STREET SCAPE
- DESIGN INTEGRATES WITH AND HIGHLIGHTS EXISTING HISTORIC BARRACK'S BOUNDARY WALL
- ENHANCING CONNECTIVITY AND PERMEABILITY BETWEEN INCHICORE VILLAGE AND THE NEW EMMET ROAD DEVELOPMENT



NEW ACTIVE STREET FRONTAGE ADDRESSING EMMET ROAD

COMMUNITY HUB & LIBRARY

FACILITIES TO INCLUDE:

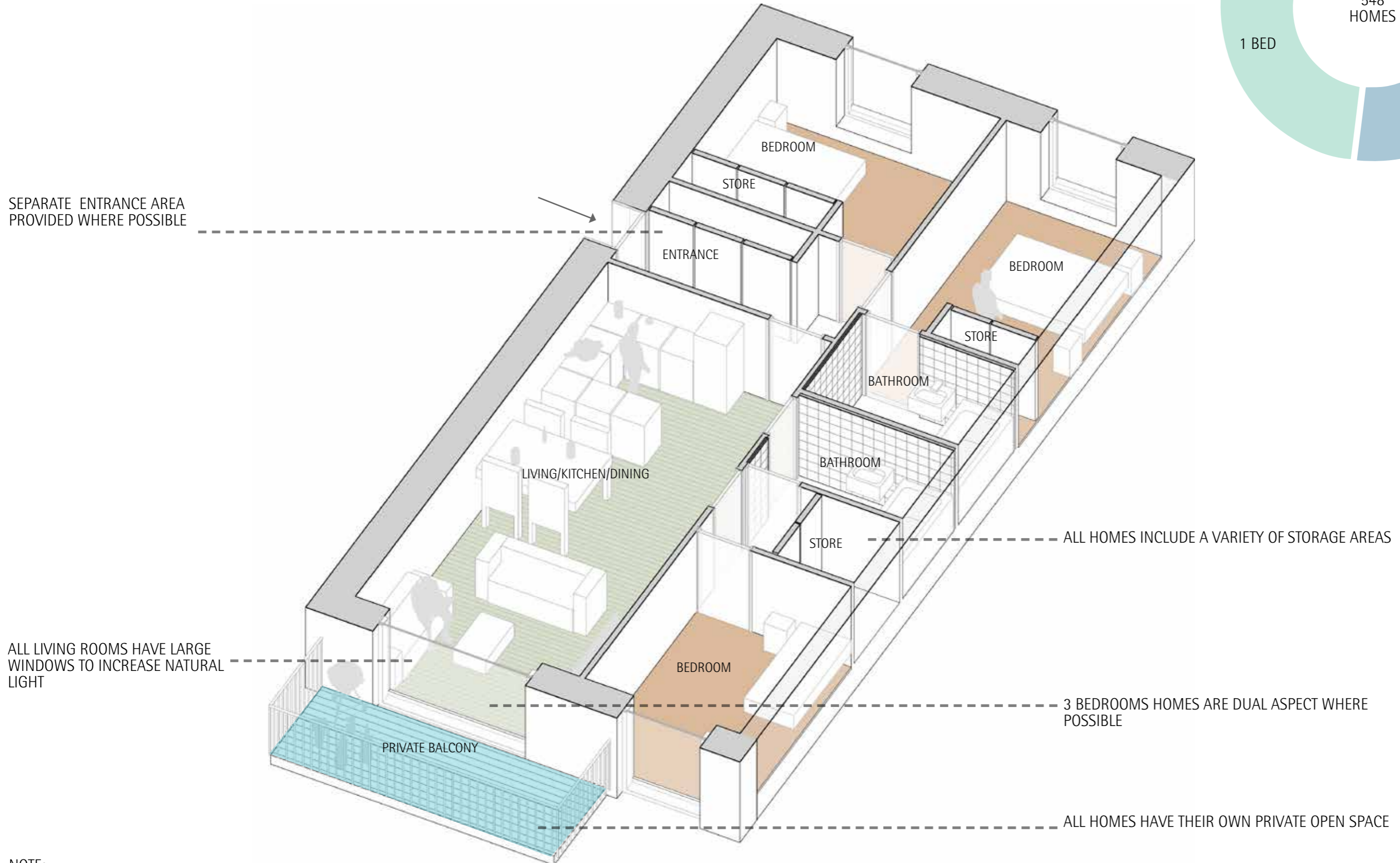
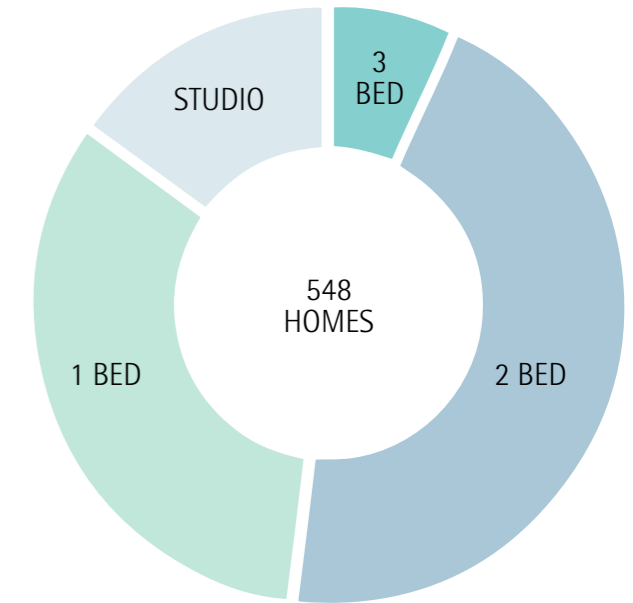
- COMMUNITY VENUE, OPENING ONTO SHARED PUBLIC REALM SPACE TO THE SOUTH
- ATRIUM / LIVING ROOM ADJACENT TO SHARED ENTRANCE WITH FLEXIBLE USES AND SPACE FOR EXHIBITIONS
- MULTI-PURPOSE ROOMS FOR MEETINGS AND ACTIVITIES
- COMMUNITY KITCHEN / COFFEE DOCK
- ADULT LENDING AREA
- CHILDREN'S LENDING AREA
- STUDY / READING SPACES



WEST ELEVATION, TAKEN FROM NEW NORTH - SOUTH PEDESTRIAN ROUTE THROUGH SCHEME

APARTMENT LAYOUTS

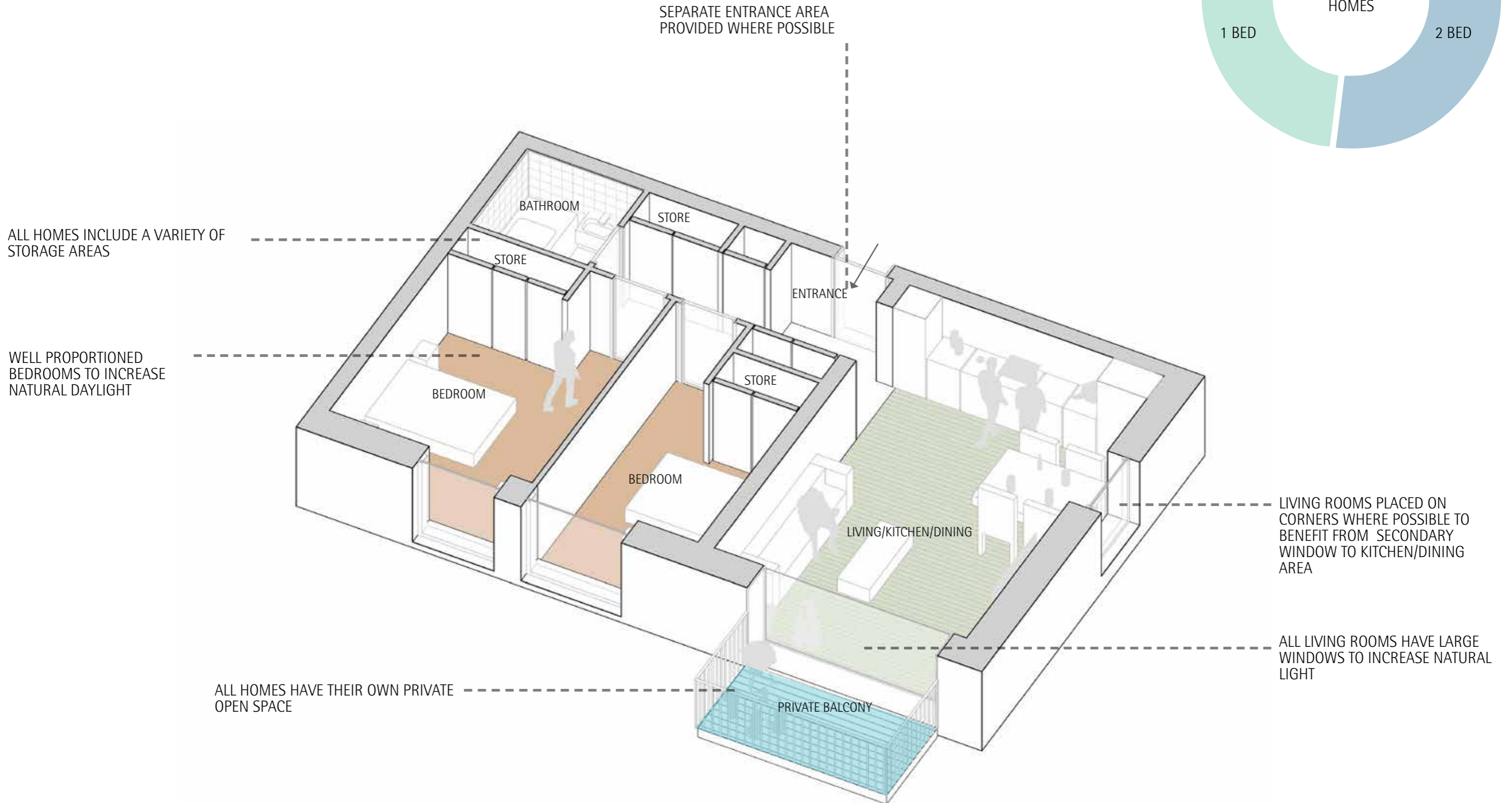
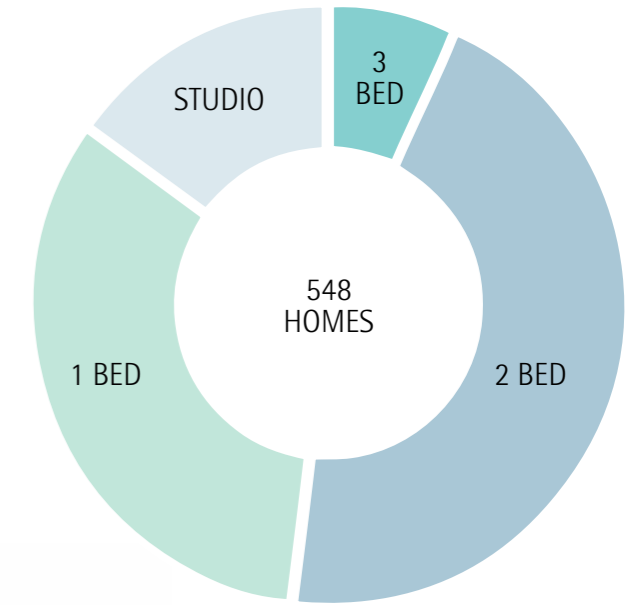
3 BEDROOM



NOTE:
INDICATIVE DRAFT PROPOSALS SUBJECT TO FURTHER DETAILED ANALYSIS PRIOR TO PLANNING
THE HOUSING (SOCIAL AND COST RENTAL) UNITS WILL ALL BE DESIGNED TO THE SAME STANDARDS, WITH NO VISIBLE DIFFERENCE BETWEEN TENURE TYPE

APARTMENT LAYOUTS

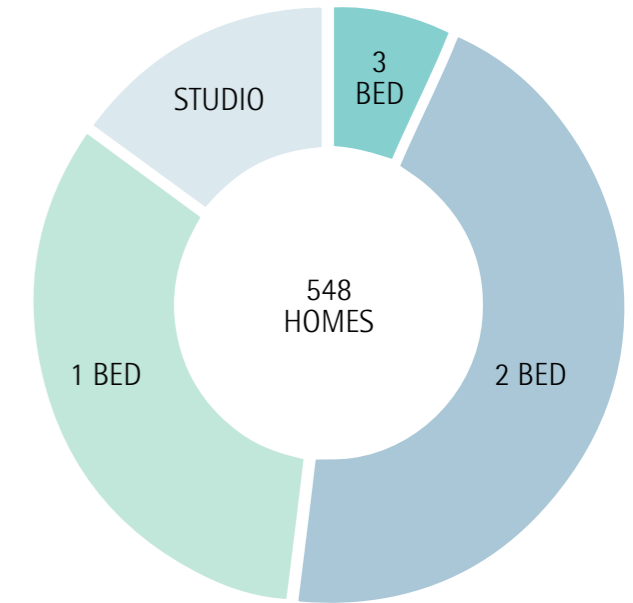
2 BEDROOM



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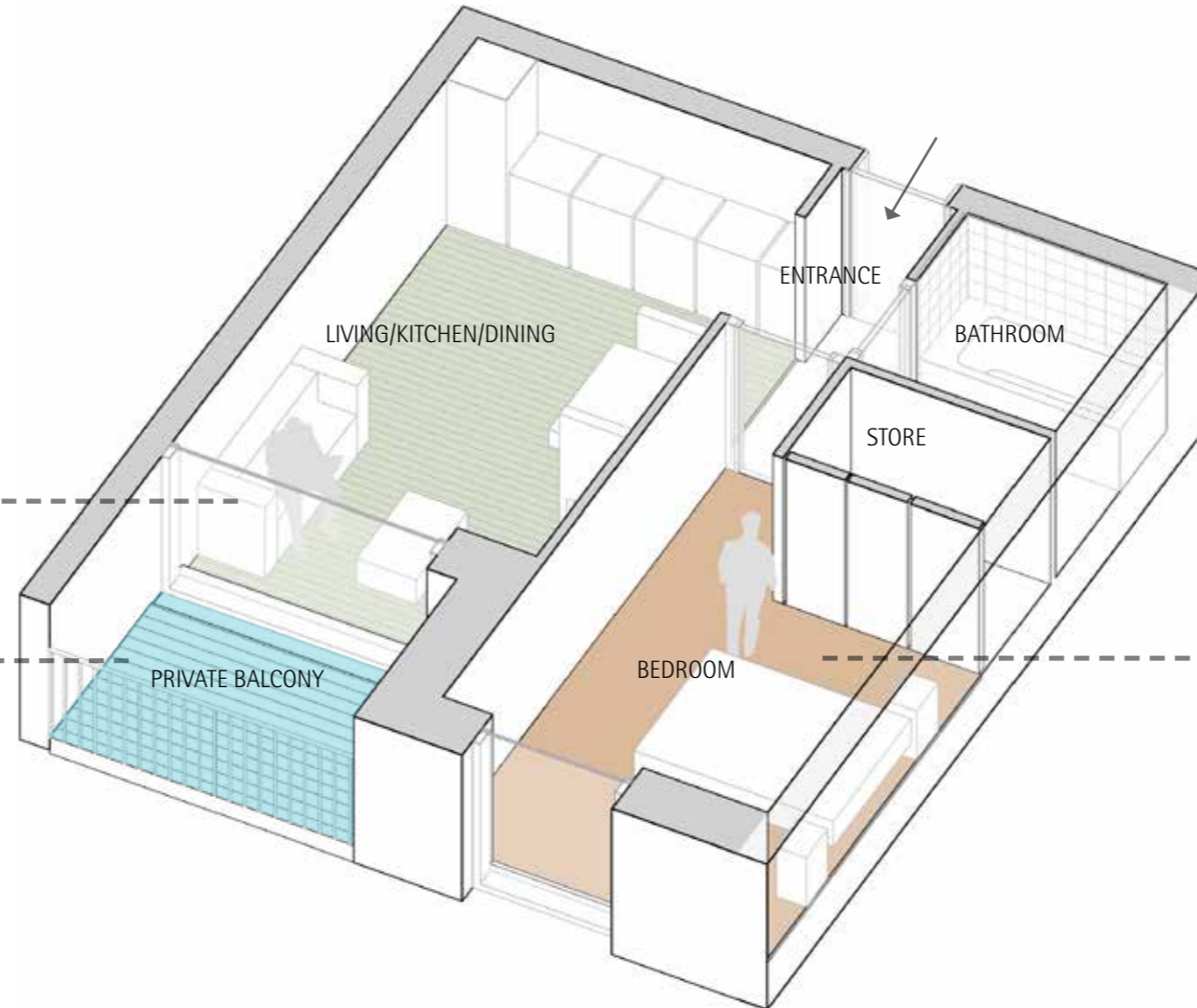
APARTMENT LAYOUTS

1 BEDROOM



ALL LIVING ROOMS HAVE LARGE WINDOWS TO INCREASE NATURAL LIGHT

ALL HOMES HAVE THEIR OWN PRIVATE OPEN SPACE

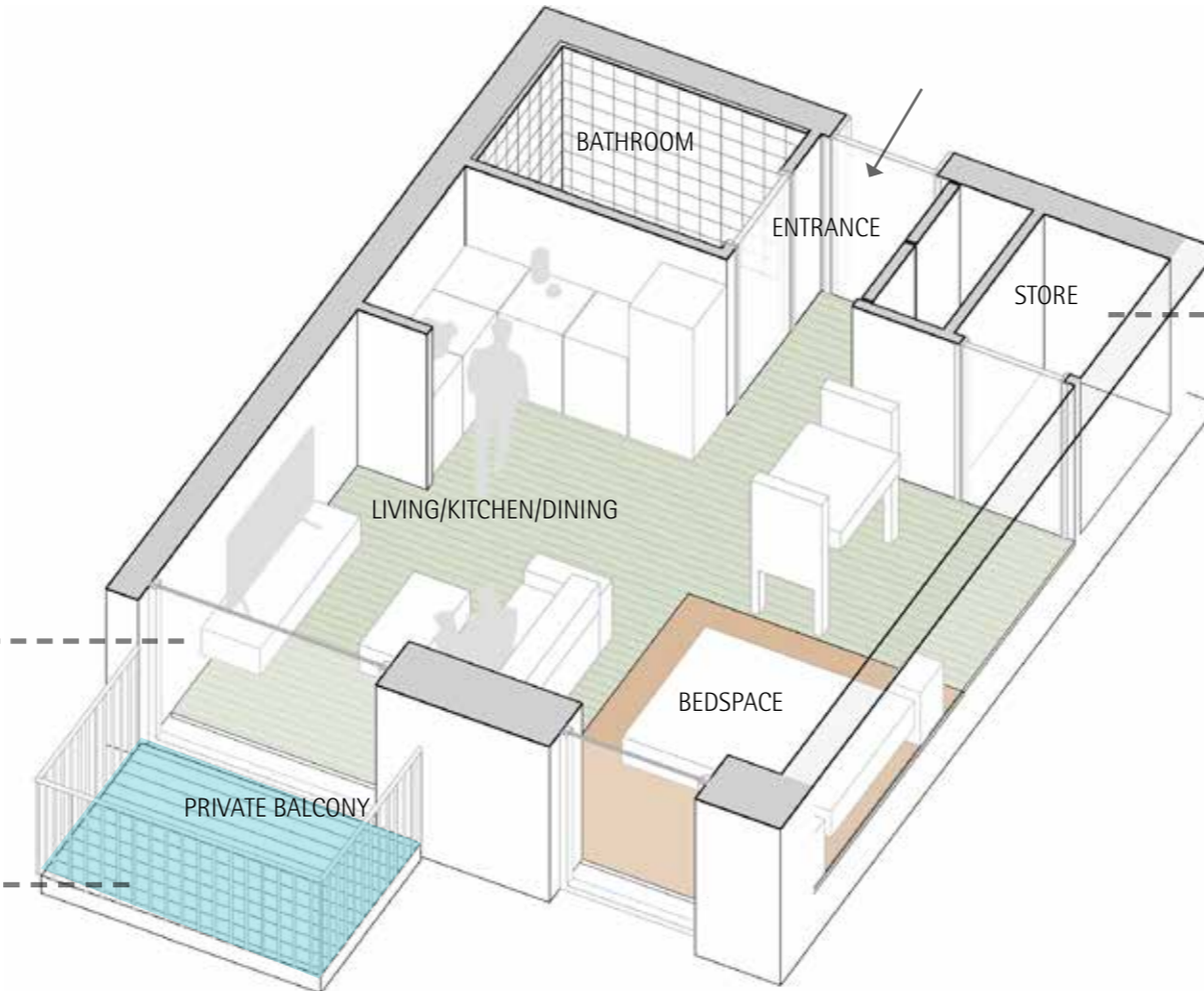
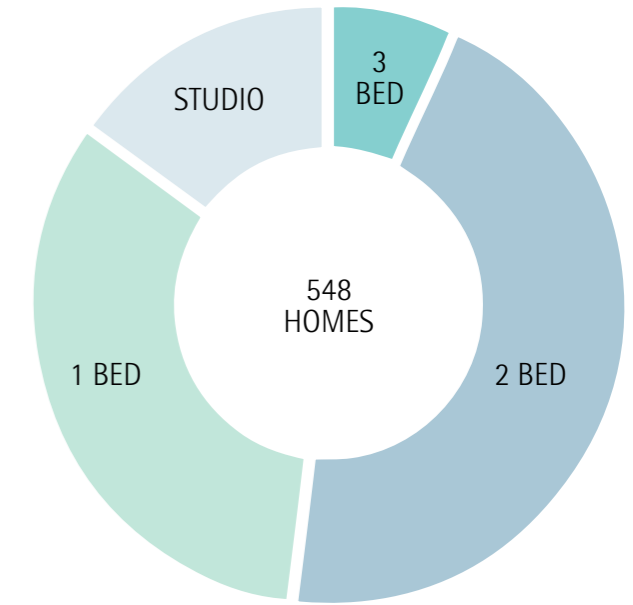


WELL PROPORTIONED BEDROOMS TO INCREASE NATURAL DAYLIGHT

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TYPICAL APARTMENT LAYOUTS

STUDIO (COST RENTAL ONLY)



ALL LIVING ROOMS HAVE LARGE WINDOWS TO INCREASE NATURAL LIGHT

ALL HOMES HAVE THEIR OWN PRIVATE OPEN SPACE

ALL HOMES INCLUDE A VARIETY OF STORAGE AREAS

NOTE:
 INDICATIVE DRAFT PROPOSALS SUBJECT TO FURTHER DETAILED ANALYSIS PRIOR TO PLANNING
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SUSTAINABILITY

SUSTAINABLE WATER MANAGEMENT

- PRIORITISING LANDSCAPE INTEGRATED SUSTAINABLE URBAN DRAINAGE FEATURES

SITE ENERGY STRATEGY: CENTRALISED ENERGY CENTRE FOR THE ENTIRE SITE

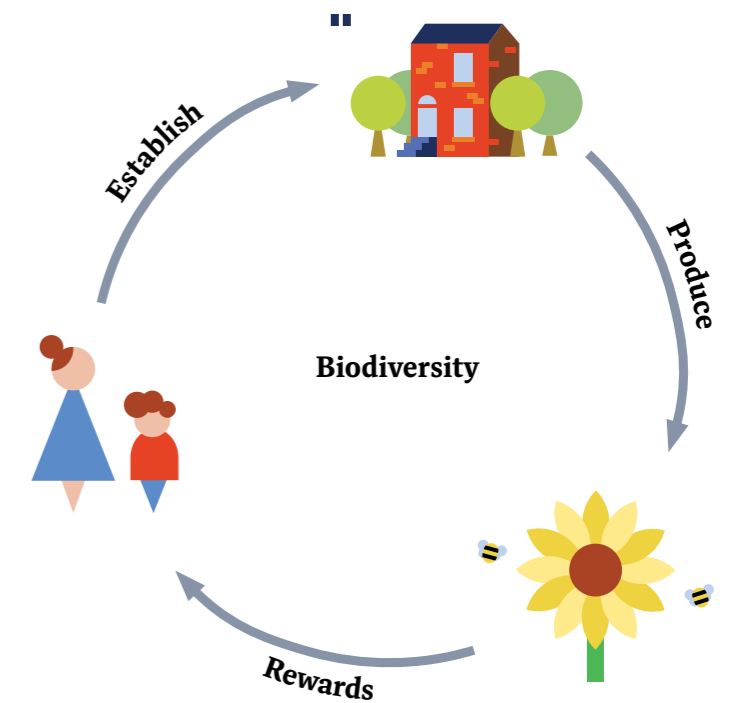
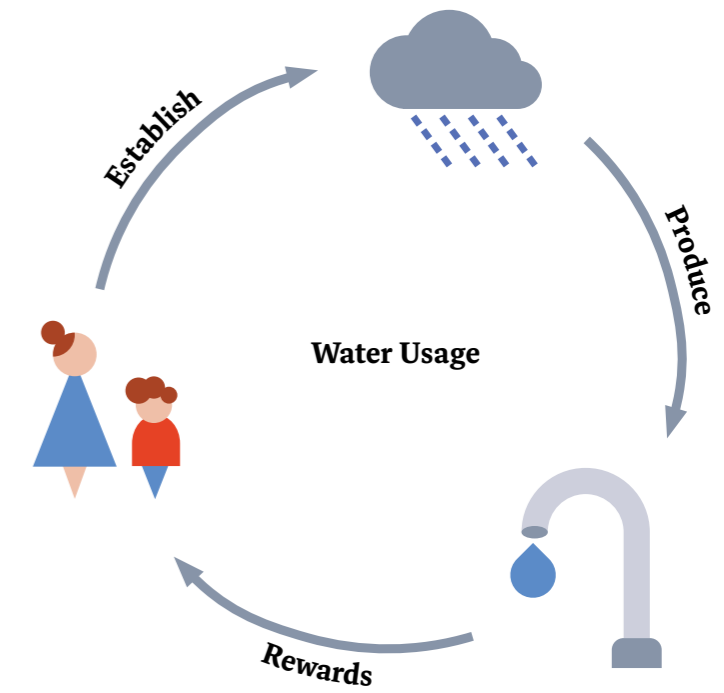
- CONTRIBUTES TO CITY AND NATIONAL CLIMATE ACTION PLAN TARGETS
- RENEWABLE ENERGY SOURCE, WITH LOW CARBON EMISSIONS, AND NO FOSSIL FUEL
- REDUCES COST OF ENERGY GENERATION

SUSTAINABLE HOMES

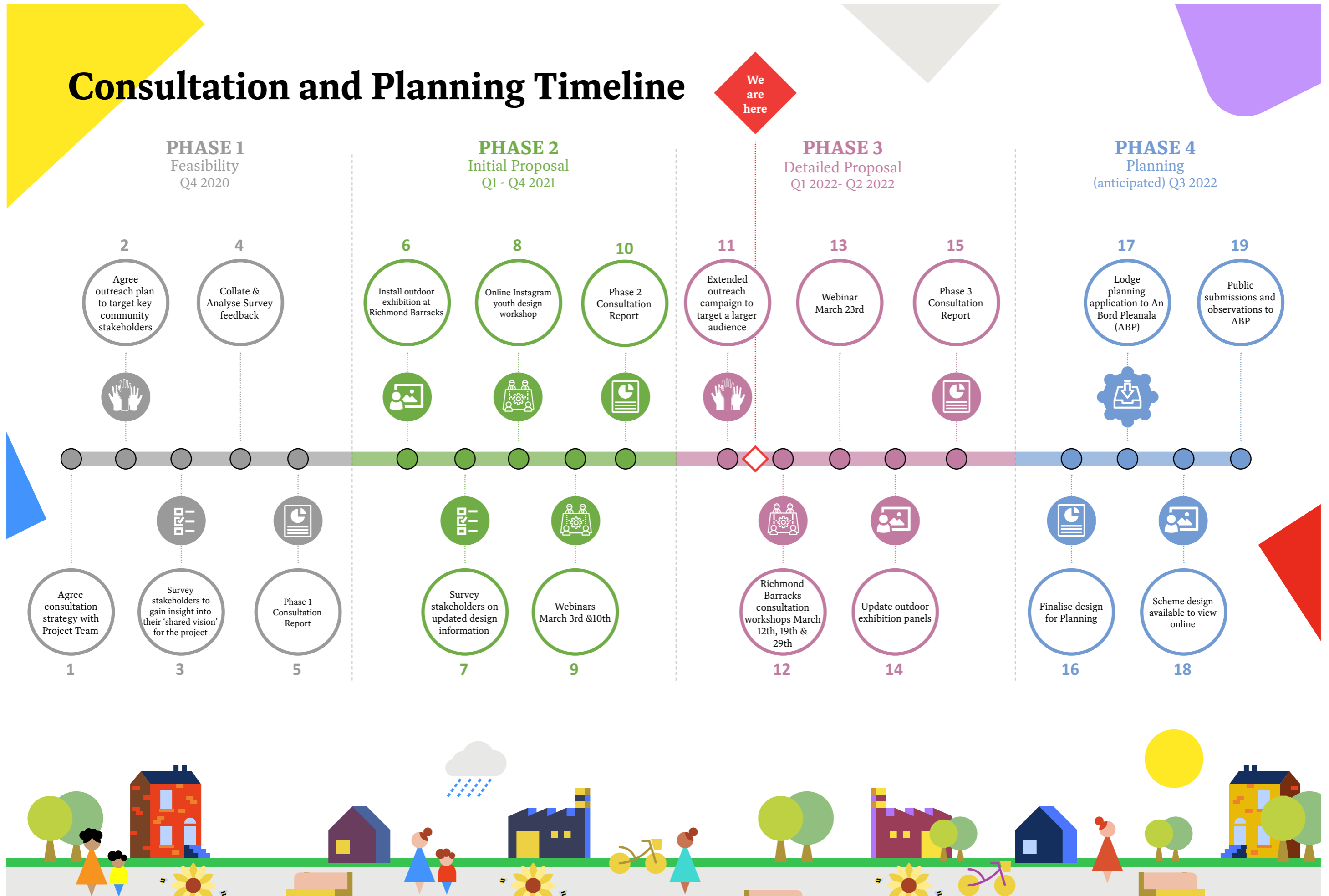
- ENERGY EFFICIENT
- WELL VENTILATED FOR GOOD AIR QUALITY
- WELL INSULATED FOR COMFORT
- DURABLE MATERIALS USED THROUGHOUT TO REDUCE LONG-TERM MAINTENANCE
- DESIGNED TO MEET HOME PERFORMANCE INDEX "CERTIFIED" LEVEL TO PROVIDE INDEPENDENT ASSESSMENT FOR SUSTAINABLE HOMES

CLIMATE RESPONSIVE DESIGN

- SUPPORTING BIODIVERSITY IN GARDEN COURTYARDS AND PUBLIC SPACES
- ENHANCING LOCAL ECOLOGY AND ECOLOGICAL DIVERSITY IN GARDEN COURTYARDS AND PUBLIC SPACES
- BLOCK ORIENTATIONS OPTIMISED FOR DAY-LIT AND NATURALLY VENTILATED SPACES
- REDUCING EMBODIED CARBON THROUGH CAREFUL SELECTION OF MATERIALS



Consultation and Planning Timeline



PHASE 3 PUBLIC CONSULTATION EVENTS

EVENTS AT RICHMOND BARRACKS:

SATURDAY 12TH MARCH, 12PM - 2PM

TUESDAY 15TH MARCH, 11AM - 1PM

TUESDAY 29TH MARCH, 7PM - 9PM

WEBINARS

WEDNESDAY 23RD MARCH, 7PM

PROJECT CONTACT INFORMATION

TELEPHONE : 01 222 6538

EMAIL : EMMETROAD@DUBLINCITY.IE

FOR MORE INFORMATION AND TO PROVIDE FEEDBACK:

WWW.EMMETROAD.IE