

DUNDRUM CENTRAL

Project Update

June 2023



PROJECT UPDATE

852

The number of homes permitted as part of
the Dundrum Central planning permission



Following a lengthy process since the Planning Application was submitted on 30 March 2022, Dundrum central has now been granted permission from An Bord Pleanála with 852 Units granted. The original decision date was to be July 2022.



The permitted development will focus on the delivery of **affordable homes** built around much needed public infrastructure that will **benefit the wider community**.



KEY FEATURES



Design Strategy Responds to extensive Pre-Application Consultation Work

The LDA launched an extensive Community and Stakeholder and Engagement process in September 2020 which included an extensive period of communication and engagement through a project website, information gathering, surveys, consultation meetings, webinars and email correspondence.

The proposed development has been subject to an iterative design process, underpinned by a detailed masterplanning process for the entire lands.

The consented scheme has also removed a Block adjacent to Annville Terrace.



Public Amenities: New Community and Commercial spaces will be provided for the Residents and Local Community for the first time

The proposed development includes a large community facility at the ground and first floors within Block 06. The new community centre facility includes a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities

There are two designated playgrounds located to the north of the site and in the community park in the south of the site.

There are further informal play opportunities throughout the site.



Providing Sustainable Housing catering for all stages of life

INCLUSIVITY

The LDA are clear that the new homes meet the aspirations of a range of people and households. The design aimed to ensure that:

- » the layout enabled easy access for all
- » that there will be a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly
- » Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all
- » New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

UNIVERSAL DESIGN

A number of dwellings are particularly suited to incorporate Universal Design features based on the following criteria:

- » Apartment size and potential for adaptation.
- » Location in respect of access to site or car parking in the immediate vicinity for users with reduced mobility.
- » Ease of access to front door and to adjacent amenities.

BLOCK 2 – AGE FRIENDLY LIVING

- » During the masterplan process, Block 02 was identified as a location particularly suited to cater for Age Friendly Living.
- » A mixture of own-door accessible one- and two-bedroom apartment units and three bedroom houses have been located on the street at the eastern side of Block 02.
- » Block 02 provides on-street parking in close proximity to the front doors of the proposed dwellings and is encircled by a homezone type street.
- » The existing farm buildings at Block 01 are also in close proximity and it is envisaged that similar smaller-scale housing typologies are proposed at Block 01 in a future Planning Application as part of the second stage of the Planning Applications.

32% public open space

Dundrum Central comprises 32% green open space which will be accessible to the public and local community for the first time

The Dundrum Central site offers a very large area of Green space that has always been out of bounds to the existing neighborhood. The landscaping includes a central parkland retaining the valuable mature trees on site providing a key amenity reflecting the historic parkland of past. The existing walled garden will be retained and enhanced through the development. Existing and historic vistas through the site will be re-established through the design of the open space and provide a sympathetic green framework through the development. The landscape planting will contribute to achieving tranquility and biodiversity.

“The existing walled garden will be retained and enhanced through the development. Existing and historic vistas through the site will be re-established through the design of the open space and provide a sympathetic green framework through the development”

Dundrum Central’s public open space is 3.05 hectares (7.5 acres) - this is the equivalent of 4.5 rugby pitches.



NEXT STEPS

Existing Buildings Context and Future Planning Application

The HSE left in February 2023 for a planned move to a state of the art facility in Portrane. The LDA has been carefully working with the OPW on next steps.

The original Hospital building itself was not contained within the redline for the SHD application process as it was not vacant at the time from the HSE's use. The LDA are committed to the conservation and preservation of these buildings within the overall site and are working on a subsequent planning application. This next planning Application will address the plans for the existing Buildings, to retain and reuse the Hospital Building, the Chapel and the Infirmary.

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The OPW are currently managing the property in the interim, with Security and Maintenance in place for the existing buildings.

The Government has decided that the site should be used for Temporary Tented Accommodation, and the OPW are facilitating the Government in this regard.

This will not delay the progression of the LDA's development.

Detailed design is progressing with a view to getting on site in the immediate future, subject to the relevant statutory consents being in place.

Once the design has been progressed, Procurement will begin, with Appointment of a Contractor expected and on site in 2024. A Community Liaison Officer will be appointed to interface with local Residents in the surrounding area.

Should you have any questions or would like to contact us, please email: community@dundrumcentral.ie

TIMELINE

2022

2023

2023

2024



1

Planning Application for 977 homes and supporting infrastructure lodged in March 2022

2

HSE completes exit and OPW takes over in Feb 2023.

3

Tented Temporary Accommodation to remain until September 2023.

4

Planning permission for 852 residential units and supporting infrastructure granted by An Bord Pleanála in June 2023.

5

Detailed design for existing buildings - original hospital building, chapel and infirmary commenced.

6

Phased construction and delivery of scheme including much needed affordable homes and public amenities from 2024 onwards

7

Planning Application for restoration and re-use of the existing buildings on site to be made





An Ghníomhaireacht Forbartha Talún
The Land Development Agency

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