

“How will we live tomorrow in Europe?”

Public Symposium with IBA Corresponding Cities

Weds 28th September 2022, IBA-Center, Nordwestbahnstr. 16, 1200 Wien

Round 4: Engaging communities for urban development and renewal

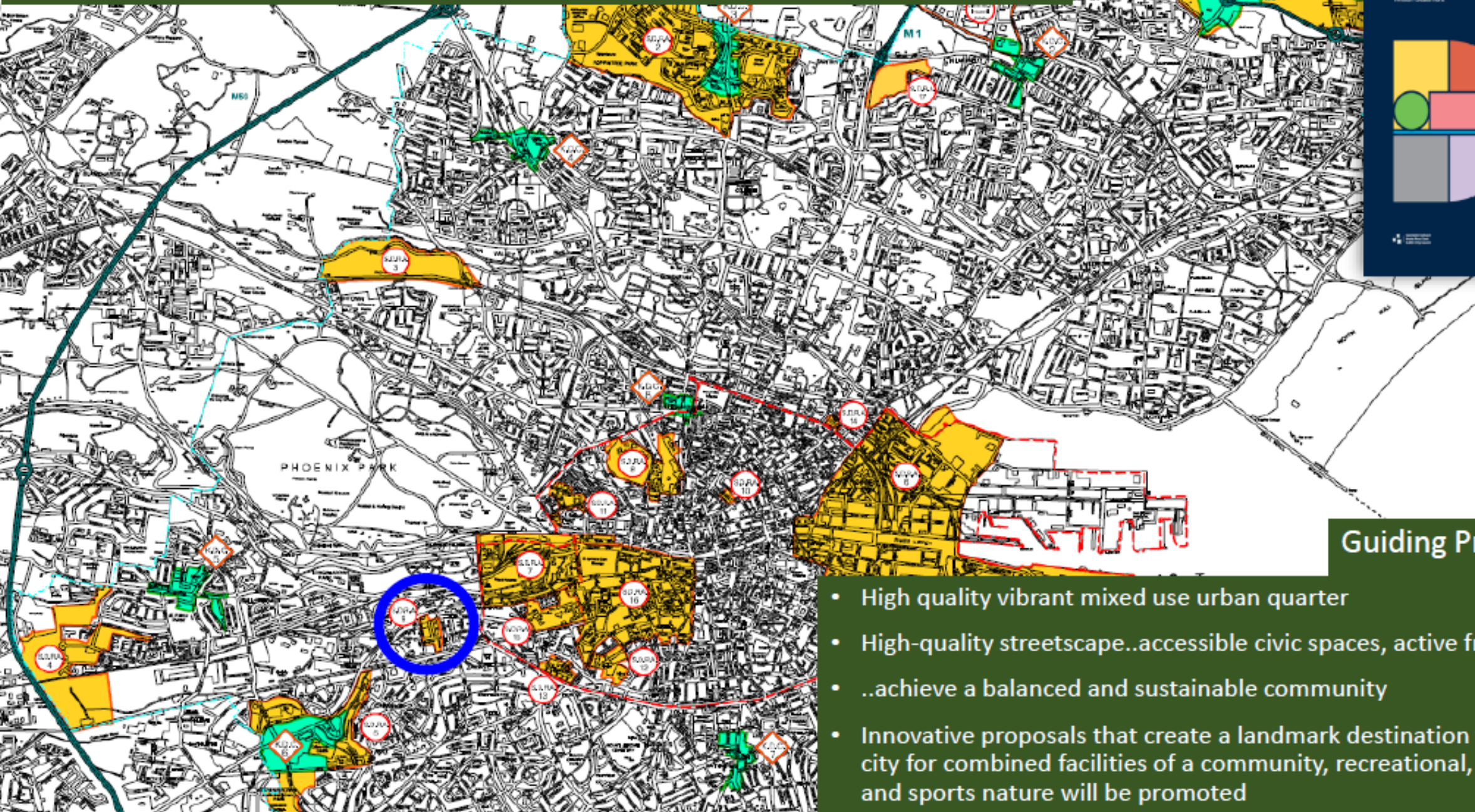
Emmet Road - The Cost Rental Model in Practice

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Strategic Development & Regeneration Areas (SDRA9) St Michael's Estate



Dublin City
Development Plan
2016-2022
Urban Statement



Guiding Principles

- High quality vibrant mixed use urban quarter
- High-quality streetscape..accessible civic spaces, active frontages..
- ..achieve a balanced and sustainable community
- Innovative proposals that create a landmark destination within the city for combined facilities of a community, recreational, leisure and sports nature will be promoted

From a 'green field' of memories to a new home for life...a long journey for vested locals (community and former residents).



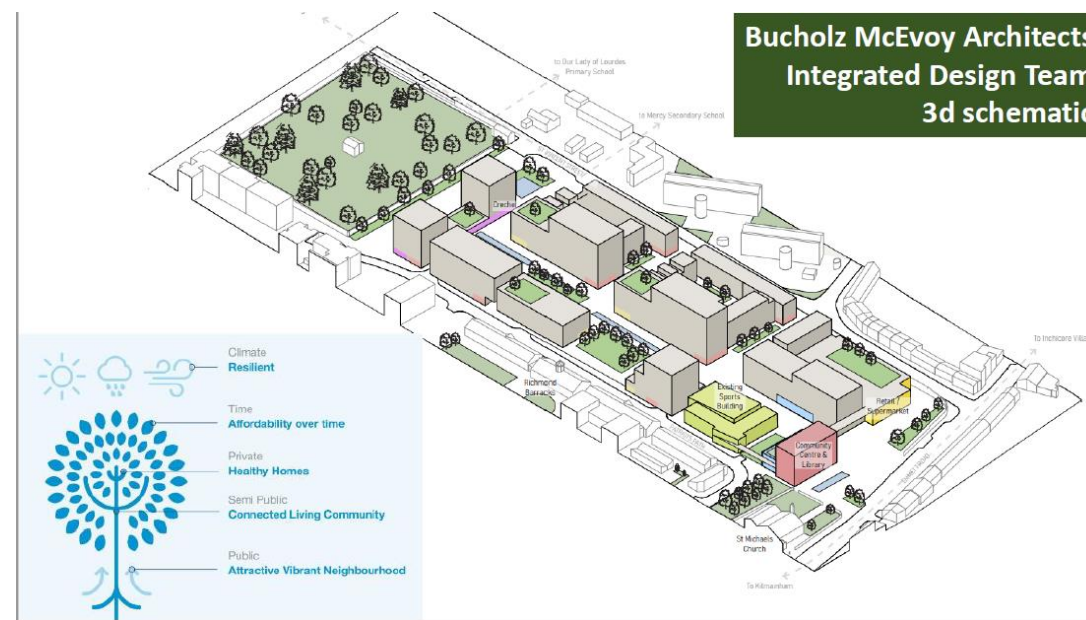
Redevelopment of Emmet Rd lands will provide:

a mixed-use sustainable neighbourhood of

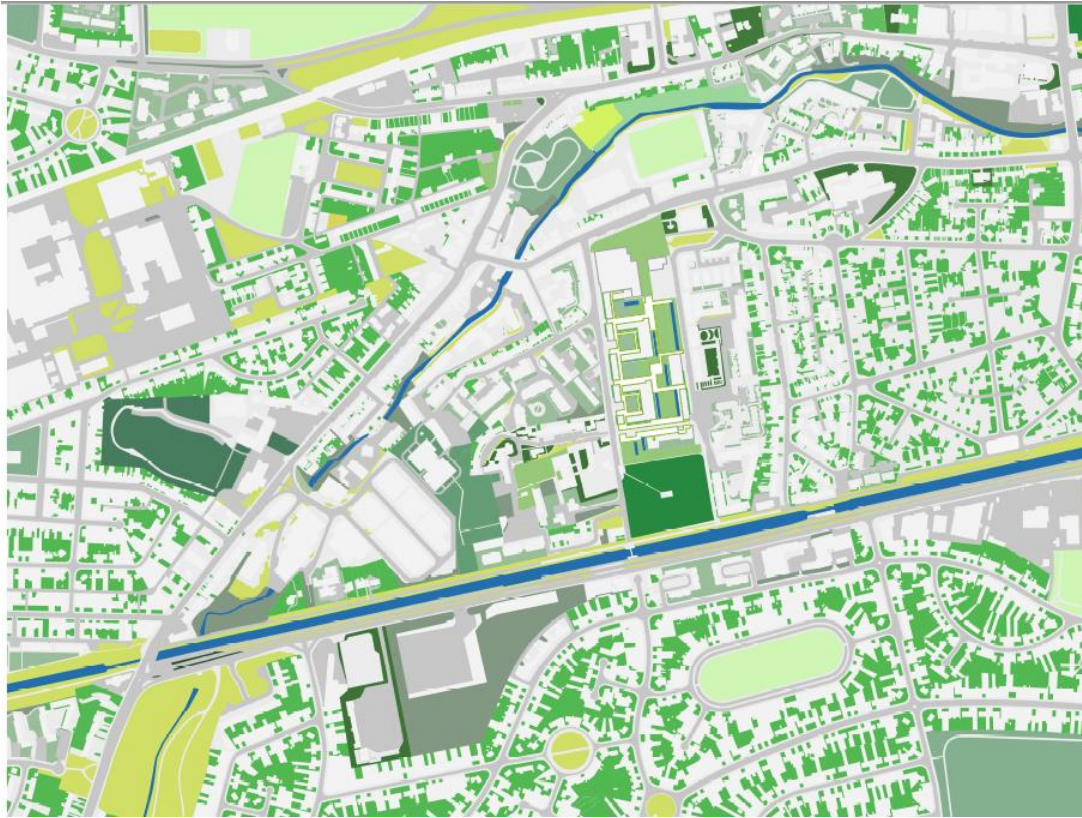
- c.500 residential homes
 - 70% Cost Rental
 - 30% Social Housing

with facilities:

- Community
- Retail
- Public plazas
- Green spaces



Ecology and urban densification... challenges of transitioning to new economy of decarbonisation and digitalisation.



Collaboration & 'co-production'? Challenge of/ for/ to the Inchicore Regeneration Consultative Forum (IRCF) and DCC.

Consultation and 'knowledge exchange' - focus of the Civic and Community Space Sub Committee



Established in 2018

**Independent Chairperson,
Forum Director & Assistant**

Delegates from
established local groups:

Residents Associations – Community Groups -
Enterprise — Statutory Bodies
2 Delegates from the KIN

3 Local Elected City Councillors
(South Central Area Committee DCC)

Dublin City Council Officials

Mission Statement

Inchicore Regeneration Consultative Forum (The Forum) work in collaboration with D.C.C. is supporting the development of a **high quality, vibrant, stable mixed use urban quarter** on the DCC Emmet Road site, Inchicore that will be managed in a professional manner; the proposed Development should provide secure permanent homes to the Inchicore/Kilmainham Area, while **facilitating the local community to influence the proposed development in an inclusive, meaningful and genuine way.**



YOUR NEIGHBOURHOOD, YOUR SAY!

WHAT'S NEXT FOR EMMET ROAD URBAN QUARTER? (FORMERLY ST MICHAEL'S ESTATE)


HAVE YOUR SAY!

Art Space	<ul style="list-style-type: none">Theatre/Drama SpacePerformance Space	<ul style="list-style-type: none">Music/GigDance RoomsWorkshops
Youth Space	It was suggested that this community centre have a youth cafe formed as part of a youth project to have a better, more modern premises opening late, providing a safe place to hangout.	
Accessibility	The space should be 'universally designed with those in mind who have impairments or disabilities' and a 'welcoming civic spaces for all ages'	
Sport	<ul style="list-style-type: none">Gym FacilitiesBasketball courtIndoor football	<ul style="list-style-type: none">Tennis CourtsYoga/dance/other fitness classes
Education	<ul style="list-style-type: none">Study spaceComputer classesMentoring space	<ul style="list-style-type: none">Adult literacy spaceEnterprise hubSTEM/STEAM facilities, Fab Lab

Emmet Road Inchicore

Public Consultation Webinars March 2021

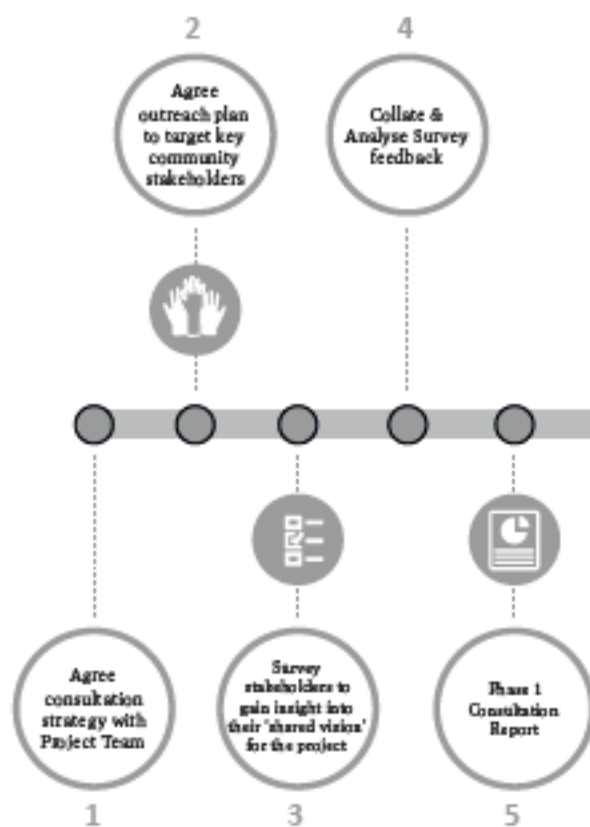
~ 300 on-line participants
Q: What community facilities and services would you like to see provided?



www.emmetroad.ie

Connect the Dots organised events on behalf of DCC and BMCEA
Public engagement facilitation by IRCF

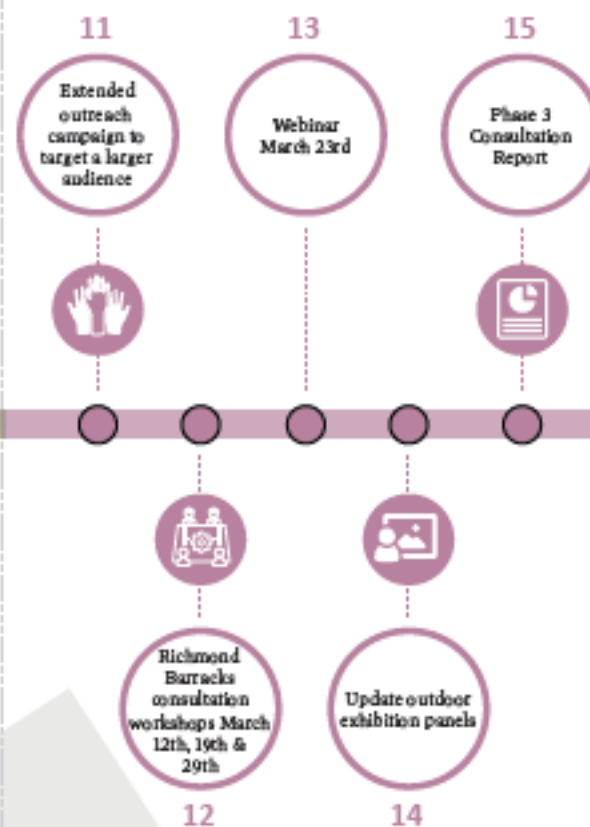
PHASE 1
Feasibility
Q4 2020



PHASE 2
Initial Proposal
Q1 - Q4 2021

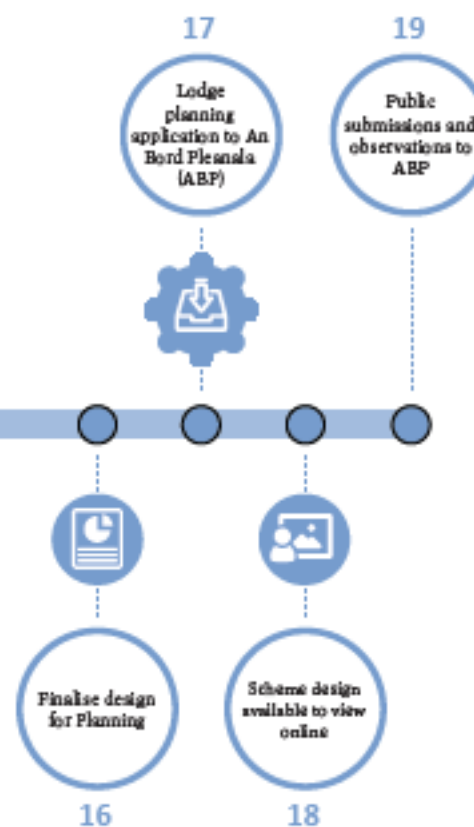


PHASE 3
Detailed Proposal
Q1 2022- Q3 2022



We
are
here

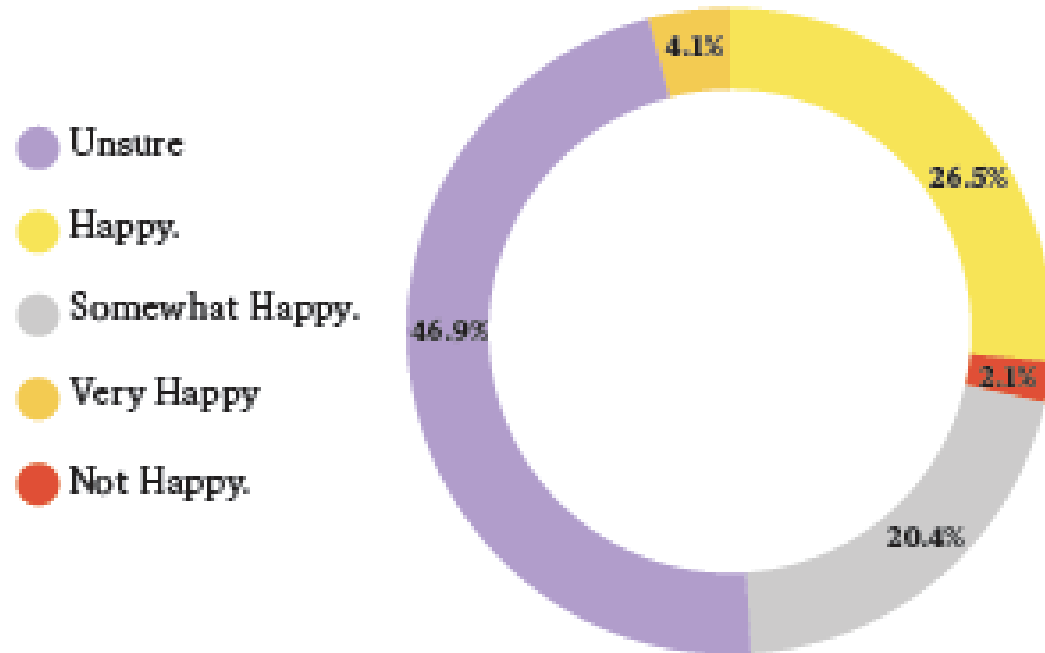
PHASE 4
Planning
(anticipated) Q3 2022



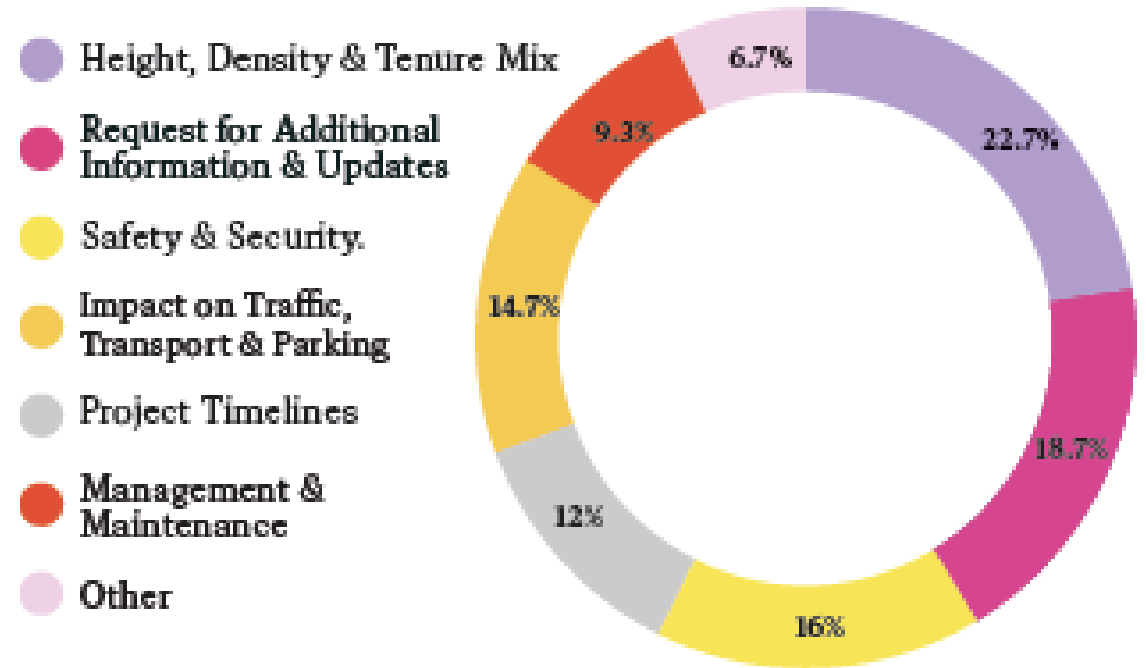
FINDINGS AND KEY THEMES

ONLINE SURVEY

How do you feel about the project?



What is your main concern about the project?



Height, Density & Tenure Mix (22.7%)

- Some stakeholders expressed concerns in relation to the proposed height of the apartment blocks and overall site density while other members of the public had a preference for taller blocks and increased density to address a lack of high-quality housing in the area.
- The issue on tenure mix related to the percentage split between the social and cost rental accommodation. Some stakeholders felt the percentage of social units should be increased while others looked to reduce the quantity and increase the number of cost rental units in order to meet the growing demand for affordable accommodation.
- The justification for the unit mix and social housing mix was also questioned. Some supported the large quantity of one- bedroom units in the scheme while others looked for less with an increase in the number of three -bedroom units to facilitate families.

Safety & Security (16%)

The issue of safety and security has been an ongoing concern raised in the community feedback throughout the three phases of consultation to date. Stakeholders questioned whether or not the project would address the existing problems with crime and anti-social behaviour in the area or whether the design of the new scheme would create safety and security issues that would add to the current problems.



Photography from YouthCore workshops

Impact on Traffic, Transport & Parking (14.7%)

- Many of the comments related to traffic, transport and parking were focused on the existing issues of serious traffic delays in the area, the capacity of the Dublin bus and LUAS service and the current lack of provision of car-parking around Inchicore.
- While respondents seemed generally positive about the proposed mobility strategy; moving away from a model of one car per household to address environmental and sustainability concerns, they also expressed the need to consider members of the community who were vehicle dependent whether for employment purposes or mobility related issues.
- In relation to the proposed number of residential car parking spaces for the scheme (c.55), it was felt that this may add to the transport problems that already exist and therefore the need to improve public transport in the area is very important.

Management & Maintenance (9.3%)

The future management and maintenance of the development was an issue of concern raised by many stakeholders. Dublin City Council's level of expertise in the management of social housing developments was questioned.

The feedback emphasised the importance of implementing a robust management strategy for the success of the Emmet Road Development - in particular learning from mistakes of the past and looking to examples of well-established management models used in other similar developments.



Photography from public consultation workshop held on Saturday March 12th

Request for Additional Information & Updates (18.7%)

Some of the comments related to the request for design information [not currently available at this early stage of the design development.](#)

Similarly to issues outlined above, there were a number of related discussions at the webinar Q&A. These included:

- Anti-Social Behaviour
- Facilities & Amenities currently in the area
- Rationale for Parking & Potential increase in the demand for Public Transport
- The removal of the existing football pitches at the rear of St Michael's Community Sports Centre
- Rationale for unit mix and housing type
- Tenure Mix
- The potential use of roof space in the development

FINDINGS AND KEY THEMES

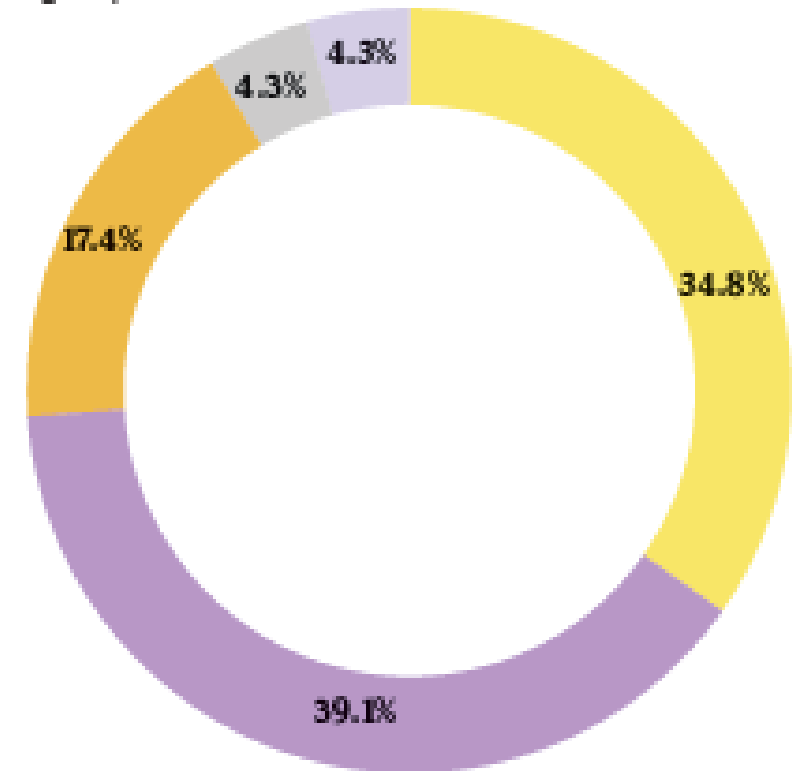
POST EVENT FEEDBACK SURVEY FOLLOWING THE EVENTS

Response to Updated Proposals.

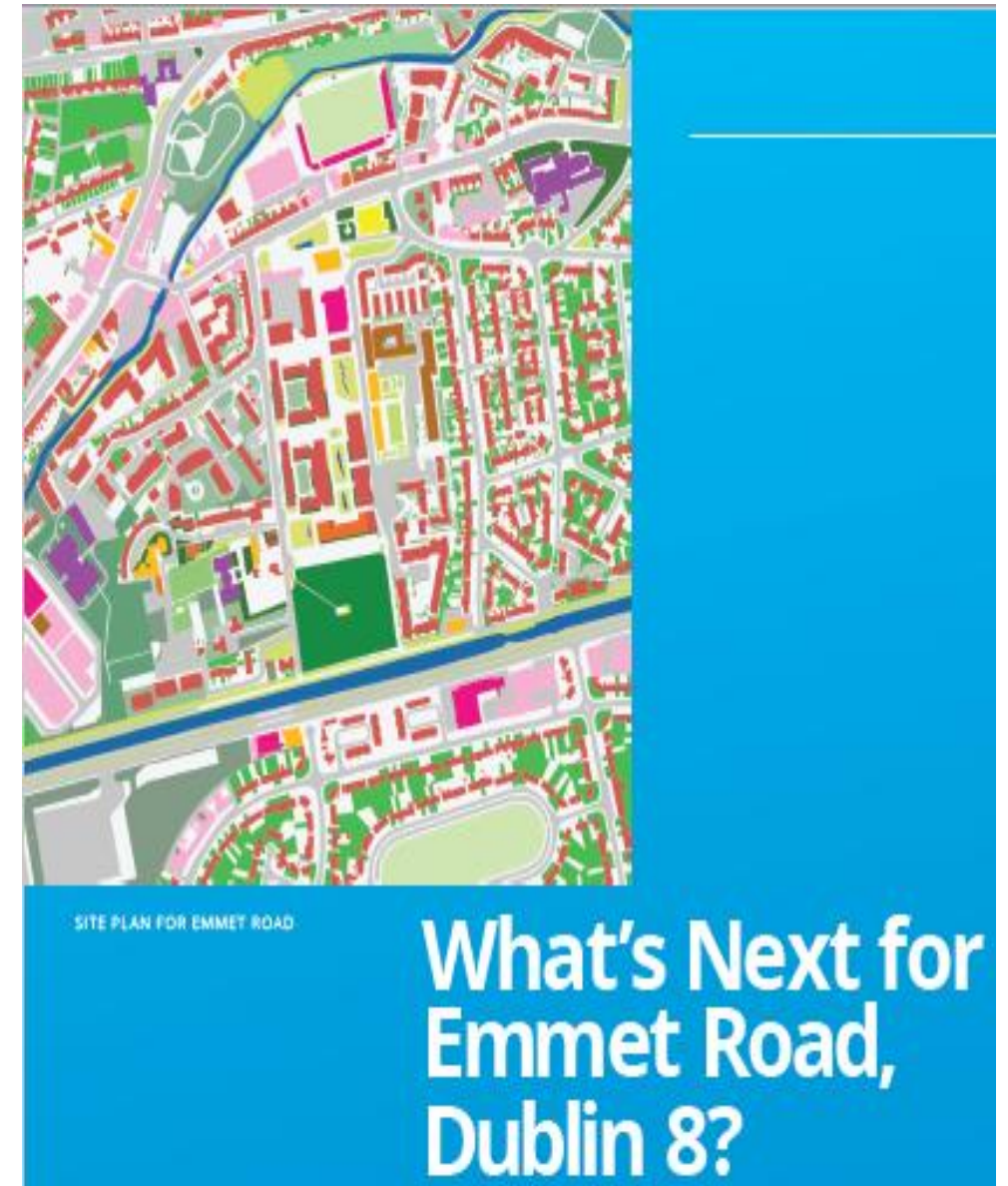
52.2% of respondents indicated a positive response to the designs presented at the events. The breakdown of responses are available on the graph to the right.

How do you feel about the project?

- Not Sure
- Happy
- Very Happy
- Very Unhappy
- Unhappy



- This has been the third in a four-stage consultation process for the Emmet Road Development. The findings from the consultation process will be considered by the design team and will inform the next stage of design development.
- Phase 4 will commence when Dublin City Council lodge the planning application to An Bord Pleanála. During this phase the stakeholders will be updated on the progress with the planning application submission and any post-planning decision project milestones.
- Following lodgement of a planning application, submissions or observations can be made by interested parties to the decision-making authority directly. Application details will be publicly notified, available online for viewing and at specified locations to support accessibility for all.





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“How will we live tomorrow in Europe?”

Thank you for listening
Danke fürs Zuhören



Comhairle Cathrach Bhaile Átha Cliath
Réadlann Tithíochta
Dublin City Council
Housing Observatory