

# Donore Project

Donore  
Project  
Consultative  
Forum Update  
October'23



The Land Development Agency  
2nd Floor Ashford House  
Tara Street Dublin 2  
D02 VX67

Get in touch  
[info@lda.ie](mailto:info@lda.ie)  
+353 (0) 1 910 3400  
[www.lda.ie](http://www.lda.ie)

Media Queries: [media@lda.ie](mailto:media@lda.ie)  
Freedom of Information: [foi@lda.ie](mailto:foi@lda.ie)  
Protected Disclosure: [protected.disclosures@lda.ie](mailto:protected.disclosures@lda.ie)





**Unlocking State Lands,  
Opening Doors to Affordable  
Homes**

# Donore Project Update

- An Bord Pleanála granted planning permission the end of June'23 for 543Nr. new homes.
- The permitted development includes a creche, retail/café, community, cultural & arts spaces.
- The development also includes the Donore Project Park public open space.
- The development consists of four residential blocks; DCC1, DCC3, DCC5 & DCC6. Block DCC3 is shown in the adjacent image.
- The new homes to be provided are social, to be owned and managed by DCC, and cost-rental to be owned and managed by the LDA.
- There is a range of home types within the development.



Block DCC3 – view from the South

# Donore Project Layout

The four residential blocks of the development will provide the following new homes:

- DCC1 – 111Nr. apartments in a bock of 6-7 storeys.
- DCC3 – 247Nr. apartments in a block of 6-15 storeys.
- DCC5 – 132Nr. Apartments in a block of 2-7 storeys.
- DCC6 – 53Nr. Apartments in a block of 7 storeys.



Donore Project – Ground Floor Layout Plan

# Donore Project Layout

## Social Housing & Cost Rental Housing



_SiteWide_Mix_Cost Rental		
Apt. Size	No. of Type	Percentage
1b1p	36	9%
1b2p	124	32%
2b3p	46	12%
2b4p	158	41%
3b5p	25	6%
<b>Grand total: 389</b>	<b>389</b>	

_SiteWide_Mix_Social		
Apt. Size	No. of Type	Percentage
1b2p	65	42%
2b3p	6	4%
2b4p	64	42%
3b5p	19	12%
<b>Grand total: 154</b>	<b>154</b>	

_SiteWide_Mix		
Apt. Size	No. of Type	Percentage
1b1p	36	6.6%
1b2p	189	34.8%
2b3p	52	9.6%
2b4p	222	40.9%
3b5p	44	8.1%
<b>Grand total: 543</b>	<b>543</b>	

# Donore Project

## Social & Cost Rental Homes

- The new social homes will be owned and managed by DCC with new tenants being offered homes from the DCC Housing Allocations Scheme.
- The new cost rental homes will be offered by the LDA to the public via an online application process. In cost rental your rent covers the cost of the construction, management, and maintenance of your new home. Cost rental offers a long-term, secure tenancy that is more affordable than market rent. The LDA is working to achieve rents that start below the average local area rent.
- The LDA website contains details of eligibility requirements: <https://lda.ie/affordable-homes/lda-cost-rental>



Block Entrance – Ground Floor Lobby



Living Space – Typical Home Layout

# Donore Project

## Active Site Uses

- Currently, the HSE are using a section of the STG lands as a construction compound for ongoing works in the Coombe Hospital. Once the compound has been returned to DCC, site investigative works can take place.
- DCC Housing have programmed the tendering for the demolition of the existing rear former STG flat block for early in 2024. These works are estimated to take approx. 6 months to complete and will consist of the strip out and segregation of the fabric of the building, demolition of the structure and removal of the material off site.

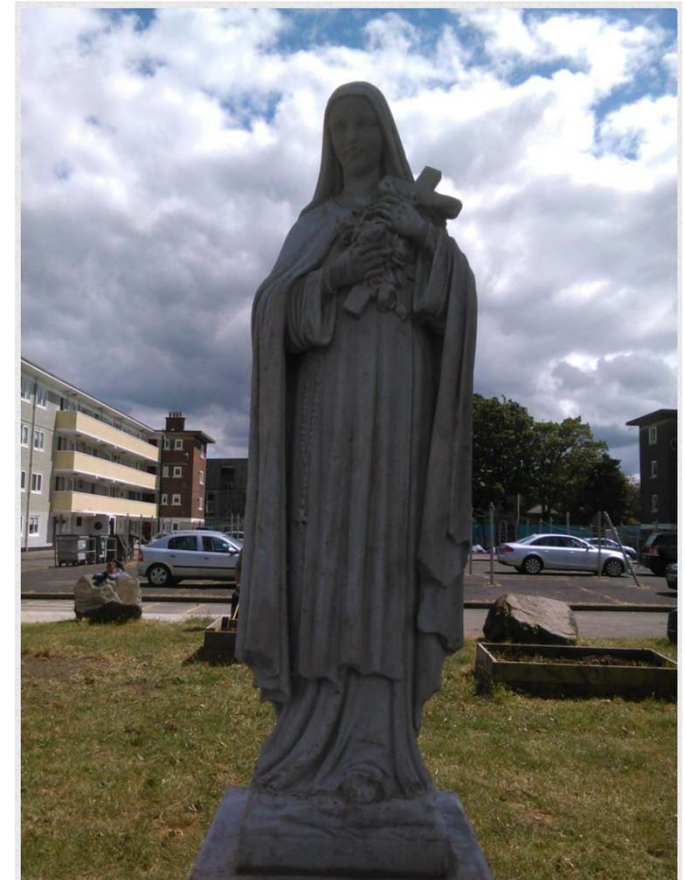


Donore Project Park – view towards Block DCC3

# Donore Project

## Dublin City Council Update

- St. Teresa's Statue from the former St. Teresa's Gardens - a proposal is in progress to relocate the statue to a permanent home in the church lands.
- Donore Boxing Club – to stay in-situ at St. Teresa's Gardens.
- St. Teresa's Gardens – former flat complex demolition works overview.



**STG P1**  
**Demolition**  
**Site**  
**Investigations**

**Nov'23**

**STG P1**  
**Demolition**  
**Tender**

**Jan'24**

**STG P1**  
**Demolition**  
**Commencement**

**April'24**

**STG P1**  
**Demolition**  
**Completion**

**Sept'24**



# Donore Project Next Steps

## Site Surveys & Investigations

- Subject to the entire lands being accessible, the LDA intends to carry out site surveys and ground investigations to establish a detailed profile of the site.
- The LDA will liaise with the utility providers including Uisce Éireann, DCC, ESB Networks and telecoms companies to work through the design and capacity applications for the overall scheme.
- The LDA will also be liaising with the neighbouring landowners, the HSE and Hines, to discuss the project and the interfaces between the lands.
- The LDA will be coordinating with DCC in regard to the existing water and drainage services on the site with a view to agreeing the future diversions that will be required.



Block DCC3 – close up view from the South

# Donore Project Next Steps

## Procurement of a Main Contractor

- The LDA intends to carry out site surveys and ground investigations to establish a detailed profile of the site. The results of the site investigations will inform the tender compilation for the procurement process.
- The LDA have commenced on the level of detailed design that will be required to tender the project to the main contracting market.
- Once this tender has been compiled, it will be advertised in the Official Journal of the European Union (OJEU).
- The tendering process will ultimately provide a preferred contractor to be appointed to carry out the construction contract to deliver the development.

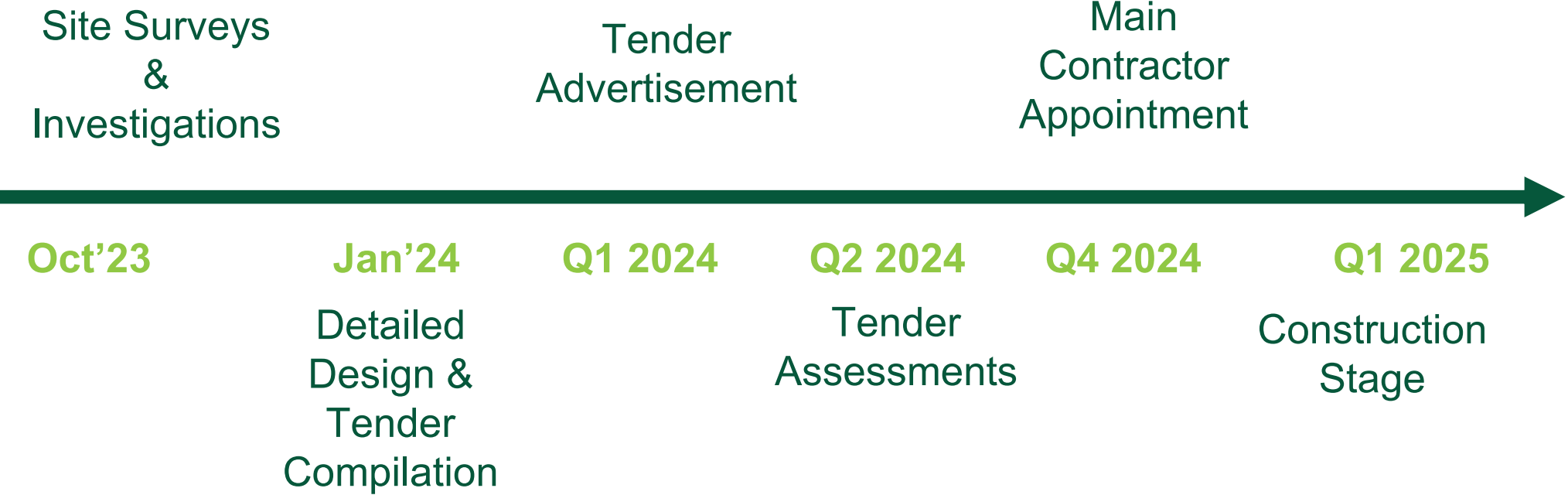


Block DCC3 – view from the Southeast



Block Entrance

# Donore Project Timelines



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[info@lda.ie](mailto:info@lda.ie)  
+353 (0) 1 910 3400  
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Media Queries: [media@lda.ie](mailto:media@lda.ie)  
Freedom of Information: [foi@lda.ie](mailto:foi@lda.ie)  
Protected Disclosure: [protected.disclosures@lda.ie](mailto:protected.disclosures@lda.ie)