



Donore Project Consultative Forum
5pm Thursday 17th August 2023
Wisdom Centre, Cork Street

Chair: Stephen Rourke
Present: Breda O’Hara, Ann Canning, Karen Jordan, JJ O’Mahony, Catherine McSweeney, Cllr Michael Pidgeon, Fearghal Connolly, Josephine Henry
Minutes: Rea Lavelle

Apologies: David McAuley, Martin Donlon, Laura O’Gorman, Claire Pomroy, Cllr Máire Devine, Billy Hicks, , Sinead Kerins, Fr David Corrigan, Declan Hayden

1. Introduction to Meeting

Actions:

Chair opened the meeting.

2. Minutes of Last Meeting on 24th November and Matters Arising

Rea had tried to arrange with Claire Pomroy a trip to Cherrywood to see some new apartments and community facilities constructed there by Hines, however a suitable date could not be found and Claire had suggested this visit should take place in September.

3. Apologies (some members have said that they will be unable to attend on account of ongoing/live legal issues and challenges)

Actions:

See list of apologies above

4. Update on planning permissions, planning objections and judicial reviews

Actions:

- Bailey Gibson Planning Application (PA) Number 1. This planning application for 416 housing units was approved by An Bord Pleanala (ABP) in September 2020. Judicial Review proceedings based on objections made by local residents commenced in November 2020. The High Court then referred a number of questions to the Court of Justice of the European Union (CJEU) for clarification and determination in November 2021. The CJEU came back to the High Court in March 2023 with its responses. In May 2023 the High Court granted Leave to Appeal to the applicants based on new grounds for objections to the Bailey Gibson No 1 planning permission. On 28th July 2023 the Supreme Court accepted this Leave to Appeal and determined that the appeal would be heard directly by the Supreme Court within the shortest possible timescale (rather than initially going through the Court of Appeal). The applicants have to submit their papers to the Supreme Court by 4th September, the other parties need to respond to these submissions by 28th September and the case is then listed for case management by the Supreme Court on 3rd October.

- Bailey Gibson Planning Application Number 2. This planning application for 345 housing units (based on reduced heights of up to 7 storeys) and for the municipal sports facility was submitted to ABP in June 2022. There has not been any determination by ABP on this planning application. It appears that this application is one of 76 projects/schemes that had been submitted towards the tail-end of the Strategic Housing Development (SHD) process which was set up to deal with large housing projects of over 100 units. The SHD process has subsequently been replaced by the Large-scale Residential Development (LRD) process. However, there is still the backlog of 76 outstanding SHD projects (including Bailey Gibson No. 2) which need to be adjudicated by ABP. There is no indication of when decisions on these projects will be made by ABP - they are 'sitting on our books' according to the most senior official in ABP.

<ul style="list-style-type: none"> • Player Wills Planning Application. This planning application for 732 housing units, an arts/cultural centre and new parks was approved by ABP in April 2021. In July 2021 Dublin 8 Residents Association was granted leave to appeal this approval by the High Court. Issues were then raised about the 'standing' or status of Dublin 8 Residents Association to take this appeal. In March 2022 the High Court decided to refer the matter about the 'standing' of this Residents Association to the CJEU. In June 2023 the CJEU requested further information and clarification on a number of matters from the High Court. The High Court met on 25th July to consider these matters and issued its response to the CJEU queries on 8th August. The matter of the standing of Dublin 8 Residents Association and whether a substitute applicant might be allowed to take the place of this Residents Association is currently being considered by the CJEU. • Land Development Agency/Dublin City Council planning application for Donore Project. This planning application for 543 social and affordable housing units was submitted to ABP in December 2022 and was approved by ABP for planning permission on 29th June. The time period for the JR standstill is 8 weeks closing 23rd August. As of now, the Consultative Forum does not have any information or update about the number of observations or objections made (if any) in relation to the planning approval for the Donore Project being developed by the LDA and DCC. • Objections raised by Dublin 8 Residents Association to Dublin City Development Plan 2023-2027. These objections were submitted to the High Court in January 2023 and were adjourned on a number of occasions pending further information on the nature of the objections being made. The latest hearing of the High Court in relation to this case took place on 31st July when the presiding judge, Judge Simons, decided that the Dublin 8 Residents Association need to be more specific concerning which aspects of the Development Plan they wish to have quashed rather than the entire Development Plan being quashed. Dublin 8 Residents Association has been directed to furnish this more specific information in advance of the next hearing of this case which will take place on 9th October. 	
<p>5. Development of public/DCC lands at Donore Avenue (consultative forum members will know that the main focus of the consultative forum is on the public lands within the SDRA 11 regeneration area) and Development of Community Facilities in the Area</p>	<p>Actions:</p>
<p>The two empty blocks of flats are still awaiting demolition, possibly after Donore Boxing Club's relocation. <i>In January 2023, a design team was procured to carry out a feasibility and costing study on the Ferrini Centre as a possible option for the relocation of the Donore Boxing Club. From examination of the studies the centre was deemed unsuitable and as it stands, alternative options are under review.</i></p> <p>A discussion took place around the enabling works which would have to take place on the former St. Teresa's Gardens site, in order for construction of the LDA housing to commence. This may also have implications for the timeline of the sport pitch. The deal made between DCC and Hines, after the Councillors agreed to the sale of a parcel of DCC-owned land, included an agreement to pass on the land in exchange for services, presumably to include the pitch and enabling works to the LDA site. <i>The conditions of the deal are subject to a statutory grant of planning that is no longer subject to appeal or judicial review.</i></p>	
<p>6. Update and plans for refurbishment of Donore Youth and Community Centre</p>	<p>Actions:</p>
<p>According to the latest refurbishment schedule for the Centre provided to Councillors, a 'detailed design phase' was to start at the beginning of August with the scoping and clearing out work to be completed by the end of July. The 'detailed design phase' is to last 4 months (up until the end of November), the next phase (tenders being issued and received) will take place in December 2023 and January 2024, and the building works will begin in the first quarter of 2024. Some activity had been seen with construction</p>	<p>DPCF to help ensure that DCC keeps to its 5 stage schedule for refurbishment</p>

<p>workers at the centre for a day or two, however none of the previous user groups had received their equipment back yet. The Forum (with all of the member groups attached to it as signatories) sent a letter on 8th August to senior managers in DCC regarding concerns about possible slippages in schedule, the inventory which was stated to have taken place in May, and the importance of all of the user groups receiving all of their equipment back, but there had been no response to the letter as yet. The lack of action and interest in getting this project underway and the look and feeling of dereliction around this part of Dublin was commented upon again.</p> <p>The recent media and political attention received by the truancy (sometimes going as far as extremely violent acts) by young people, should be harnessed, to highlight the fact that lack of facilities, services and alternatives to offer young people in certain parts of Dublin have played a part in creating this truancy. SOLAS had been approved by Department of Children, Equality, Disability, Integration and Youth to open a youth service in the area but had been unable to get going in any meaningful way because they had been due to operate this service from Donore Youth and Community Centre and had been unable to find another suitable, long-term premises. It was decided that SOLAS should be asked to contribute to/co-sign any action or request the Forum was going to make regarding calling for more urgent refurbishment of the centre. It was also noted that in addition to the Donore Centre, the area had also lost Carman's Hall and St. James' Parish Hall in recent years.</p>	<p>work on Donore Centre If this schedule is not met other actions will need to be considered - these include inviting the Lord Mayor to give him an update on developments and the organisation of a public meeting at which DCC would be invited to share information on the refurbishment of the Community Centre as well as the progression of sports facilities/pitch on public lands at Donore Avenue.</p> <p>Rea to make contact with SOLAS</p>
<p>7. Update on demolition of final 2 blocks of flats at St Teresa's Gardens</p>	<p>Actions:</p>
<p>There was no update to the demolition, however, a request was made by a member that DCC secure the broken windows in the block fronting onto Donore Avenue, as it had been reported that pieces of glass had fallen onto the footpath. Following acts of ongoing vandalism, DCC Area Office have been coordinating works to secure the windows of the street-fronting flatblocks. These works are due to be completed in October.</p>	<p>Rea to contact DCC</p>
<p>7. Dates of Next Meetings</p>	<p>Actions:</p>
<p>Thursday October 19th at 5pm</p>	
<p>8. Any Other Business</p>	<p>Actions:</p>
<p>Dublin City Sports Plan is open to contributions until 22nd August. Sporting Liberties had already made a submission.</p>	<p>DPCF to make a submission</p>