

# Donore Project Consultative Forum Autumn 2024 Newsletter



More information on Donore Project Consultative Forum available on [www.dpcf.ie](http://www.dpcf.ie)

Donore Project Consultative Forum (DPCF) was set up in 2022 to replace St. Teresa's Gardens Regeneration Board as the vehicle for exchange and information sharing regarding development that affects the community. It's main focus is around the Donore Project, development of 543 housing units, (a mix of approximately 70% cost rental and 30% social housing apartments), on the Dublin City Council owned former St. Teresa's Gardens lands. Plans for the wider site include a full-sized sports pitch; a public park, and a playground. DPCF aims to provide a platform for local and stakeholder concerns to be discussed and resolved through all stages of development; and consult, cooperate and liaise with all interested parties including local community and any relevant statutory bodies. Below and overleaf you can find recent updates on the Donore Project, the Municipal Sport Pitch, Donore Community Centre and the Bailey Gibson site.

## Progress at the Donore Project

The Land Development Agency (LDA) in partnership with Dublin City Council (DCC) are happy to announce the commencement of the enabling works for the Donore Project.

John Paul Construction (JPC) will be undertaking these pre-construction works on behalf of the LDA. The works are scheduled to run from mid-September until December 2024. JPC understand that construction works can bring both excitement and concern, and we want to assure you that we are committed to working closely with you throughout the construction process. Over the coming months we will be sharing monthly newsletter updates via email, and we will also hold community engagement initiatives to keep everyone informed on the project progress. On a regular basis, we will also engage with the DCC Local Area Office, the Donore Project Consultative Forum and the wider community to keep communications live and relevant for the works.

## Upcoming Onsite Activity

From mid-September you may notice an increase in the level of activity around the Donore Project as the main contractor starts to setup site entrances, put traffic management in place and install hoarding around the site. Over the coming months, the site will be cleared, and soil excavation carried out. All existing utilities will be diverted and an archaeological dig in the footprint of block DCC1, near the Coombe Hospital boundary wall will be completed. The team will also undertake the construction of an attenuation tank which will serve the wider lands area when operational. There will be a JPC security guard on site from the 16th of September 2024. During the week a guard will be on site after site working hours (night shift), and on Saturdays, Sundays and Bank Holidays a guard will be on site for day, and night shift.

## How will these works affect you?

Construction traffic will increase in the area, but all reasonable efforts will be made to control the level of construction traffic movements, and this will vary over the course of the project. The logistics manager will schedule deliveries to avoid the peak hours. You may notice and increase in noise, vibration and dust as from mid-September 2024. During the enabling works phase environmental monitoring equipment will be set up on the site boundary nearest the currently occupied buildings and the Coombe Hospital. This will allow us to monitor the noise, dust and vibration levels in real time and ensure the prescribed threshold levels are not exceeded. Dust suppression will be carried out and efforts made to reduce transfer of soil outside the site boundary also. The site hours of work will be in line with the permitted planning conditions which are:

- 7am to 7pm Monday to Friday
- 8am to 2pm – Saturday
- Site closed – Sundays and Bank Holidays

## Ongoing Communication

We appreciate the ongoing interest and support from the local community as we progress towards this important milestone of starting the enabling works phase. If you no longer wish to receive updates from us about Donore Project, please do let us know and we will remove you from our communications list. Similarly, if you are aware of interested parties who do not receive these updates, please let us know and we will reach out to them. Should you have any questions or would like to contact us for any reason, please email: [community@donoreproject.ie](mailto:community@donoreproject.ie), call us on 01 215 6100 during office hours, and visit <https://donoreproject.ie/> for the latest project updates.

The Land Development Agency, 24th September 2024

**You can find a map of the Donore Project site overleaf**

## **Municipal Sports Pitch, Donore Avenue**

The LDA have set out the following project programme for the pitch & associated works delivery:

- Q2/3 2024 - Design Review of previous design; Project Feasibility & Assessment
- Q3 2024 - Q2 2025 Surveys & Concept Design Development
- Q1 2025 - Public Engagement
- Q2 2025 - Pre-part 8 circulation
- Q3 2025 - Part 8 judgement
- Q1 2026 - Part 8 grant
- Q2 2026 - Detailed design
- Q3 2026 - Contractor Procurement
- Q3 2026 - Completion of phase 1 of Donore project & relocation of boxing club
- Q1 2027 - Demolition works & site clearance
- Q3 2027 - Construction completion



### **Donore Youth and Community Centre Update**

The latest schedule provided by Dublin City Council states that the community centre should be ready to re-open in the summer of 2026, after a fire that took place at the centre in June 2021.

Tender documents for the building works contract are due to be issued before the end of 2024.

Donore Project Consultative Forum will continue asking DCC for timelines for various stages of the refurbishment process, and will provide this information as it becomes available.

The front block of the two remaining St. Teresa's Gardens flats will remain in place, to be used as a compound for the refurbishment works, as well as to house Donore Boxing Club, until quarter 1, 2027. However, the demolition of the back block begun in September 2024 and is due to finish in February 2025, according to latest LDA/DCC update.

### **Update from Hines regarding Bailey Gibson**

Demolition works have progressed well at the Bailey Gibson site, with the demolition contractor UMR. Buildings on site have been safely demolished and materials moved off site with concrete / stone crushed and retained onsite for reuse during construction. All other waste has been removed to a Licensed Waste Management Facility. The site boundary has now been secured with new timber hoarding erected. Health and Safety matters on site are in good order, with no issues reported. Hines is currently in the process of appointing the main contractor for the Bailey Gibson site and it is anticipated that construction work will begin in late 2024 or early 2025.

If you wish to get in touch with Donore Project Consultative Forum You can contact Rea Lavelle (part-time Coordinator) by emailing [realavelle@gmail.com](mailto:realavelle@gmail.com), or Stephen Rourke (Independent Chairperson) on [srouke5@gmail.com](mailto:srouke5@gmail.com)