

# Donore Project Consultative Forum March 2025 Newsletter



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

If you would like 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 [srourke5@gmail.com](mailto:srourke5@gmail.com) Map of the Regeneration Area Overleaf

Good day to everyone in the Donore Avenue Regeneration area

On behalf of Donore Project Consultative Forum (DPCF) I am happy to share updates set out in this newsletter on various aspects of the Regeneration programme. It has been a busy time over the last few months with the demolition of the second last block of flats at St Teresa's Gardens, with the completion of enabling works by the Land Development Agency on the public lands and with the commencement of the construction of 543 new social and cost rental housing units by the LDA and Dublin City Council.

As well as the 543 social and cost rental housing units, Hines will also be commencing construction of 416 apartments on the Bailey Gibson site; detailed plans will be put together for the new full-size Municipal Sports Pitch; and refurbishment works on Donore Community Centre are due to begin in June of this year. It is anticipated that the Community Centre will be up-and-running again in the summer of 2026. This will be a full 5 years after the fire at the Community Centre and in the view of DPCF it has taken far too long to complete this refurbishment project. The massive re-development of Notre Dame cathedral (one of the largest church buildings in the world) has been completed in a shorter period of time than the refurbishment of a three storey community building on Donore Avenue!

Over the next few years DPCF will continue to be available to support the local communities in the Donore Avenue area in relation to Regeneration related issues. We have been applying ongoing pressure on relevant agencies and organisations on matters such as the refurbishment of the Community Centre, the delivery of social and cost rental housing and the development of more sports facilities in the area. We will continue to apply this pressure so as to ensure that all aspects of the Regeneration programme can be delivered in an efficient and timely manner. We will also represent the views of local residents around construction related matters such as the working hours for builders, parking of vehicles of construction workers and the safety of the area with much more construction-related traffic.

Please feel free to contact either myself (Stephen Rourke) or Rea Lavelle who is the Co-ordinator of DPCF, on the contact details above. Let us all work together to try and ensure that the Regeneration programme in Donore Avenue can be one of the best in Ireland and brings about significant and tangible benefits for people living in the local area.

Stephen Rourke  
Chairperson Donore Project Consultative Forum

## LATEST UPDATES FROM DCC

**Drainage Snagging** on Margaret Kennedy Road  
Reported from City Architects on 21/01/25

**Foul update:** This has now been resolved and the foul water infrastructure is now with Uisce Éireann surface water infrastructure.

**Purcell** to replace biscuit (slab) & man-hole frames to 2no. surface water manholes - these works are ongoing.

### Pitch Delivery Progress

The design team is currently reviewing the previous pitch proposals and developing a technical brief.

DCC are engaging in ongoing reviews along with the design team & LDA with an aim to progressing to the Planning process as soon as possible.

## Updates from Land Development Agency and John Paul Construction:

The contact numbers for issues to do with the Donore Project site are as follows:

- Work hours- 01215 6100
- Out of hours - 086 206 7541
- Security Out of hours 0868637945 - for security purposes only

Phase 2 of the Margaret Kennedy Road storm water diversion will be starting week of 10/3/25, this will involve changing the hoarding line at the end of MK road.

- Foul diversion is now live along MKR.
- Apartment Block DCC6 groundworks have commenced.
- Apartment Block DCC5 piling is ongoing.
- Tower crane base piles have started as of 5/3/25
- Additional wheel wash has been installed on site to reduce mud on the roads.

The carpark on site should be live around mid-March, and all of John Paul staff vehicles will be off the road.

## Donore Youth and Community Centre Update

The DPCF, through a response to an information query from Cllr Micheal Pidgeon, has learned that the tender documents for the building works on the refurbishment of Donore Community Centre will not be issued until 19th March. This represents **delay number 10** in relation to the various schedules and timelines provided by DCC for the refurbishment works. The latest set of delays began towards the end of last year when the deadline for the issuing of tender documents to potential builders was pushed back from December 2024 to February 2025. At the South Central Area Committee of DCC in February this deadline was extended to 7th March. Over the last week or so it was extended to 10th March, however on that day we were informed that today's deadline would not be met and that it will be extended again until 19th March.

Every missed deadline for issuing of tender documents is likely to lead to further delays in the commencement of building works on the the Community Centre. This is unacceptable and, on behalf of the Consultative Forum, I will continue to apply pressure on DCC. It is really hard to believe that in 3 months time it will have been 4 years since the fire took place and we are still waiting to see any significant construction work taking place on our much needed Community Centre.

### Map orientation:

1. Margaret Kennedy Road
2. New Park
3. Full-size Municipal Sports Pitch
4. Donore Avenue
5. Donore Project Apartments
6. Donore Community Centre; Church
7. Bailey Gibson site
8. John Player Wills site



### Updates from Hines:

**Phase 1 - Former Bailey Gibson Site** We're pleased to report significant progress on the former Bailey Gibson site, with many long-lead tasks now successfully completed. These include the extensive demolition of the old warehouses, securing the necessary building control certificates such as the Fire Certificates, and finalising pre-commencement arrangements. With these important milestones behind us, we are now in the final stages of appointing a General Contractor, a process we expect to complete within the next few months. We remain actively engaged with all stakeholders, including the Land Development Agency, and regularly participate in the Donore Project Consultative Forum to ensure ongoing communication. Additionally, the Bailey Gibson/Player Wills construction liaison person is available at [BGPWCommunityliaison@virtuspm.ie](mailto:BGPWCommunityliaison@virtuspm.ie) or 087 332 8059.

**Phase 2 - Former Player Wills Factory Site** Once work fully mobilises on the former Bailey Gibson site, our focus will shift to Player Wills and the adaptive reuse of the Factory building. In the meantime, we continue to advance long lead-time considerations and are working closely with Dublin City Council to explore potential amendments to ensure the project reflects the latest regulatory requirements, design standards, and sustainable construction practices. We will continue to keep the community informed through regular updates at the DPCF meetings. Otherwise, we were delighted to collaborate with St Catherine's School and the National College of Art and Design (NCAD) on the use of our construction hoarding as a canvas for local students' artwork, transforming it into a gallery-style display for the community. We welcome expressions of interest from other local organisations wishing to participate in similar initiatives.

**Phase 3 - Churchland's Site** We continue to work closely with the St Laurence O'Toole Diocesan Trust to optimise plans for a new community facility for the Church and to advance the final sites within the Strategic Development and Regeneration Area (SDRA), in line with the objectives set out in the local Development Plan. This final phase will be located adjacent the new playing pitch, and deliver new homes, a modern creche, and additional cultural and community facilities that will contribute to the ongoing growth and vitality of the area.