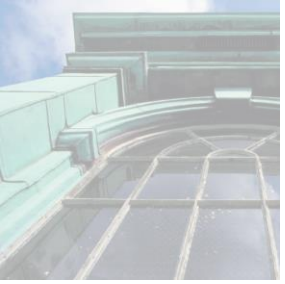


RATHMINES INITIATIVE

GULISTAN DEPOT SITE

Presentation to Local Councillors

16th December 2020



RATHMINES INITIATIVE

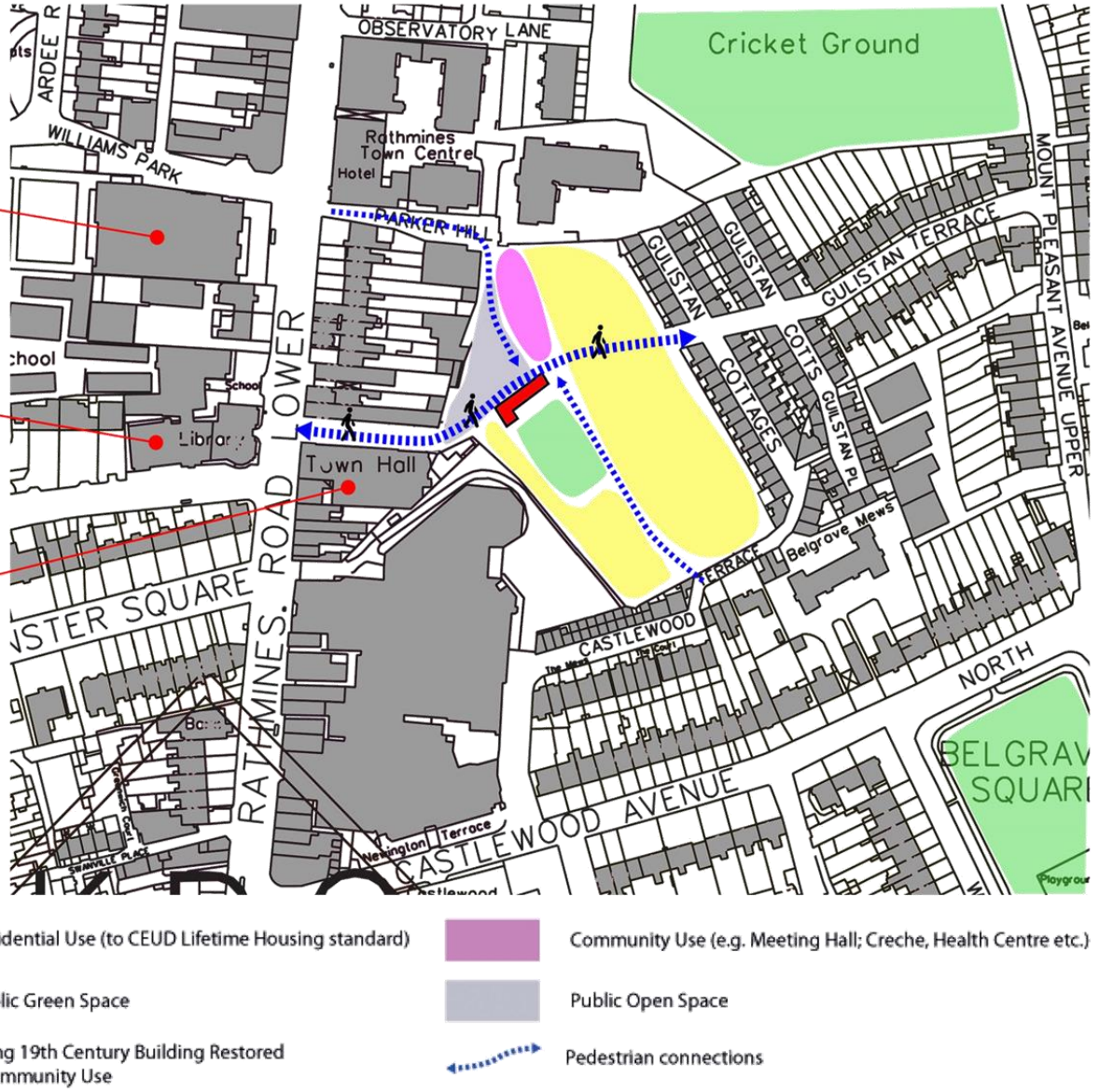
MARCH 2018 – Rathmines Initiative propose a master plan be developed for the site based on the following principles:

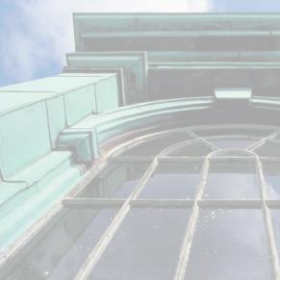
- Age-friendly housing in a car-free environment
- Pedestrian routes to connect with adjoining streets
- New public space to the rear of the Town Hall
- Community uses accessed from the public space
- Open competition to select an urban design proposal
- Retain a reduced scale bring centre
- Consult with local community on the future of the site











RATHMINES INITIATIVE

APRIL 2018 – Motion by Cllr Freehill preventing disposal of the land pending public consultation process regarding the development and design of the site agreed by SEAC

NOVEMBER 2018 – Motion by Cllr Freehill calling for a Design Brief to be prepared prior to preparing a plan for the site agreed by SEAC.

NOVEMBER 2018 – Rathmines Initiative met with Local Councillors to outline our vision for the site and discuss how we could engage in a consultation process with the council

Motion 11 from Councillor Mary Freehill

This meeting notes in relation to the Rathmines Cleansing Yard Site that:

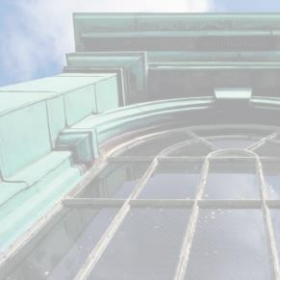
- There are 1,405 applicants on the Housing List for area N (Rathmines, Ranelagh, Rathgar and Terenure) and 270 on the transfer list.
- That Rathmines has a population of 40,000; it has no community facilities or Health Service Executive primary care centre.
- Acknowledges the huge housing shortage in public and private housing for families, single and older people.

Because of these facts Section 183(1) of the 2001 Act does not appropriately apply, as this site is not surplus to requirements.

This committee therefore resolves that the site not be disposed of and that the council embark on a public sector community sector partnership and a path towards further regeneration of Rathmines. Furthermore that a public consultation process commences regarding the development and design Rathmines cleansing yard site.
Order: Agreed.

Motion 4 from Councillor Mary Freehill

That the council prepares a design brief for the Gulistan site before a plan is prepared for any part of the site. It is essential that the permeability through the area is set, that access is set out, heights and set back, the location of the Health Services Executive primary care centre, step down housing and general housing is indicated before any work commences on the site. Also that consideration be given to conserving the two 19th century stone buildings. It is also agreed that this work will be done in consultation with local community groups in the interest of good planning and development practise for the area.
Order: Agreed.



RATHMINES INITIATIVE

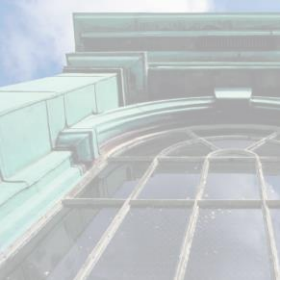
MARCH 2019 – Motion by Cllr Freehill that no disposal or transfer of lands or any part of the site take place prior to completion of master design plan for the site agreed by SEAC

Motion 8 from Councillor Mary Freehill

In order that we can work together to progress the development of the Gulistan site it is agreed that we set up a working group comprised of councillors and officials from the appropriate departments.

Order: The following amendment was proposed by Cllr. Mary Freehill and seconded by Cllr. Dermot Lacey:

Acknowledging that this council already agreed that a master plan for the Gulistan site be carried out prior to any construction on this site, this committee further agrees that no disposal or transfer of lands or any part of this site take place prior to completion of master design plan for the site. The amended motion was agreed by the committee.



RATHMINES INITIATIVE

APRIL 2019 – Rathmines Initiative hosted a public meeting with the four TDs for Dublin Bay South including then Minister for Housing, Eoghan Murphy and current Minister Eamon Ryan. The development of the Gulistan Depot site was on the agenda.

There was great interest among attendees in the proposed developments of the site and broad support from the TDs for the principles set out by the Rathmines Initiative.

RATHMINES INITIATIVE

PUBLIC MEETING

CRICKET PAVILION
LEINSTER CRICKET CLUB
OBSERVATORY LANE
LOWER RATHMINES ROAD

COMMENCING AT 7:30PM ON MONDAY 8TH APRIL 2019

MEETING TO BE ADDRESSED BY

Eoghan Murphy TD, Minister for Housing, Planning & Local Government
Jim O'Callaghan TD
Kate O'Connell TD
Eamon Ryan TD

MEETING TO BE CHAIRED BY
Aine Lawlor, Irish radio and television broadcaster

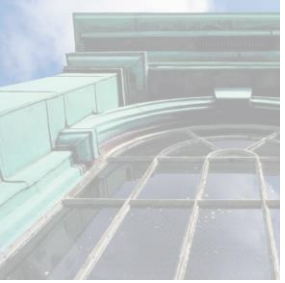
AGENDA

Part 1 - LEGISLATIVE PROPOSALS

Legislative proposals to improve the common good will be proposed by the Rathmines Initiative.
The Ministers and Deputies will respond.
Question and answer session.

Part 2 - GULISTAN DEPOT LANDS

The future of the Gulistan Depot Lands is critical to the development of Rathmines. Dublin City Council intends to sell the property to fund its Depot Consolidation strategy.
The Rathmines Initiative proposes that Dublin City Council commoision an Urban Framework Plan before selling.
The minister and deputies will be invited to give their views in the light of the current housing crisis.
Quesion and answer session
Meeting programme to conclude at 9pm

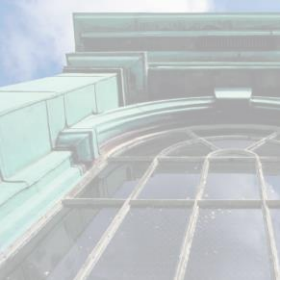


RATHMINES INITIATIVE

APRIL & MAY 2019 – Rathmines Initiative along with several Local Councillors met with John O'Hara and others to discuss our vision for the site.

The Council Executive team presented some outline proposals for the site

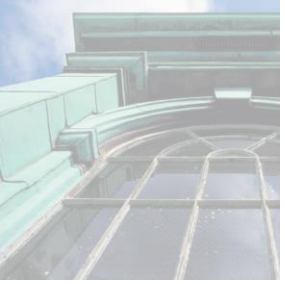




RATHMINES INITIATIVE

JUNE 2019 – Rathmines Initiative submitted a response to the proposals summarised as follows:

1. Scale and massing works well within the context
2. Permeability of the site for walking and cycling is welcomed, underscoring the principle of a car-free environment
3. Retention of existing stone building welcomed. We proposed that remedial works begin without delay to avoid further deterioration
4. Concerns about Land Use Options:
    a) Primary use should be residential
    b) We oppose expansion of the Swan Centre commercial uses into the site and reiterate our suggestion for a Retail Impact Assessment for Rathmines to inform this decision.
    c) We question the wisdom of a single-use building at the northern end of the site and propose a mixed use of community/health with residential over
5. Town Hall should be integrated into the master plan
6. Concerns about Primary Care Centre on such a tight site and its compatibility with the proposed car-free environment
7. Support Brendan Kenny's espousal of Vienna Model cost-rental housing
8. Reiterate call for open design competition for the site



RATHMINES INITIATIVE

NOVEMBER 2020 – Council Executive present updated plans to Councillors

Option A



Block Number	Floorspace	Use
1	3,900 sq. m	Primary Healthcare Centre
2	900 sq. m	9 residential units
3	250 sq. m	Retention of stone building for community use
4	3,250 sq. m	32 residential units
5	5,300 sq. m	53 residential units
6	6,700 sq. m	67 residential units

Option B

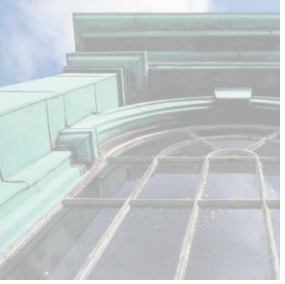


Block Number	Floorspace	Use
1	3,300 sq. m	Primary Healthcare Centre
2	900 sq. m	400 sq. m community use + 5 residential units
3	4,300 sq. m	Commercial – retail extension of Swan Centre with offices above
4	5,000 sq. m	50 residential units
5	2,300 sq. m	23 residential units

Option C



Block Number	Floorspace	Use
1	3,300 sq. m	Primary Healthcare Centre
2	900 sq. m	400 sq. m community use + 500 sq. m commercial space
3	4,300 sq. m	Commercial – retail extension of Swan Centre with offices above
4	5,000 sq. m	50 residential units
5	2,300 sq. m	23 residential units



RATHMINES INITIATIVE

KEY CONCERNS:

- Lack of engagement with the local community and public consultation on the development of the site
- Lack of progress in preparing a detailed master plan, as agreed by councillors on several occasions
- Current outline proposals which we believe do not properly address the needs and the concerns of the local community.







