Gulistan Depot Lands
Rathmines, Co. Dublin

clúid housing



19th May 2025

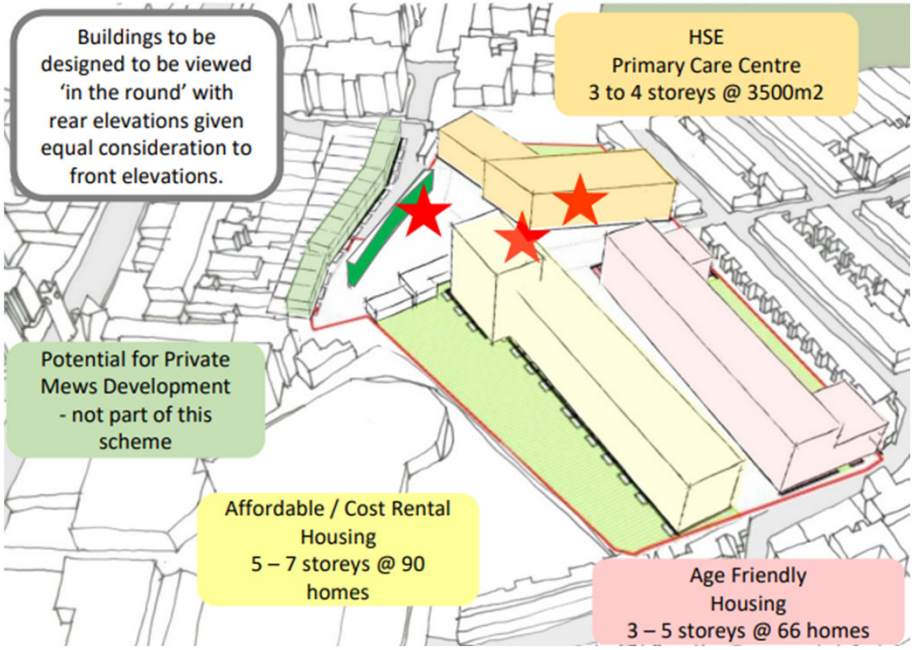
Site Location

The site area is 0.925 Ha (2.28 acre). The site is currently in use as a depot and a Bring-Centre by DCC.



DCC's Masterplan for Integrated Redevelopment of the Gulistan Depot lands 2021/2022

- Public consultation process concluded in October 2021
- Chapter 4.0- Outlined the achievable density (156 Homes), height and site configuration.
- Parking for the residential development will be provided to Development Plan standards.
- No vehicular movements will be permitted through the Civic Space.
- Vehicular traffic will ingress and egress via Gulistan Terrace.



Project Overview

Number of Homes: 148

Breakdown:

110 x 1-Bedroom Homes

38 x 2-Bedroom Homes

Block A: 95 Homes

Block B: 53 Homes

Gross Density: 160 dph

Net Density: 189 dph

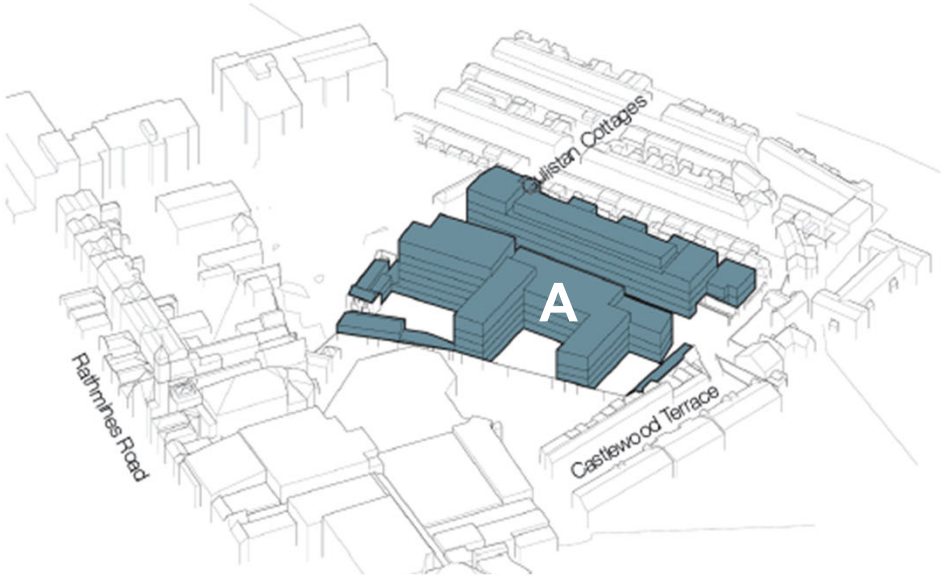


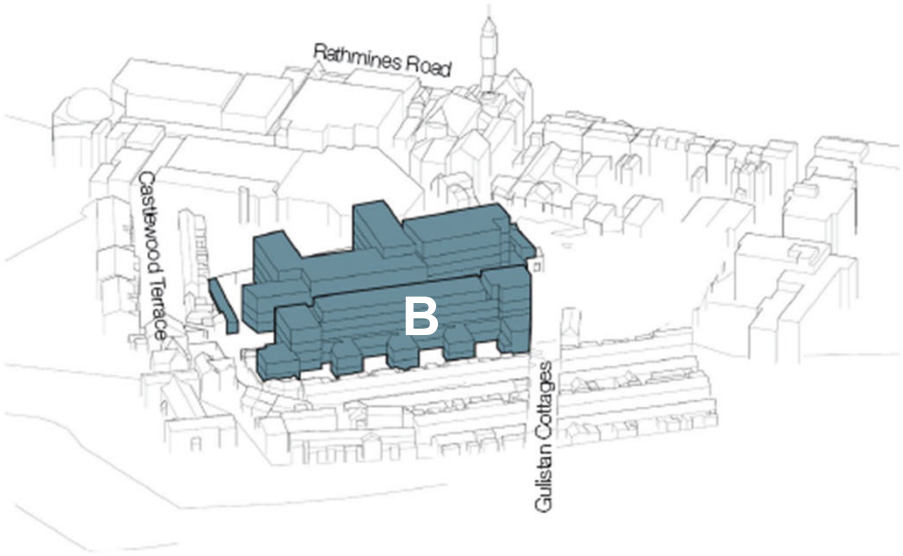
Site Layout


Note: Adjoining site subject to separate planning application
PUBLIC SQUARE
CULTURAL BUILDING
A1
A1 UTILITY
A2
A2 UTILITY
B1
B2
Gallowgate Row



Height & Massing





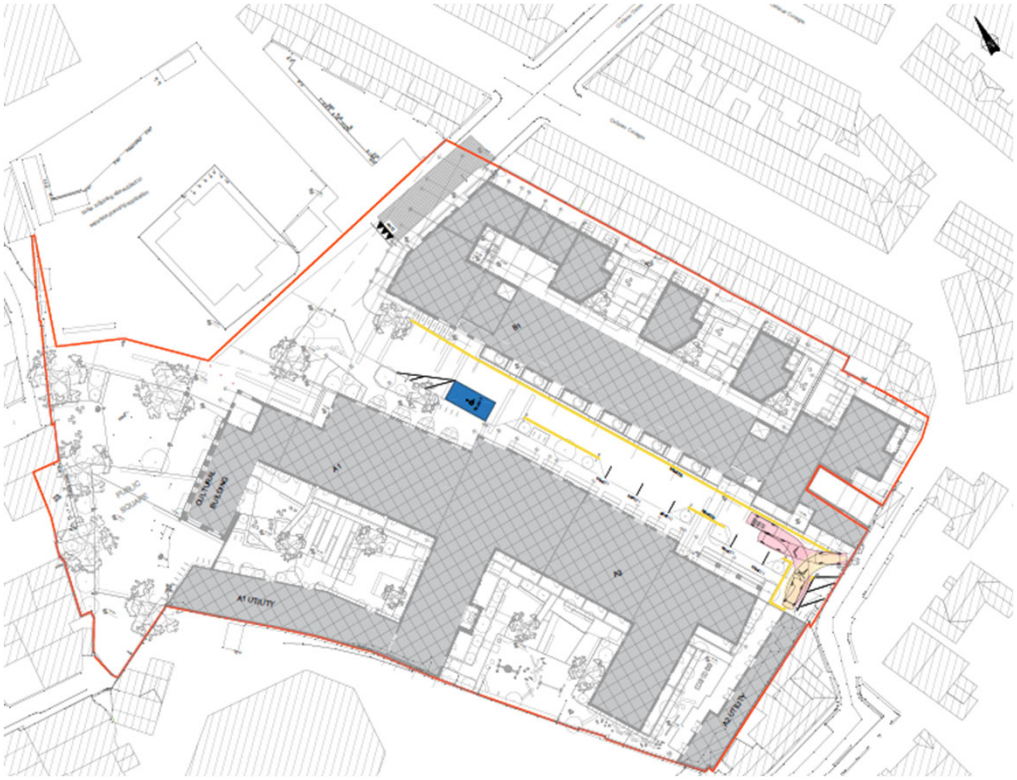
Block A: 3-7 Storeys

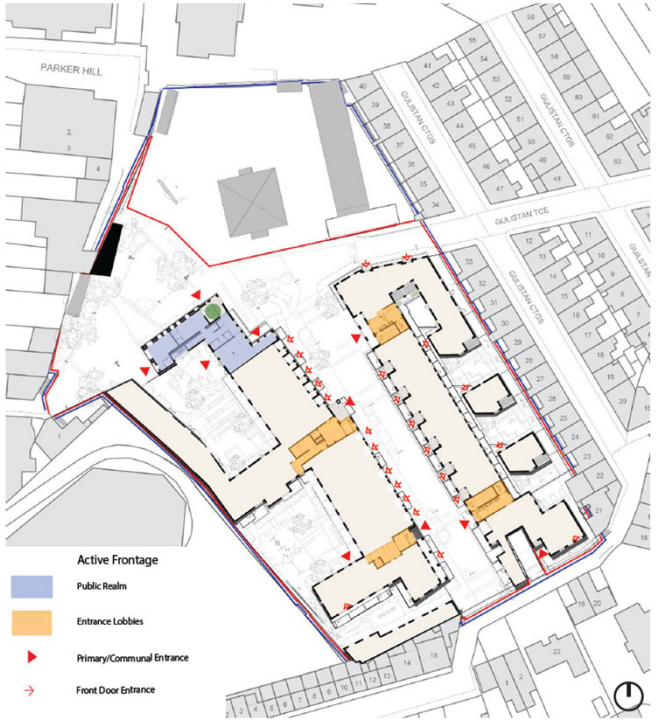
Block B: 2-5 Storeys

Height & Massing



Street Activation & Parking





Existing Coach house

- A new cultural facility for use by the greater community. (344 sq.m)
- The proposal consists of flexible space for use as cultural / arts activities.
- The ground floor can be subdivided to form two artists' studios/ workspaces.
- The upper floor, accessed from the common foyer, can operate as an exhibition space or an additional artist studio/workspace.



Site Layout with Cultural Building highlighted in Pink & External cultural Areas identified in Purple.

Existing Coach house



Proposed Elevation of Community Building



New Public Plaza







