

COMMUNICATION
-
PLANNING UPDATE
-
COMMUNITY BENEFITS
-
OTHER UPDATES

DEVELOPMENT UPDATE

Former Bailey Gibson and Player Wills Sites



Hines  apg

COMMUNICATION

As a follow on from earlier Open Days in July 2019 and March 2020, and particularly in light of the ongoing Covid 19 pandemic, we hope to keep the communication lines open and we continue to welcome all comments and queries in relation to the development at info@hinesopenday-d8.com

Direct Phone line

With early internal works underway to refurbish the former Player Wills factory, we would also like to share a direct phone line for any Construction related queries, comments or observations.

Direct phone line:

087 3836512

Operating hours:

Monday Friday 9am to 5pm

Community Liaison Officer

A new Construction Community Liaison Officer role is being established by Hines and Dublin City Council (DCC) to create a clear line of communication throughout the duration of construction. Further details will be made available shortly.

ICE

We would also like to share information about Inner City Enterprise (ICE) whom we have partnered with to support the establishment of more local businesses by the community, for the community. ICE had planned to take a room at the Donore Youth Centre and post flyers in the area, but given the current restrictions ICE welcome people to connect online. Further details are provided on the back page of this document.

PLANNING UPDATE

Planning has recently been granted by An Bord Pleanála for the integral first phase of the agreed Masterplan, on the site of the former Bailey Gibson salvage yard.

We are aware that questions and concerns arose during the planning process and have sought to provide straightforward answers below to these.

1 How will the existing Rehoboth Place cope with additional cars?

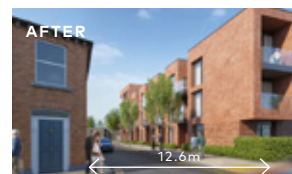
The scheme has been designed to promote Dublin's step change away from car usage and to integrate with Dublin's cycle and public transport network. With 1



car space for every 3 homes, in comparison to 1.5 bicycle bays for each home, most people will be walking and cycling to and from home. Extensive pedestrian/cycle only routes will be provided which open up the permeability of the site. There will also be improvements to the footpaths in the area.

Rehoboth Place from South Circular Road will be widened to be safer and more cycle and pedestrian friendly. The carriageway will be more than doubled from 2.3m to 5m and the overall width almost doubles from 7.10m to 12.6m

by conceding land to the city. Some images of the proposed widening at Rehoboth Place are shown below.



2 Why do the building heights differ from the original SDRA Framework Plan?

The non-statutory Framework Plan was prepared before new national guidelines were issued on height, density and apartment layouts to promote more sustainable living within our towns and cities. The Plan was updated by DCC and Hines to reflect these national objectives and adopted by DCC planning department. Building heights around the edge of the site have been stepped down to be sensitive to daylight and amenity of the local residents. Great care was taken to ensure overshadowing of existing homes is avoided in so far as possible.

3 What is happening with social housing?

10% of the scheme will be social housing. This can be either permanently sold or rented to DCC should this be DCC's preferred option. The locations have yet to be agreed with DCC, however social housing will be built to the same quality and standards as the private housing.

4 How heavy will construction traffic be for the Bailey Gibson works?

The volume of Heavy Goods Vehicles (HGVs) will be staggered with the most intensive period during the first 8 months. There will be circa. 20-30 trucks per day during demolition and excavation, otherwise HGVs for deliveries off peak will rationalise down to circa. 10-20 per day.

Shadow Analysis

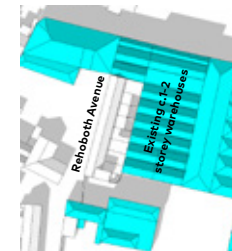
BEFORE (JUNE, 2PM)



AFTER (JUNE, 2PM)
MINIMAL OVERSHADOWING



BEFORE (MARCH, 2PM)



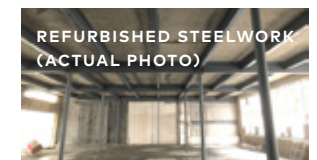
AFTER (MARCH, 2PM)
MINIMAL OVERSHADOWING



The site is within the DCC 5-axle ban area, so only the most essential larger HGV's will be permitted to access the site.

5 Is the Factory being retained, will it be accessible and when will this phase start?

We are lodging our next planning permission next month, November 2020, which includes retention and refurbishment of the Factory. The plans include full access to the ground floor which is being designed to be a local hub, with a minimum 35% for cultural and community uses along with artist studios. There will also be a convenience shop, a café with a place for working on laptops and a restaurant/bar.



We welcome any ideas or input on potential cultural events or uses within the Player Wills Factory building which we will liaise with DCC and the Arts Council on.

Please contact us on
info@hinesopenday-d8.com

OTHER UPDATES

We are pleased to inform that DCC elected Councilors have recently voted through an agreement on other lands within the Masterplan, which, subject to final contract, will result in Hines taking on the delivery of the Central Park within Phase 2 and the municipal playing pitch within Phase 3. Further details will be made available shortly and an indicative plan and timeline is shown overleaf.

With thanks, Hines & APG

Hines is a property investment, development, and management firm, founded in Houston (USA) in 1957 by engineer Gerald D Hines and remains in private ownership. Hines is known for delivering some of the world's most iconic buildings and for leadership in sustainable communities and sustainability (e.g. first place in Europe's leading Environmental, Social and Governance benchmark since 2017 for an unprecedented 3 years).

APG is Europe's largest pension fund investor. The APG model is to develop and hold assets and become the long-term owner.

In partnering, we bring our shared experience and expertise to double down on quality, sustainability and fostering a vibrant community from design through to day-to-day running. For example, the Bailey Gibson and Player Wills scheme has been registered for the International Well Community Standard, a global benchmark for healthy communities. The standard focuses on concepts including air quality, sensitive use of light & mitigation of noise, along with policies that foster social cohesion and community.

ICE

In partnership with Hines Ireland, St Teresa's Gardens Regeneration Board, & SWICLEC, ICE have started a free integrated Enterprise & Employment Service, aimed specifically at locals living in the Dublin 8 area.

Inner City Enterprise is a not-for-profit charity set up to help all unemployed individuals to establish their own business throughout Dublin's inner city covering Dublin 1,2,3,4 and parts of 7,8 & 9.

The enterprise supports provided by ICE will enable individuals to either set up their own small businesses or

social enterprises. Alternately, if they are more interested in the employment route they will be able to receive the necessary personal development skills and training/and or education by SWICLEC, (the free south-west local employment service) to secure a local job.

Once Dublin returns to a 'new normal', ICE/SWICLEC will hire a room in Donore Youth & Community Centre for a day a week in order to have a local base from which to gain a good understanding of the needs of the local people in the area and to deliver its services. ICE/SWICLEC will also hold a series of Information and Awareness days, Client Networking events and training options as we

really want to encourage anyone who is interested to come forward to avail of the integrated supports. Due to current C19 restrictions, all ICE training workshops are currently online. Anyone interested in establishing a new business is more than welcome to attend any of these sessions. If anyone would like to contact ICE our number is T.(01) 6174852. If anyone would like to contact SWICLEC the number to call is T.(01) 5111260



COMMUNITY BENEFITS

Bailey Gibson is an integral part of a wider plan, which will shortly deliver a large public park, large Municipal Playing Pitch, numerous playgrounds and open up the Factory as a cultural/social hub.

Phase One

Bailey Gibson

Planning Lodged
25th May 2020

Planning Decision Date
14th September 2020

Target Start Date
January 2021

+6 Months

Phase Two

Player Wills

Planning Lodgement
November 2020

Planning Decision Date
February 2020

Target Start Date
May 2021

+4 Months

Phase Three

PW3

Planning Lodgement
February 2021

Planning Decision Date
June 2021

Target Start Date
October 2021



Factory

Minimum of 35% of Factory ground floor dedicated to community, cultural and artist / photography studios.



REFURBISHMENT OF THE FORMER PLAYER WILLS FACTORY



Municipal Playing Pitch

A new full-size Municipal Playing Pitch is intended to be delivered, subject to contract, by Hines as part of Phase 3. When completed (to DCC's specification), the pitch will be handed back for DCC to own and maintain. It will be made available for use by locals and local sporting clubs. There will also be a large playground beside the pitch.

Community Facilities

A new 240sqm Community Facility will also be delivered, subject to contract, adjacent to the pitch, with changing rooms on the ground floor and a hall on the first floor for use by existing community clubs.



Accessibility

Rebooth Avenue will open up to provide a clear connection and ease of access for the existing Rebooth residents to the Municipal Playing Pitch and the greater Liberties beyond.

The wider network of pathways and roads (shown middle) prioritises pedestrians and cyclists, and allows permeability both East-West and North-South.



Rebooth Place

Rebooth Place will remain a two-way street for existing dwellings.

To respect the character of the street, access to the new dwellings will be restricted to one way, entrance in only.

Trip analysis for the Bailey Gibson proposals indicated this would result in an average of 15 arrivals per hour passing Rebooth Place from 7am to 7pm (there will be an morning peak hour of 9 arrivals and an evening peak hour of 23 arrivals).



- Primary

Traffic calmed.
- Secondary

High pedestrian/ cycle priority with minimal traffic
- Shared Space

Equal priority to pedestrians and cyclists to reduce the dominance of cars.
- Street Cycle Parking

Parking as shown for Bailey Gibson and Player Wills, around St Teresa's Gardens to follow.
- Car Parking