

MAY 2021

COMMUNICATION

LATEST NEWS

PHASE 3 PLANNING
APPLICATION

DEVELOPMENT UPDATE

Former Bailey Gibson and Player Wills Sites





WELCOME TO OUR MAY NEWSLETTER

Following the January newsletter and the information evening in March when details were shared on the **Phase 3** planning application, we have summarised the information that was presented and want to keep you updated on key developments in the project. If you missed the 25th March information webinar, all the content from the evening can be found at

BGPWProject.com

THE OVERALL DEVELOPMENT WILL BRING SIGNIFICANT BENEFITS TO THE AREA INCLUDING:

5-6 neighbourhood retail or retail service units | **2** crèches | **3** cafés/restaurants | **700** new trees to be planted

 A Full size Municipal Playing Pitch



27% of the masterplan (7 acres) has been reserved for **public open space** in the form of **two new permanent public parks, playgrounds and a municipal playing pitch.**

 The retention and refurbishment of the **Player Wills Factory Building**



A new **community hub** the size of the Projects Arts Centre in Temple bar, in the ground floor of the Player Wills Factory Building which will include **artist studios, exhibition space and a outdoor events space.**

COMMUNITY ENGAGEMENT

We're interested in providing information and getting feedback on all aspects of the development and we're available to answer any questions.

In addition we're working towards creating a community representative body to include representatives of all groups and stakeholders in the area. More on this will be made available in due course.

In the meantime please feel to contact us at BGPW.Consultation@hines.com or contact Andrew Kinsella by email at kinsellaandy@gmail.com or on 086 852 0565.

INFORMATION EVENING

During the information evening held on March 25th we received a number of queries in relation to the development, and while we did not have time to answer them all on the evening, we would like to supply you all with answers to the most frequently asked questions we have received. The answers to these questions were uploaded to our website and can be found under the heading '**Bailey Gibson and Player Wills Information Evening (Thursday 25th March 2021)**'. If you would like a printed copy please get in touch by emailing BGPW.Consultation@hines.com and we would be happy to arrange for a copy to be delivered to you.

LATEST NEWS

While we are still working on the planning application for phase 3 it's worth noting that the month of April saw a number of activities and decisions pertaining to Phases 1 & 2.

During April, the Judicial Review hearings on the planning permission for Phase 1 took place. While several points were raised as part of the JR process the judge's decisions will not be known until the end of May or into June.

April also saw the An Bord Pleanála granting of planning permission for Phase 2.

As in all matters we want to keep you updated on all key developments to do with the project.

THE PHASE 3 PLANNING APPLICATION

The Phase 3 planning application will propose the development of 4 new buildings ranging in height from 2 storeys to 6 storeys. Two additional buildings will be above 6 storeys - one will be 8 storeys and the other will be 14 storeys stepping-up to 16 storeys. The 14/16 storey building is set towards the centre of the masterplan area, away from the edge of the site.

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PHASE ONE

Bailey Gibson
Planning Lodged
25th May 2020
Planning Granted
September 2020
Target Start Date
September 2021 (Pending Legal Review)

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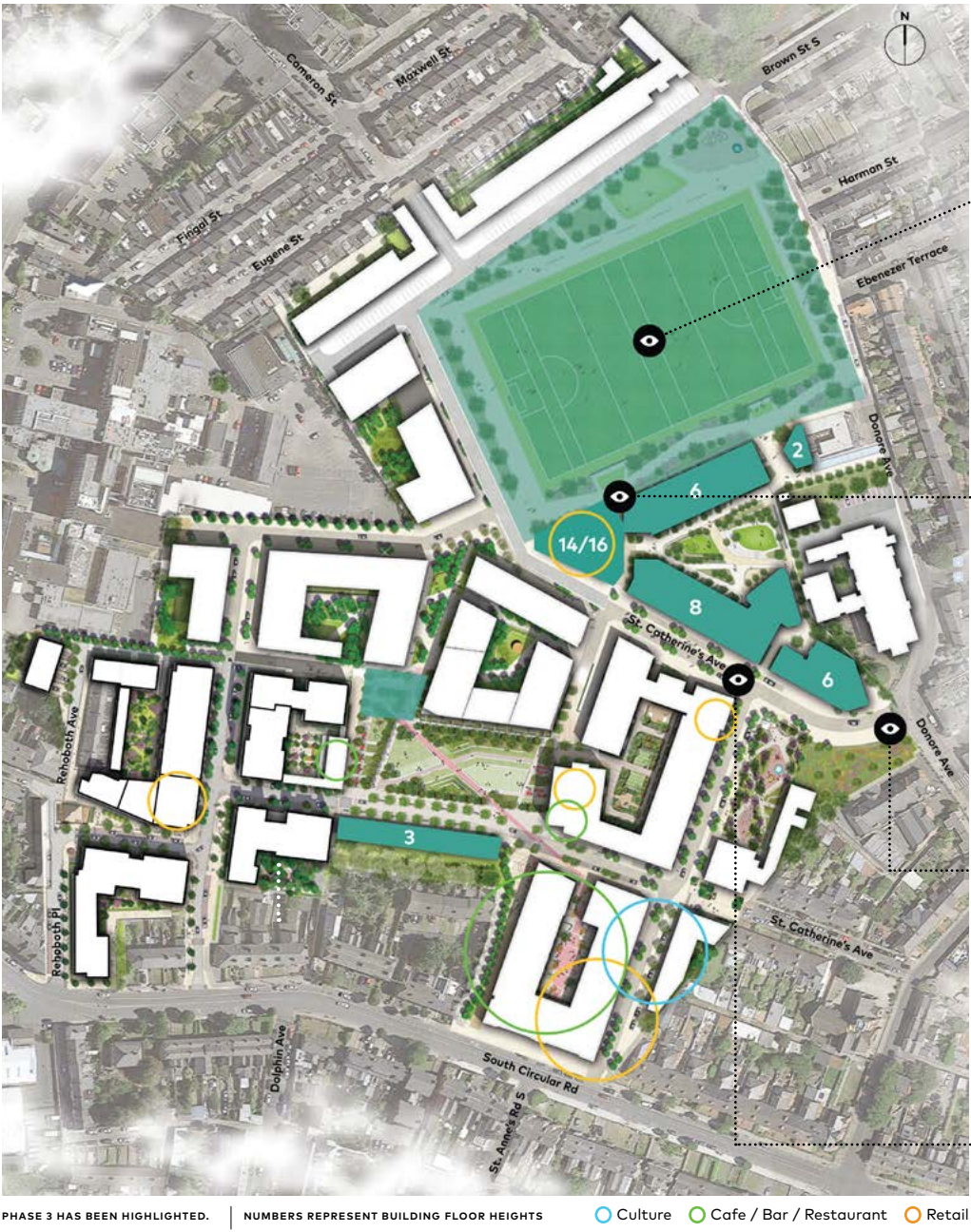
PHASE TWO

Player Wills
Planning Lodgement
December 2020
Planning Granted
April 2021
Target Start Date
Beginning of 2022

▶

PHASE THREE

PW3
Pre-Application pack submitted to An Bord Pleanála
Week commencing 25th January 2021
Planning Lodgement
July 2021
Planning Decision Date
October 2021
Target Start Date
March 2022



MUNICIPAL PLAYING PITCH



RETAIL AND CRECHE FACILITY

There is retail space and a new creche facility proposed as part of the Phase 3 application.



PARISH DEVELOPMENT

The Phase 3 planning application also includes plans for the construction of a community resource building, a new parish hall and a new presbytery.



NEW MUNICIPAL PLAYING PITCH AND A NEW COMMUNITY FACILITY WITH CHANGING ROOMS

One of the most exciting elements of **Phase 3** is the plan for a new full-size all-weather municipal playing pitch. A full-size sports pitch for Dublin 8 has been eagerly awaited for many years. Working with Dublin City Council and engaging with the Sporting Liberties representative group we're delighted that at long last this vital facility will be available for young people and adults playing a variety of sports. The plans include new changing rooms beside the municipal playing pitch and will be available for the sports clubs in the area. The design brief for the new pitch will be prepared by Dublin City Council. It will then be up to Hines to deliver the new pitch, before handing over to DCC to 'take in charge'. There will also be a large public playground beside the pitch.



SUSTAINABILITY

Sustainability is at the forefront of all of the design phases for this project. The scheme will explore the opportunities to apply principles of Community Certification schemes such as WELL Community and BREAAAM, with the most suitable programme for this site being considered in terms of its design, development and future operation standards.

700 NEW TREES TO BE PLANTED

High quality public realm and landscape are proposed for these sites for the enjoyment of the local neighbourhood. The design of these spaces has been led by Niall Montgomery + Partners, and will feature play areas, seating, planting, lighting, and outdoor exercise equipment. The design concepts facilitate exercise, free space to kick a ball or have a picnic, walk the dog or simply take in fresh air. Our landscaping will be designed to support biodiversity and across the Bailey Gibson and Player Wills project it is proposed that over 700 new trees will be planted.



HOMES

As part of the Phase 3 Planning Application, Hines plan to develop c.403 new apartments for rent, all professionally managed in-house by Hines, and supported by other accompanying uses. The breakdown of the types of units proposed is reflective of current market demand and the types of apartments proposed in the Phase 3 Application include around 40 studios, 247 - 1 beds, 107 - 2 beds, 9 - 2 bed duplex. All apartments will also have private balconies or terraces.

It is proposed that these new apartments will be supported by dedicated residential amenity space and will include spaces such as gyms, co-working areas, and lounges as well as communal courtyards.

10% of these new apartments are proposed to be social housing. Procedurally, the exact location and unit mix for Part V housing is agreed post-planning and will be a matter for Dublin City Council and the approved housing agency appointed to the development.

HENRY J LYONS ARCHITECTS

HIGH QUALITY DESIGN

The design for the Bailey Gibson and Player Wills project has been led by Henry J Lyons, an award winning, Dublin based architecture firm that is recognised as one of Ireland's leading architectural practices. Over the past 100 years, the practice has gained an in-depth working knowledge of many building types and how to deliver them. The proposed architecture incorporates Dublin 8's traditional use of brick along with leveraging its rich heritage for an industrial aesthetic and modern edge for the taller buildings.



SITE VISITS

As COVID restrictions are slowly being lifted, we're planning a series of site visits for those wishing to look around the entire site. Walking around gives a better 'feel' for the site and helps visualise where the various buildings, entry & exit points and amenities will be located.

If you'd like a tour of the site please email kinsellaandy@gmail.com for more information.