

Cromcastle Project – FAQ's

General

Question	Answer
What is the objective of this project	The LDA, in partnership with DCC, are seeking to provide social and affordable homes on this greenfield site, with the objective of creating a new vibrant suburban development in Dublin 5.
What is the Land Development Agency (LDA) and why is it involved?	The LDA is a commercial, State-sponsored body that has been created to coordinate land within public control to provide affordable & social homes and build communities across the nation. The LDA have been asked by Dublin City Council (DCC) to partner with them for the development of the Cromcastle site.
What does cost-rental housing mean	This new rental option is supported by the Department of Housing, Local Government, and Heritage. In cost rental, the rent covers the cost of the construction, management, and maintenance of a new home. Cost rental offers a long-term secure tenancy that is below the typical market rent. The LDA is working to achieve rents that start below the average local area rental market. Cost rental is provided by the LDA as long-term rental option. Further information at https://lda.ie/affordable-homes/lda-cost-rental
What mix of apartments will be available	56 Nr. 1 Bed 2 person (37.8%); 12 Nr. 2 Bed 3 person (8.1%); 57 Nr. 2 Bed 4 person (38.5%); 11 Nr. 3 Bed 5 person (7.4%); 12 Nr. Studios (8.1%). Included in this mix are 13Nr. social homes.
What is the timeline for this project	24 Months Construction Programme
How many new apartments will be built	148 Nr. apartments
What size will the studio apartments be?	The studio apartments will be an average unit size of 43m ² . Studio apartment will only be available as a cost-rental product and will not contribute to the social housing provision.

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Planning	
Question	Answer
What is an LRD Planning Application?	An LRD (Large-scale Residential Development) Planning Application is for a residential development that generally comprises 100 or more houses or apartments (or 200 or more student accommodation bedspaces, or a combination of both). It can also comprise an element of non-residential uses, such as shops, community uses and offices. It involves two rounds of consultation with the City or County Council prior to a Planning Application being lodged with them.
Why has the planning route changed to LRD process?	The planning route has changed to the LRD process to provide Applicants and Design Teams with greater clarity before a Planning Application is lodged with the Council. It returns the decision-making responsibility to City and County Councils. It also allows for renewed public consultation with Councils and the prospect of appealing a decision to An Bord Pleanála.
What is the LRD process? How do the public get involved?	The LRD process principally involves two rounds of consultation with the City or County Council before the Planning Application is lodged. It should result in prescriptive guidance being given to the prospective Applicant and Design Team. This is intended to provide greater clarity before a Planning Application is lodged with the Council for assessment. The public will be notified of the lodgement of the Planning Application by the publication of a notice in a newspaper and the erection of notices at the site of the proposed development. Details of the development will be available from the Council and on a website created specifically for the project. Submissions and observations may be made to the Council within a period of 5 weeks following the lodgement of the Application. Appeals against the decision may be made to An Bord Pleanála.
When will the Planning Application be lodged?	Planning for the Cromcastle Project is due for lodgement in Quarter 3 of 2023.

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Building Heights	
Question	Answer
Is it more expensive to build tall and how do the project economics work	In general, higher buildings attract a higher cost premium when compared with say, 5-6 storey options, due to the following factors: there will be increased preliminaries costs associated with access, impacts on structure, fire implications, DAC implications (potential additional lift) proprietary/façade treatments (as opposed to brick/render). The increased densities will also impact on car park provisions and may leave no alternative but to include a basement in the design.

Community Amenities	
Question	Answer
What community facilities will be included?	There will also be a public park, plaza and link walk between Oscar Traynor Road and Cromcastle Road as part of the proposed development.
What sports and recreation facilities are planned?	None
Will there be shops/ cafes and other facilities?	Not known at this stage of the planning process.
How is the project catering for Children?	There will be an outdoor amenity space with a child play area for residents.
How is the project catering for older people? Is it age friendly?	Age friendly design is being considered throughout the design process with reference to guidance issued by the National Disability Authority and DoHLGH Housing Options for our Ageing Population with 25% of the apartments being designed specifically as “Universal Design” apartments.

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Sustainability / Environment Impact	
Question	Answer
How does this represent sustainable development?	All the homes will be certified to the Irish Green Building Council’s “Home Performance Index”. HPI certification is based on over 30 verifiable indicators in five categories. Mandatory requirements are set in the most important areas, such as water efficiency, ventilation, thermal bridging, and enhanced airtightness. Further indicators are assessed under the section headings Environment; Health and Well-being; Economics; Quality assurance and Sustainable Location.
How are the biodiversity and environmental elements of the site being considered?	Careful plant selection with varieties and pollinator planting schemes will be planted, enhancing the current biodiversity. This will be tracked under a HPI indicator. The hard landscape solutions consider SUDS requirements and encourage free drainage.

Transport / Car Parking	
Question	Answer
How will local transport infrastructure deal with the new density and increase of population?	The proposed development application will require/involve the preparation of a Transportation Assessment Report (including Traffic Surveys of local roads upon which an assessment will be based), the preparation of a Public Transport Capacity & Demand Study and a Mobility Management Plan for the scheme. These studies will address the local infrastructure and its ability to accommodate the proposed development.
How much parking will be provided?	Approximately 100 car parking spaces are being provided.
What is being provided for pedestrians and cyclists?	We are providing 320 bicycle parking spaces and the site will be providing a link path from Oscar Traynor Road to Cromcastle Road, use of this pedestrian link will be encouraged through appropriate lighting and passive surveillance of this area.
How will construction traffic and impact on local communities be managed?	Any application for development on the site will require and be accompanied by a Construction/Construction Traffic Management Plan. This will address and identify issues that may arise during construction, based on an anticipated construction programme.

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Operational	
Question	Answer
Who will own and run the site when completed?	The site is in the ownership of DCC and they will own and manage the social homes once constructed. The cost-rental homes will be managed by the LDA.
How much will the rents be and what is the process for applying for these apartments?	All cost rental rents are set at a level below the market rents in the area where the scheme is located. The LDA website will contain details for all forthcoming cost rental housing schemes and instructions as to how to apply for a home.

Communications	
Question	Answer
Where can I see the plans?	The LDA will host information sessions for interest groups in conjunction with the local area office. In addition, a leaflet campaign in the area will provide contact details for the project and finally, the project proposals will be hosted on the LDA’s website: https://lda.ie/projects/cromcastle
How can we get involved?	Anyone who is interested in learning more about the project proposals can contact the Community Liaison Office by the following contact options: There will be a website that all members of the community can engage in https://lda.ie/projects/cromcastle . Email: cromcastle@lda.ie Phone line: 01 410 1247 Postal address: Cromcastle Project, The Land Development Agency, 2nd Floor, Ashford House, Tara Street, Dublin 2 If members of the community wish to write a letter to submit feedback on the project, you can issue to the aforementioned postal address. There will be key meetings with the LDA and community groups/interested parties to review details of the design as it progresses.

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<p>How can I access the information if I cannot use the internet?</p>	<p>The LDA can provide printed copies of the plans to members of the public who have no IT access and the LDA can meet and talk through the plans if requested. If members of the community require printed copies, they can write to the LDA at the aforementioned postal address or call us on 01 410 1247.</p>
<p>Will the local community be consulted?</p>	<p>The LDA will be running a community consultation process for approximately 5 weeks, with an active website, promotion through local media, social media, local community and residential networks, flyer drop and inviting groups to feedback meetings. We encourage anyone to submit feedback to us through the LDA's communication channels</p>