

Cromcastle Project – FAQs

General	
Question	Answer
What is the objective of this project	The LDA, on behalf of 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 a 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	13 Nr. Studios (9%); 54 Nr. 1 Bed 2 person (37%); 11 Nr. 2 Bed 3 person (8%); 56 Nr. 2 Bed 4 person (38%); 12 Nr. 3 Bed 5 person (8%). Included in this mix are 13 Nr. social homes.
What is the timeline for this project	24 Months Construction Programme
How many new apartments will be built	146 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 a development proposed under ‘Section 179A’?	A development proposed under Section 179A of the Planning and Development 2000 (as amended) is a residential development exempt from the normal planning and Council-led Part 8 planning processes. It allows for the construction of principally residential development without the need to secure planning permission, subject to compliance with a series of specific criteria. Amongst these criteria are that the development does not materially contravene the <i>Dublin City Development Plan</i> and can be ‘screened out’ in terms of the need to prepare ecological/environmental reports such as a Natura Impact Statement and/or an Environmental Impact Assessment Report.
Why has the ‘planning route’ changed to the Section 179A process?	The ‘planning route’ has changed from the ‘LRD planning process’ to the ‘Section 179A process’ as the proposed development meets the key criteria for the latter and as it will allow for completion of the development within a shorter period of time. This will ultimately mean that new apartments will be available for occupation more quickly.
How do the public get involved?	The public will be notified of the LDA’s intention to proceed with the development by the publication of a notice in a newspaper and the erection of notices at the site of the proposed development at least 8 week prior to commencing construction. Details of the development will be available from the Council in their office at Wood Quay, Dublin 8 and online at www.dublincity.ie/ As this is not a planning application, there is no formal planning consultation phase. However, a person may question the validity of proceeding with the proposed development by way of an application for judicial review within a period of 8 weeks from the date of publication of newspaper and site notices.
When will the Planning Application be lodged?	As the Section 179A process does not require planning permission, it is not necessary to formally lodge a planning application. However, it is expected that the above-mentioned notices will be erected and published in Q4 2023. The various reports and drawing in relation to the public will be available at the same time.

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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. In addition, two culture/community units are proposed. The exact use of these two units will be informed by community needs and agreed in consultation with Dublin City Council.
What sports and recreation facilities are planned?	While no specific sport or recreational facilities will be incorporated into this development, it is envisaged that the two community/cultural units will be used for community/cultural activities and services.
Will there be shops/ cafes and other facilities?	There is a wide variety of shops and cafes in the adjacent Northside Shopping Centre and as such, no shops/ cafes are planned for this development.
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 over 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 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 over 300 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 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 an active website, promotion through local media, social media, local community and residential networks, flyer drop and inviting groups to engagement meetings. We encourage anyone to submit feedback to us through the LDA's communication channels</p>