

Dolphin House Master Plan Consultation

Frequently Asked Questions

These questions were asked by residents during the consultation process. Dublin City Council have responded to each of the questions.

1. DESIGN OF NEW DOLPHIN HOUSE

Q. Will there be apartments above the community centre?

A. There will be apartments above part of the community centre. The design of the apartments will be carefully managed so that they don't take away from the privacy of the centre and also that they will be located away from areas of the centre where evening time events might cause noise.

Q. Where are the playground going to be?

A. There will be playgrounds located within the courtyard of each block as well as play facilities in the public open spaces/parks.

Q. Will there be access from the park to the canal?

A. The exact location of access points from Dolphin onto the new cycleway will be decided upon during the design phase.

Q. Will the fencing along the canal be replaced?

A. The fencing along the canal is in the ownership of Waterways Ireland however as part of the design of the park we can liaise with to see if they can be improved.

Q. What measures will be taken to reduce anti-social activity in the parks and public areas?

A. DCC will work with all stakeholders to reduce ASB in our Public Areas.

Q. Why is there a wall and new walkway being built at Phase 1b along Dolphins Barn road?

A. The reason for the new walkway and wall is to separate the access to the proposed new block, 1b from the existing footpath and Dolphin's Barn Road. This path leads to small entrance gardens.

In front of each of the entrance doorways of Block 1b and prevents the risk of children running straight out onto Dolphins Barn Road. It also provides a clear separation between the block and Dolphins Barn Road.

Q. Why is the bridge across the canal being built?

A. Waterways Ireland are proposing to extend the Grand Canal cycleway along the south side of Dolphin House.

This will greatly improve the canal path, provide new lighting and create a linear park to the benefit of the residents. As part of this upgrade there is *an idea* that a pedestrian/cyclist bridge might be built to improve the connectivity of Dolphin across the canal.

The proposal is at an idea/concept stage only and is not part of the regeneration and might never be built.

Detailed consultation with residents would be undertaken prior to developing this idea.

Q. Where is the car parking?

A. Car parking will be provided in dedicated parking bays close to each block.

The proposal is for Dolphin residents to receive parking permits and overall a provision of 50% parking bays to be provided for all of the units.

Phase 1b will have undercroft parking - entered at ground floor level but as the ground rises towards Dolphins Barn bridge it sinks into the ground.

Q. Will the blocks look the same as Phase 1?

A. The new blocks will be designed to fit in with Phase 1 although the detailed design will be different.

Q. What are the green roofs?

A. As part of the Sustainable Urban Drainage requirements we are proposing green roofs on some of the roofs to assist in reducing pressure on the surface water systems.

2. DESIGN OF HOMES

Q. Will the new units be open-plan layout?

A. The detailed design of the apartments will be undertaken in consultation with the design group. The one bed and possibly two bed units might be open plan. We will need to consult whether three bed and larger units might have separate living areas to allow for situations such as children doing homework separate from other activities.

Q. Will it be the same as Phase 1 with the 3 bedrooms on the ground floor?

A. Yes, we are proposing that the three bed units will be on the ground floor.

Q. Do ground floor apartments have gardens or private areas?

A. The ground floor apartments will have a private area in addition to access to the landscaped courtyard.

Q. Will there be houses built?

A. Yes there will be houses built in Blocks 5, 6 and 10.

Q. What is a duplex?

A. A duplex is essentially a two-storey house with either apartments or another duplex above it or below it.

Q. Where will the 1 bedroom units be located?

A. The exact location of one bed units has yet to be decided however the majority will be

on the upper floors of the apartment blocks. There will a certain number at ground floor level also.

Q. What is the size of the 1 bedroom units compared to my current flat?

A. The minimum area for a one bed apartment according to the Governments guidelines is 45sq.m however, the reality is that they will be larger than this in practice.

Q. Can older people live on the ground floor if they don't want to use lifts?

A. DCC will work with our older community regarding the provision of ground floor accommodation.

Q. Where will I store my kids bikes?

A. There will be secure dedicated bike racks within each courtyard

Q. Will the doors and access in new blocks prevent people gaining entry?

A. Doors and access controls will be installed to prevent unauthorised access to each block.

Q. Will the City Council be using fobs or keys for block access?

A. Fobs will be used for block access.

Q. Will there be CCTV in the new blocks?

A. Yes, there will be CCTV in the new blocks.

Q. Is there only one lift shaft per block?

A. The exact number of lifts per block will be worked out during the design phase. The department of Housing are keen to limit the amount of lifts in any development however this has to be managed to keep the number of apartments using each lift to a reasonable amount.

3. ALLOCATIONS OF NEW HOMES

Q. How will they de-tenant the blocks and offer new units, is it by length of tenancy?

A. The de-tenanting will take place in a strategic manner. DCC will use length of tenancy for the list in each block that needs to be de-tenanted. As an example whoever has the longest tenancy within Dolphin House will be offered housing first subject to clear rent and estate management.

Q. Is this how long you have been living in Dolphin House or in your current address.

A. The length of your tenancy within Dolphin House.

Q. Do we have to move to the Phase 1 retrofitted units if people leave to go to Phase 1B?

A. DCC will make available all Housing options.

Q. Will adult children be able to get their own apartment; they will be in their 20s by 2026?

A. Housing and Transfer applicants will be prioritised having regard to time on the list and, any Priority Status awarded to applicants for housing or transfer under the Scheme of Letting Priorities.

4. DETENANTING AND LETTER OF COMFORT

Q. Where will residents in our block move to? (blocks along the entrance road)

A. All tenants will be given the option of internal or external moves with a Letter of Comfort to come back to the new build.

Q. If I only want one move where will I be offered? (I live in the long blocks)

A. DCC will discuss all Housing options with tenants in the long block.

Q. Which block will be de-tenanted first, 3rd, 4th or 5th?

A. This decision will be made as soon as DCC have approval for the Regeneration.

Q. Will I be able to move back to the block facing the canal beside the new community centre?

A. DCC will commit to moving tenants back to the original area where feasible.

Q. Can we move out of the estate when de-tenanted and come back when the new block is built?

A. DCC will give all tenants a Letter of Comfort who facilitate the Regeneration.

Q. Residents moving out of complex, regardless of whether they have a letter of comfort, will DCC be paying the moving cost?

A. Dublin City Council will move tenants that facilitate the regeneration process.

Q. For all residents moving to accommodate the regeneration, will DCC be paying to have their mail forwarded for a period of time.

A. DCC would ask all tenants to change address with An Post.

5. BUILDING THE NEW HOMES

Q. Will there be a playground built before the regeneration is complete, kids need something now

A. Yes, we are proposing that a temporary playground be constructed for the duration of the regeneration until the parks are completed.

Q. How will the construction traffic enter the sites safely?

A. Before each phase of construction there will be detailed traffic management plan undertaken and discussed with residents to ensure that construction traffic is kept away from the day to day movements of residents especially children.

Q. Will there be jobs for residents during the construction of the next phase?

A. DCC will work with the Dolphin House Regeneration Board regarding this issue.

Q. When are the works for the Rialto Cinema site commencing and will they be using Dolphin House to access their construction site?

A. The proposed works to the Rialto Cinema site are being undertaken by a private developer and Dublin City Council do not have knowledge when works might start if at all. Dolphin House will not be used as a possible access point to the site should works commence.