



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

COISTE AN LÁRCHEANTAR

CENTRAL AREA COMMITTEE MEETING

Tuesday 9th June, 2015 at 10.00 am.

Minutes

- 6101** Minutes of the Central Area Committee meeting held on 12th May, 2015
ORDER: Agreed.
- 6102** Questions to the Area Manager
ORDER: Noted.
- 6103** With reference to Dublin City Council Economic and Community Plan 2016 – 2021
ORDER: Presentation noted.
- 6104** With reference to 14 Henrietta Street.
ORDER: Presentation noted. Agreed to recommend Part 8 application to City Council.

Planning and Development Matters

6105

Planning Application

Location: Site located at portion of 104A, Part 105-106 & 107-115, Dorset Street Upper, & 65-70 Wellington Street, Dublin 1

We, targeted Investment Opportunities PLC intend to apply for planning permission on a 0.57 ha site located at portion of 104A part 105-106 and 107-115 Dorset Street Upper & No 65-70 Wellington Street Lower, Dublin 1. The site is bounded on the east by Dorset Street Upper, on the north by Wellington Street Lower, on the west by Paradise Place and on the south by existing school and playground to rear of St. Mary's Place North. The development consists of the demolition of a single storey flat roofed building c.55 sq.m to the south of the site and the construction of 108 no. student accommodation units (463 no. bedspaces) and associated uses comprising c. 14,248 sq.m gross floorspace including c. 297 sq.m of retail/ retail services/ café/ restaurant/ financial services/ medical floorspace. The proposed development ranges in height from 4 storeys (with partial set back at 3rd floor) along Paradise Place and 4 storeys along Wellington Street Lower; the development is 6 storeys including a setback storey at 5th floor level along Dorset Street with step down to 4 storeys at north and south gables; the inner courtyard spine blocks are 5 and 6 storeys respectively. The development also includes a number of communal facilities including gym, large item store, reception/ management suite, common room, laundry room, TV Room, study room. Waste storage and collection areas are provided along Wellington Street and Paradise Place respectively. The development includes a plant area located at lower ground floor. On Dorset Street at Ground

Floor level the following uses are proposed: - Gym - 2 no. retail/ retail services/ café/ restaurant/ financial services/ medical units/ (with an option to subdivide unit no. 1 into two number retail units). Associated signage zones provided on the fascia of these units. - Management suite/ entrance lobby/ reception including general office, manager's office, communications room, kitchen, staff WC/ shower room. Development to include 2 no. disabled parking spaces and loading bay along Paradise Place. 160 no. bicycle spaces provided at surface level within the development. Open space is provided in 3 no. internal landscaped courtyards. An accessible roof garden is located at 5th floor level on the northern internal spine block. Associated landscaping and public realm improvements along Dorset Street and Paradise Place. Access to the development is via controlled access on Dorset Street and via a controlled pedestrian gate on Paradise Place. The development includes internal switch rooms and plant; all site development works, landscaping, waste management facilities and all other ancillary works.

Lodged: 22nd May, 2015
Plan No.: 2838/15
Applicant: Targeted Investment Opportunities PLC

ORDER: Presentation noted.

6106 With reference to Notification of initiation under Part 8 Planning and Development Regulations 2001 Proposed Point Junction Improvement Scheme - North Wall Quay, East Wall Road and the East Link Bridge junction.

ORDER: Agreed to initiate the procedure.

6107 With further reference to the Addition of 2 St. Mary's Place North, Dublin 7, Former Christian Brothers school, including entrance steps and railings to the Record of Protected Structures and the Deletion of 1 St. Mary's Place North, Dublin 7, Former Christian Brothers school (hostel), including entrance steps and railings from the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

ORDER: Agreed. Recommend to City Council.

6108 With further reference to the addition of 14, 15 & 16 Great Denmark Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

ORDER: Agreed. Recommend to City Council.

6109 With reference to the proposed grant of lease of Ground Floor Retail Unit and Basement Stores No. 4 Capel Street, Dublin 1.

ORDER: Agreed. Recommend to City Council.

6110 With reference to the proposed disposal of Dublin City Council property at 40/41 Sean MacDermott Street Lower, Dublin 1

ORDER: Agreed. Recommend to City Council.

Roads & Traffic Department Matters

6111 With reference minutes of the Traffic Advisory Group Meeting of 26th May, 2015.

ORDER: Report noted.

Central Area Matters

6112 With reference to a proposal to initiate the procedure for the Extinguishment of the Public Right of Way over a portion of Dominick Place, Dublin 1

ORDER: Agreed to initiate the procedure,

- 6113** Updates on the following:
Environmental Services Unit
North East Inner City Housing Issues
North West Inner City Housing Issues
Grangegorman Development

ORDER: Reports noted. The members raised the following items;

- (a) That the Environmental Services Unit report has the last three months statistics for both Litter Warden service and the litter hotline displayed in a table every month.**
- (b) That 15 houses are included in the Infirmary Road Site plans for development to cater for the remaining residents of O'Devaney Gardens.**
- (c) That the planting from the temporary park at the North King Street site be relocated to alternative locations in the Central Area when the development of this site commences.**
- (d) That the Manager write to the CHAS in relation to permitting the tenants at Father Scully House to provide their own furnishings.**

Motions

The following emergency motions were tabled

6113(a) Emergency Motion in the name of Councillor Ray McAdam

That the Central Area Committee condemns the torching of the former Lock Keepers' Cottage along the Royal Canal at Newcomen Bridge, that it has been set alight at twice in the past eight weeks and calls on Dublin City Council to liaise with Waterways Ireland and other necessary bodies to better secure the property. This Committee furthers call upon the City Council and Waterways Ireland to examine what positive use can be made of the former Lock Keeper's Cottage as part of plans for the Royal Canal Greenway.

ORDER: Agreed. Letter to be sent to Waterways Ireland.

6113(b) Emergency Motion in the names of Cllrs. Nial Ring, Eilis Ryan, Janice Boylan, Gaye Fagan and Lord Mayor Christy Burke.

That this Committee instructs the Manager to take account of the request by local residents and councillors that all changes between the 2008 and now amended Phibsborough Local Area Plan be highlighted in the revised version, (whether by way of addendum or separate schedule) so that such changes can be easily followed, understood and discerned by local residents, councillors and other stakeholders.

ORDER: Agreed

6114 Motion in the name of Councillor Janice Boylan

That this Committee call on the Chief Executive to clarify the protocol for Dublin City Council staff to attend locally organised community meetings.

ORDER: Report to Councillor.

6115 Motion in the name of Councillor Ciaran Cuffe

That this Committee call on the Chief Executive to consult with the Law Agent with a view to coming up with a form of words that would be acceptable to publish in newspapers regarding those who have been convicted of littering.

ORDER: Report to Councillor.

6116 Motion in the name of Councillor Ciaran Cuffe

That this Committee call on the Chief Executive to widen the footpath on the south side of Parnell Street between O'Connell Street and Moore Street and that he liaise with the Luas Cross City Team with a view to ensuring that these works are planned and delivered in a co-ordinated and timely manner.

ORDER: Report to Councillor.

6117 Motion in the name of Councillor Ciaran Cuffe

That this Committee call on the Chief Executive to provide a pedestrian crossing signal between Cineworld on Parnell Street and Jervis Street.

ORDER: Report to Councillor.

6118 Motion in the name of Councillor Nial Ring

In line with the idea put forward by the Lord Mayor, that this Committee instructs the Manager to arrange a trial whereby residents are advised of an upcoming road sweeping/cleaning and are requested to either vacate the road of cars for that day or park on one side only on alternate days to facilitate the proper cleaning of the road.

ORDER: Report to Councillor.

Attendance

Cllr. Janice Boylan (Chairperson)

Cllr. Nial Ring (Vice Chairperson)

Lord Mayor Christy Burke

Cllr. Ray McAdam

Cllr. Ciaran Cuffe

Cllr. Eilis Ryan

Cllr. Gaye Fagan

Cllr. Paul McAuliffe

Apologies

Cllr. Gary Gannon

Officials

Rose Kenny, Executive Manager, Central Area

Eileen Gleeson, Senior Executive Officer, Central Area

Gerry Geraghty, Executive Manager, Housing and Residential Services

Charles Duggan, Deputy City Heritage Officer, Development Department

Fiona Meade, Administrative Officer, Development Department

Mary Hussey, Senior Executive Engineer, Road and Traffic Planning

Colin Murdock, Executive Engineer, Road and Traffic Planning

Eoin Walsh, Assistant Engineer, Traffic Division

Brian Kavanagh, Area Housing Manager, Central Area

Chris Butler, Area Housing Manager, Central Area

Sean Smith, Area Housing Manager, Central Area

John McPartlan, Public Domain Officer, Central Area

Cathy Cassidy, Acting Senior Staff Officer, Central Area

Sandra Walley, Assistant Staff Officer, Central Area

Councillor Janice Boylan

Chairperson

9th June, 2015