

**The Chairman and Members of
North West Area Committee.**

Meeting: 18th April 2017

Item No: 16

- Part 8 for Glasanaon Court, Glasanaon Park, Dublin 11.**
- (a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)**
 - (b) Local Government Act 2001**

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

(A) The Site

The site is located on the northern side of Glasanaon Road, Dublin 11. There are 5 no existing two-storey blocks containing 40 no bedsits, 8no 1-bed units and 1no 2-bed unit. Block No 5 fronts onto Glasanaon Road and is located behind a low plinth wall with a railing. Blocks 1, 2, 3 and 4 together with 10 no existing two-storey houses front onto Glasanaon Park.

(B) The Proposal

The development proposes the amalgamation of the existing 40 no bedsit units, 8 no 1-bed units and 1 no 2-bed unit at Glasanaon Court, (known as numbers 1 to 8; 9 to 17; 18 to 25; 27 to 30; 33 to 36; 39 to 42; and 45 to 48, Glasanaon Court), Glasanaon Park, Dublin 11 into 21 no 1-bed apartments.

It is also proposed to insulate the buildings internal walls and ground floors, replace windows and doors and introduce attic insulation.

The proposed works will upgrade the existing units to provide fully accessible units at ground floor and are an improvement on the existing accommodation standards. The proposed works will provide higher levels of comfort for the occupants as well as achieving higher energy ratings and reducing carbon emissions.

(C) Site Planning History

There is no recent relevant planning history in respect of this site.

(D) Area Committee

At the 20th September 2016 meeting, the North West Area Committee were informed of the intention to commence the Part 8 process relating to this project.

(E) Statutory Submissions/Observations

None

(F) Internal/Consultee Reports

Drainage Department report received: No objection however conditions are recommended.

(G) Evaluation/Assessment

Implications of the Proposed Development for the Proper Planning and Sustainable Development of the area:

Land Use Zoning Objectives of the 2016-2022 City Development Plan

The site is located in an area subject to land use zoning objective 'Z1', which states 'To protect, provide and improve residential amenities'. The proposed development complies with the zoning objective for the area.

Policy Assessment:

In addition to the policies listed below Section 16.10.1 Residential Quality Standards of the Development Plan 2016-2022 and Sustainable Urban Housing: Design Standards for New Apartments 2015 are relevant when assessing applications for senior citizen accommodation.

SN7: *To support and encourage the future growth of a wide range of public, social and community services essential to local community life, and to promote and seek to provide multi-use, fit-for-purpose community facilities which are suitable for all ages and all abilities, are operated according to an effective and efficient management strategy, and which are accessible in terms of physical design, location, cost of use, and opening hours.*

SN25: *To actively support urban regeneration in areas across the city in order to enhance social cohesion and potential for positive change in areas of social exclusion.*

SN30: *To promote sustainable neighbourhoods which cater to the needs of persons in all stages of their lifecycle i.e. children, people of working age, elderly, people with disabilities.*

Planning Assessment

The proposed works are confined to the amalgamation of existing units, thermal upgrade and accessibility of the 5no blocks only and do not include works to the existing external environment.

Blocks 1, 2 and 3 were constructed in 1977 and currently comprise 24no bedsit units and 1no 2-bed unit. The bedsit units are approx 22.5sqm each. The first floor units have desk access. These units do not have balconies. Blocks 4 and 5 were built in 1985 and comprise 16no bedsit units and 8no 1-bed units. The bedsit units are currently 26sqm. There is deck access at first floor level and these units have balconies.

The proposed works will result in 21no 1-bed apartments for senior citizens. The proposed apartments in Blocks 1, 2 and 3 (13no units) are 45sqm each and the proposed apartments in Blocks 4 and 5 (8no units) will be 52sqm. The ground floor units will be fully accessible. The ground floor units in Block 1, 2 and 3 will be provided with wheelchair accessible terraces and the first floor units will have French type balconies which can be upgraded to full sized balconies when funding becomes available.

Section 16.10.1 Residential Quality Standards of the Development Plan 2016-2022 and Sustainable Urban Housing: Design Standards for New Apartments 2015 set out standards for apartment design. The minimum overall floor area for a 1-bed apartment is 45sqm. It is a requirement that the majority of all apartments in a proposed scheme of 10 - 99 apartments

must exceed the minimum floor area standard. It is proposed that 8no of the proposed 21no apartments will be above the minimum floor area. These units are 52sqm. While this is not that majority of apartments it is acknowledge that the units are existing and the proposed floor areas are substantially larger than the existing floor areas.

It is also a requirement that a maximum of 25-30% of 1-bed units be provided in a development of over 15no units. However the Development Plan 2016 – 2022 states *that this standard may not apply to certain social housing needs and / or where there is a need for particular form of housing for older people and students having regard to the housing strategy*. Therefore the provision of 21no -bed apartments for senior citizens is considered acceptable in this instance.

There are no proposals to alter the vehicular access arrangement or car parking on site. As the works will reduce the number of units on site it is considered that there will be less vehicular movements generated by the development.

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Recommendation:

The proposed development has been assessed and it is considered consistent with the provisions of the Dublin City Development Plan 2016-2022 and would be in accordance with the proper planning and sustainable development of the area. Accordingly it is recommended that a decision be made by the elected members of the Council to proceed with the proposed development subject to the requirements of the internal City Council Divisions set out below.

1. The following requirements of the Council's Drainage Department shall be complied with:

a) There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

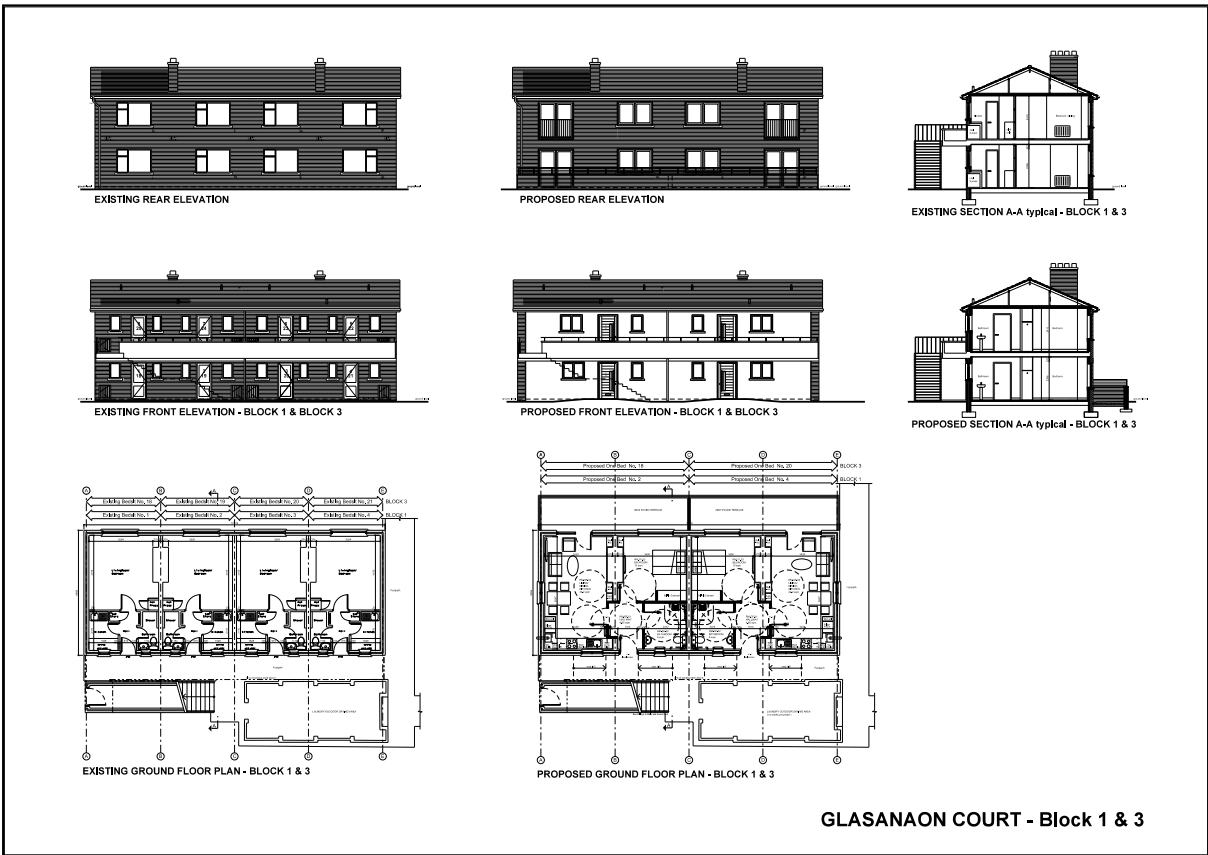
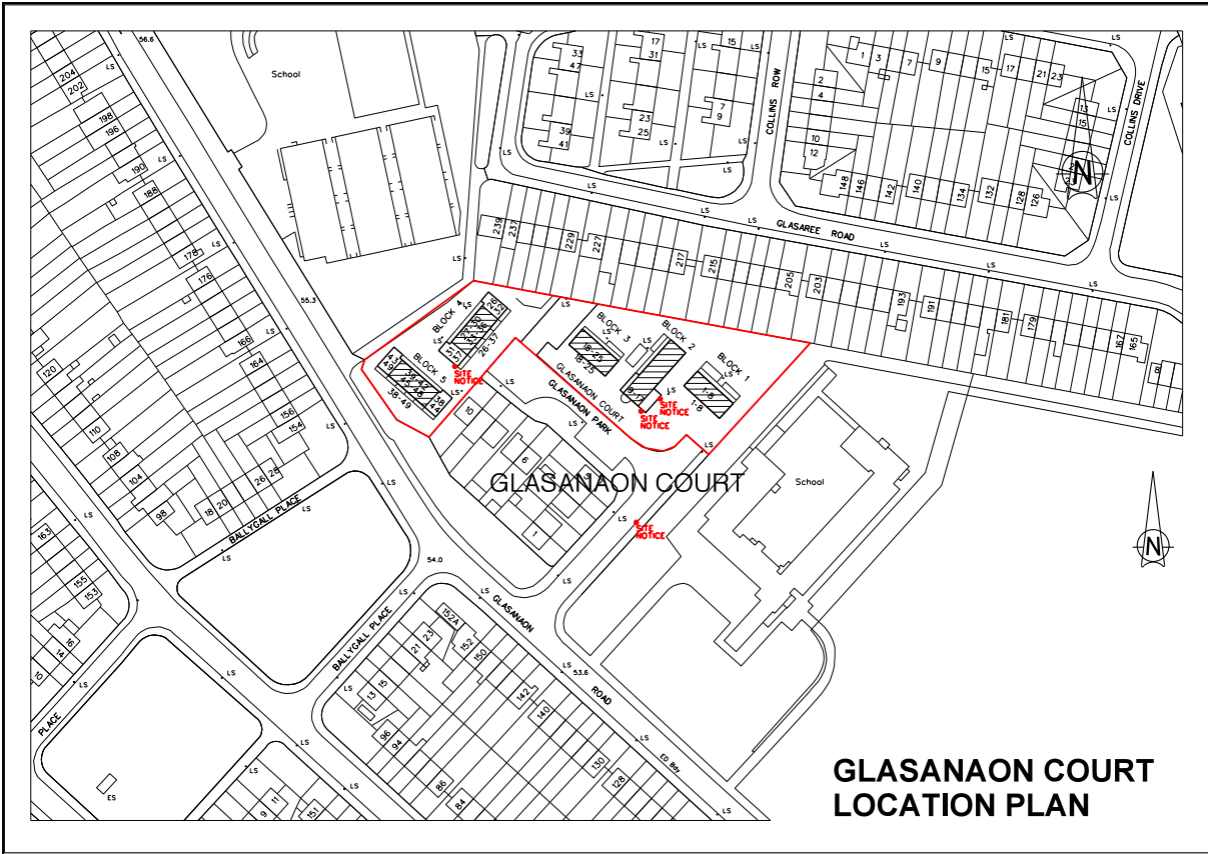
b) The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.

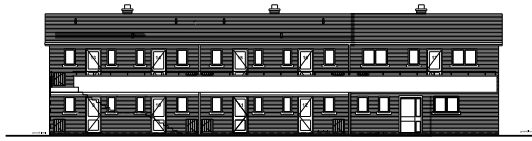
c) A connection from this development to the public Surface Water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public drainage network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.

d) There are existing public sewers running through the site. A clear distance of three metres shall be maintained between sewers and all structures on site. The exact location of pipelines must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on DCC or Irish Water's sewers. Any damage to it shall be rectified at the developer's expense.

- e.) The developer shall carry out both a pre- and post-construction CCTV survey on the public sewers affected by this development, as agreed with Drainage Division. The pre-construction survey is to be submitted to the Drainage Division prior to works commencing on site. The post-construction survey is to be submitted to the Drainage Division for written approval and any damage to the sewer shall be rectified at the developer's expense.
- f) As no drainage details have been submitted, the developer shall submit two copies of a detailed site drainage plan directly to the Drainage Division of Dublin City Council for written approval. These plans shall be submitted not later than the submission of the commencement notice for the development, and drainage works shall not commence prior to the issuing of such written approval
- g) The development shall incorporate Sustainable Drainage Systems in the management of stormwater. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.
- h) The developer shall ensure that an appropriate flood risk impact assessment, in accordance with the OPW Guidelines, is carried out for the proposed development.
- i) The outfall manholes from this development must be constructed in accordance with the Code of Practice for Development Works – Drainage.
- j) All surface water discharge from this development must be attenuated to two litres per second per hectare.
- k) An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- l) Dublin City Council's Drainage records are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all drainage services that may be on the site. If drainage infrastructure is found that is not on Dublin City Council's records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of the public drainage network; in both hard and soft copy in an approved format; are to be submitted by the Developer to the Drainage Division for written approval. See section 5 of the above-mentioned Code of Practice for more details.
- m) . All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Céline Reilly,
Executive Manager





EXISTING FRONT ELEVATION - BLOCK 2



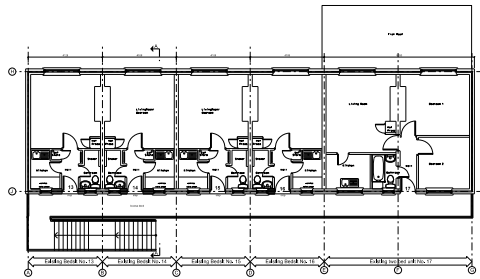
PROPOSED FRONT ELEVATION - BLOCK 2



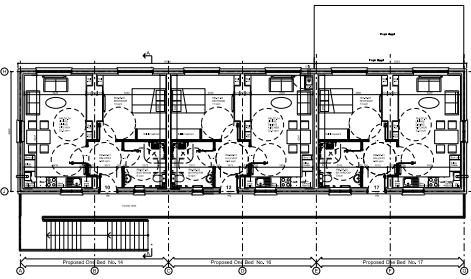
EXISTING REAR ELEVATION - BLOCK 2



PROPOSED REAR ELEVATION - BLOCK 2



EXISTING FIRST FLOOR PLAN - BLOCK 2



PROPOSED FIRST FLOOR PLAN - BLOCK 2

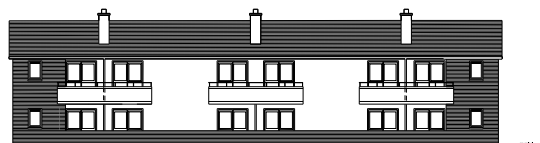
GLASANAON COURT - Block 2



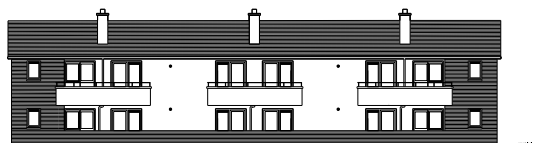
EXISTING FRONT ELEVATION - BLOCK 4 (numbers 26-37) & BLOCK 5 (numbers 38-49)



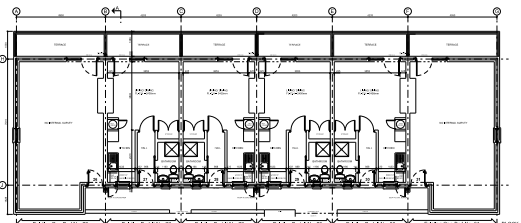
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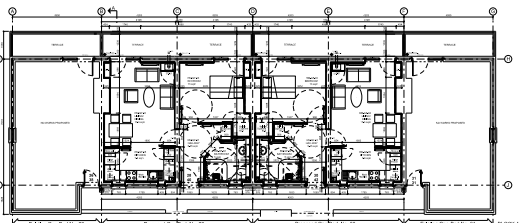
EXISTING REAR ELEVATION - BLOCK 4 & 5



PROPOSED REAR ELEVATION - BLOCK 4 & 5



EXISTING GROUND FLOOR PLAN - BLOCK 4



PROPOSED GROUND FLOOR PLAN - BLOCK 4

GLASANAON COURT - Block 4 & 5