



(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)
(b) Local Government Act 2001 (as amended)

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:

Development within the Strategic Development and Regeneration Area at Croke Villas, Dublin 3.

The works comprise the following:

The clearance of walls and perimeter fencing at Sackville Gardens, Sackville Avenue, Ardilaun Square and Ardilaun Road at the Croke Villas site, the clearance of an existing wall along the boundary between Croke Villas and Irish Rail lands, the construction of a new boundary wall/fence adjacent to Irish Rail lands with new pavement treatments, carriageway, trees, lamp standards, planters and ancillary works along a proposed extension of Sackville Gardens.

The construction of a new Boulevard on Sackville Avenue from the junction with Ballybough Road to Croke Park Stadium, comprising new pavement treatments, carriageway, trees, lamp standards, planters and ancillary works.

The upgrading of pavement finishes, carriageway, street lighting and ancillary items along Ardilaun Road and Ardilaun Square.

The construction of 61 no. apartments in two blocks, Block A along proposed extension of Sackville Gardens and Block B along Sackville Avenue. Area - Block A circa 3355 sq.m, Area - Block B circa 1849 sq.m; with underground parking garage containing parking for 36 cars and 54 bicycles, ancillary plant rooms and storage room, accessed off Sackville Avenue, area circa 1520 sq.m; and ancillary perimeter walling to car park ramp.

Block A is five storeys high along the proposed extension to Sackville Gardens and Ardilaun Square and comprises 2 no. 3 bedroom apartments on two levels, 1 no. 2 bedroom apartment on two levels; 27 no. 2 bedroom apartments, 7 no. 1 bed apartments and 1 no. studio apartment; Block B is four storeys high along Sackville Avenue and the access road to the underground car park, and comprises 1 no. 3 bedroom apartment on two levels, 9 no. 2 bedroom apartments, 12 no. 1 bedroom apartments and 1 no. studio apartment.

(A) Site

The site is situated to the north of the Royal Canal and adjoining railway line at Ballybough, and includes Sackville Avenue to the north and an area of Ardilaun Road to the west. The site is bounded to the south by the railway line, and to the southeast by the rear gardens of existing houses at Sackville Gardens and part of an associated laneway adjoining these. Sackville Gardens is a terrace of two-storey houses dating from the nineteenth century, facing the railway line and canal bank. The site consists of the existing four- and five-storey residential blocks, constructed by Dublin Corporation, at Croke Villas, and adjoining roadways at Sackville Avenue and Ardilaun Road. Three blocks front onto Sackville Avenue and one onto the canal bank, with a gap, previously occupied by a hard surfaced playing pitch, between this area and No. 6 Sackville Gardens. A palisade fence above a low wall has been erected at the western end of Sackville Gardens to form a cul-de-sac. There are existing two-storey terraced artisan type houses facing the site at Ardilaun Road, while Croke Park stadium also has frontage to Ardilaun Square in the area facing Sackville Avenue. An area in the centre of Croke Villas, on which there is a recent permission for a handball facility for the GAA (under Reg. Ref. 4073/16, above), is excluded from the site. The permission granted under Reg. Ref. 4073/16 also provides for a new entrance to Croke Park on Ardilaun Avenue. On the north side of Sackville Avenue are single storey red brick terraced houses, which were the subject of a recent LAW permission for demolition, to allow for the construction of eleven new houses.

The site has a stated area of 0.83ha (8,300m²). The site has zoning objective Z14 – *‘to seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and Z6 would be the predominant uses’*. The site is situated in Strategic Development and Regeneration Area (SDRA) 14 - Croke Villas and Environs

(B) The Proposal

The proposed development comprises the clearance of walls and perimeter fencing at Sackville Gardens, Sackville Avenue, Ardilaun Square and Ardilaun Road at the Croke Villas site, the clearance of an existing wall along the boundary between Croke Villas and Irish Rail lands and the construction of a new boundary wall/fence adjacent to Irish Rail lands with new pavement treatments, carriageway, trees, lamp standards, planters and ancillary works along a proposed extension of Sackville Gardens.

The proposal includes construction of new boulevard on Sackville Avenue from the junction with Ballybough Road to Croke Park Stadium, comprising new pavement treatments, carriageway, trees, lamp standards, planters and ancillary works, together with upgrading of pavement finishes, carriageway, street lighting and ancillary items along Ardilaun Road and Ardilaun Square.

The proposal also includes construction of 61 apartments in two blocks, Block A along the proposed extension of Sackville Gardens and Block B along Sackville Avenue. Block A has an area of c. 3,355m² and Block B c.1,849m², with an underground parking garage containing parking for 36 cars and 54 bicycles, ancillary plant rooms and storage room, accessed off Sackville Avenue, with an area of area c.1,520m² and ancillary perimeter walling to car park ramp.

The proposed Block A is five storeys high along the proposed extension to Sackville Gardens and Ardilaun Square, and comprises 2 no. three-bedroom apartments on two levels, 1 no. two-bedroom apartment on two levels; 27 no. two-bedroom apartments, 7 no. one-bedroom apartments and 1 no. studio apartment; Block B is four storeys high along Sackville Avenue and

the access road to the underground car park, and comprises 1 no. three-bedroom apartment on two levels, 9 no. two-bedroom apartments, 12 no. one-bedroom apartments and 1 no. studio apartment

(C) Site Planning History

The following history file exists in respect of this site:

2946/16(LAW):

Approval granted in respect of demolition of remaining four flat blocks at Croke Villas, known as nos. 1-21; 22-42; 43-63 and 64-79 Croke Villas.

The following are of relevance on adjoining or adjacent sites:

3435/17(LAW):

Approval granted for development at two sites – Sites C and D, within the Strategic Development and Regeneration Area at Sackville Avenue; works to comprise demolition of six derelict houses and the clearance of two vacant sites including walls and perimeter fencing at 20-28 Sackville Avenue, and the construction of eleven houses as follows: seven no. two storey, three bedroom terraced houses, area c.784m², at Site C on the north side of Sackville Avenue, clearance of walls and perimeter fencing on a vacant site at 33-34 Sackville Avenue and construction of three no. two-storey, three-bedroom terraced houses and adjoining one three-storey house at Site D, also on the northside of Sackville Avenue, area circa 441m², including undesignated on-street car parking.

4073/16:

Permission granted to the GAA for demolition of turnstile and single-storey ticket collection building and Nos. 1-8 St. Andrew's House on Ardilaun Road and construction of a 3,307m² two-storey handball centre, to include seven handball courts together with community centre, bar and restaurant space, and ancillary offices, on Sackville Avenue and construction of a separate standalone 565m² two-storey museum building, with external steps to be used as a seating gallery, to also include gift shop and offices within the grounds of Croke Park Stadium, together with a new entrance wall and gate to Croke Park Stadium, Jones Road, all with associated works including bicycle stands and drainage. The decision to grant permission was upheld by An Bord Pleanála on appeal.

(D) Interdepartmental Reports

Drainage:

Report received; no objection subject to conditions to be attached.

Roads/Traffic:

Report received; note proposal for new ceremonial approach to Croke Park Stadium in conjunction with the GAA; new boulevard to be defined by the new housing and permitted GAA handball centre; redeveloped Sackville Avenue would be c.18m wide, and would be the main spectator route from the Cusack Stand during match days; note new carriageway along Sackville Avenue would be 6.5m wide, and would have tree planting along the kerb edges and integrated street lighting; materials to include modular paving, coloured tarmac carriageway for vehicles, heavy metal strips with engraved lettering across the carriageway and footpaths and

pigmented resin bound insets to go into the paving of the footpaths; recommend that all materials used be agreed with Roads Maintenance prior to commencement; note concurrent application for eleven houses and permission for new handball building; 36 car parking spaces are proposed at basement level for the 61 units; this is considered acceptable having regard to the site location; 54 bicycle spaces to be provided at basement level; recommended that stands be Sheffield or similar in line with development plan policy; no objection subject to conditions to be attached.

(E) Area Committee

The Central Area Committee were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 11th April, 2017.

(F) Submissions/Observations

Two observations were received from residents of Sackville Gardens and from Ruadhan MacEoin of the Mountjoy Square Community Group. Issues raised include the following:

Residents of Sackville Gardens

- Piecemeal, illogical sequence of redevelopment of the Croke Villas and Environs SDRA prior to any statutory LAP;
- Support for redevelopment of site but concerns regarding overbearing height and proximity of Block A;
- Failure to consider the historic fabric, residential amenity and enjoyment of Sackville Gardens;
- Historic and architectural value of Sackville Gardens which is on the bank of the Royal Canal, a conservation area;
- Five-storey gable of existing flats is c.38m from gable of No. 6 Sackville Gardens which is a two-storey over basement dwelling, while new five-storey gable would abut No. 6 and its eaves would be c.12m over the eaves height of No. 6; this would set a dangerous precedent for redevelopment proposals;
- Proposed five-storey gable against a two-storey residential development would be unlikely to have been proposed or accepted by councillors or residents in any other part of the city;
- Architects' design statement refers to existing height of Croke Park as a justification for proposed heights, but fails to mention two-storey height of existing houses on Sackville Gardens;
- Suggest that block A be stepped down to two or three storeys where it adjoins Sackville Gardens;
- A three-storey over basement transition building should be considered;
- Consider removing the section of Block A closest to Sackville Gardens to ensure a less aggressive development and allow for provision of a looped access road;
- Favourable amenity consideration is given to Ardilaun Square but not to Sackville Gardens;
- Style of proposed development is 'aggressive' and would be more akin to a nineteenth or early twentieth century warehouse or industrial building;
- Existing two-storey over basement houses on Sackville Gardens front onto a narrow and tapering roadway, parallel to the railway embankment and with no protective footpath or kerb; redevelopment of Croke Villas would front onto this area;
- No masterplan or statutory LAP for the area has been approved by elected members;

- No reference in public notice to use of Sackville Gardens as a secondary emergency route to serve large private recreational and commercial developments;
- Failure to consider international best practice in relation to public safety and emergency vehicular access;
- Failure to consider safety of residents, emergency vehicle crews or the adjoining commuter rail line;
- No balanced evaluation of impact of proposed route through Sackville Gardens on the amenities of the area;
- No reference in SDRA objectives to a secondary emergency route through Sackville Gardens to serve an expanding private commercial and residential development at the expense of residential amenity;
- Site notice for handball facility did not refer to a secondary emergency vehicular access through Sackville Gardens; it was stated in an additional information response that this area was outside the control of the applicants
- Incremental increase in floorspace and facilities since permission was granted for the main stadium;
- Inclusion of a non-residential development on part of the Croke Villas site has reduced the quantum of land and options available for replacement housing, resulting in proximity of block A to existing housing, overbearing design and loss of residential amenity;
- An Bord Pleanála decision on handball facility did not refer to Sackville Gardens or require contributions from the developer in respect of works to Sackville Gardens;
- Attempt to force a heavy vehicle emergency route through Sackville Gardens and proposal for five-storey building against existing gables would reduce safety, residential amenity and property values of Sackville Gardens;
- No proposals to explore potential to improve connections with the canal, which is a development plan objective for the SDRA;
- Submitted design statement does not fully and fairly address the architectural heritage, residential amenity or cultural or historical value of the area;
- A link to the canal could provide a pedestrian relief route from the stadium and reduce projected pedestrian flows on Sackville Avenue and the junction with Ballybough Road;
- Under what powers can the cul-de-sac at Sackville Gardens be opened?
- How is it proposed to make the roadway safe for residents using the road, footpath and basements under the road?
- Issue of safety of crews of emergency vehicles and safety of railway line;
- What traffic control and priority measures are proposed at Sackville Gardens?
- How is it proposed to compensate property owners and tenants for loss of residential amenity and established legal rights?
- Sackville Gardens is in a conservation area so there should be consultation with Waterways Ireland, the Heritage Officer, An Taisce and Failre Éireann;
- No objection to removal of temporary palisade fence at Sackville Gardens but council will need to provide that it has the legal right to clear the wall across the end of Sackville Gardens, which is believed to be in the ownership of No. 6;
- Existing sewer runs behind houses fronting Ballybough Road, and under No. 2 Sackville Gardens;
- Sackville Gardens is totally inadequate as a secondary emergency route to serve massive private recreational facilities, and points to a deficit in safety arrangements to serve the stadium and its ancillary facilities to date;
- No evidence that a route through Sackville Gardens is necessary for emergency purposes;

- Proposed boulevard or processional route appears to be designed to encourage crowds to remain in the area after major events;
- Proposal for alternative circulation option;
- Diversion of pedestrians via new bridges should be considered;
- Rear access laneway to Sackville Gardens should be maintained;
- Conditions should be attached regarding detailed treatment of lane and adjoining car park ramp and boundaries;
- Suggest provision of a gate to the lane with keys for residents of Sackville Gardens;
- An Bord Pleanála decision on handball facility only dealt with development within the red line boundary, while current application does not include various safety statements and projections included with that application, which indicated that 70% of pedestrians exiting the eastern end of the stadium would use Sackville Avenue;
- No willingness demonstrated to prioritise public safety and emergency vehicular access to stadium and permitted development;
- Sackville Avenue has adequate width to accommodate three emergency lanes;
- An 18m width on Sackville Avenue would be more desirable;
- An archway through one of the houses on Ballybough Road could provide emergency access;
- Need to consider public safety, connectivity and proper planning and sustainable development of area;
- Need to assess load bearing capacity of shallow road construction of Sackville Gardens, basement arches or existing brick sewer;
- Main emergency access needs to be examined in the light of international best practice;
- No reference to the track support zone;
- Failure to prioritise emergency access over aspirations for a processional way;
- Proposal could result in traffic hazard;
- Need for public statement that emergency provisions for existing stadium facilities are adequate;
- Need to explore option of a link over the canal by way of a demountable swing bridge;

Ruadhan Mac Eoin - Mountjoy Square Community Group

- Previous application for houses (Reg. Ref. 3435/17) is a live application by the same applicant for houses on an adjoining site; these applications appear to be project splitting;
- Site is practically beside the Royal Canal which is a habitat of bats; however, no details of EIA or EIA screening have been submitted;
- Provision of facilities for crowd movement on match days is welcome; however, redevelopment of site offers an opportunity to provide a railway station, which could also facilitate higher building density; proposal does not appear to leave enough space for a railway station to be built in the future and could hamper such development;
- There are 16,000 to 17,000 residents within one kilometre of the site;
- Concerns regarding crowd movement and potential for crushing; need for movement study showing crowd control procedures during events to avoid fatalities, including access for emergency vehicles;

(G) Evaluation

The proposal is for the clearance of walls and perimeter fencing at Sackville Gardens, Sackville Avenue, Ardilaun Square and Ardilaun Road at the Croke Villas site, the clearance of an existing wall along the boundary between Croke Villas and Irish Rail lands and the construction of a new boundary wall/fence adjacent to Irish Rail lands with new pavement treatments, carriageway, trees, lamp standards, planters and ancillary works along a proposed extension of Sackville Gardens.

The proposal includes construction of new boulevard on Sackville Avenue from the junction with Ballybough Road to Croke Park Stadium, comprising new pavement treatments, carriageway, trees, lamp standards, planters and ancillary works, together with upgrading of pavement finishes, carriageway, street lighting and ancillary items along Ardilaun Road and Ardilaun Square.

The proposal also includes construction of 61 apartments in two blocks, Block A along the proposed extension of Sackville Gardens and Block B along Sackville Avenue. Block A has an area of c. 3,355m² and Block B c.1,849m², with an underground parking garage containing parking for 36 cars and 54 bicycles, ancillary plant rooms and storage room, accessed off Sackville Avenue, with an area of area c.1,520 sq.m and ancillary perimeter walling to car park ramp.

The proposed Block A is five storeys high along the proposed extension to Sackville Gardens and Ardilaun Square, and comprises two no. three-bedroom apartments on two levels, 1 no. two-bedroom apartment on two levels; 27 no. two-bedroom apartments, 7 no. one-bedroom apartments and 1 no. studio apartment; Block B is four storeys high along Sackville Avenue and the access road to underground car park, and comprises 1 no. three-bedroom apartment on two levels, 9 no. two-bedroom apartments, 12 no. one-bedroom apartments and 1 no studio apartment

Policy Context

The statutory planning context for the redevelopment of the site is set out in the current Dublin City Development Plan (2016-22) in which the site has zoning objective Z14 – ‘to seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and Z6 would be the predominant uses’. Areas with zoning objective Z14 are described in Section 14.8.13 of the plan as areas, including large scale public housing areas, where proposals for comprehensive development or redevelopment have been, or are in the process of being, prepared. The zoning includes developing areas in the inner and outer city which have the capacity for a substantial amount of development. A number of Z14 areas are important public housing regeneration areas and, in the case of each, a number of development principles to guide the development of each area have been identified. Z14 areas are capable of accommodating significant mixed use development; development proposals must therefore include proposals for additional supporting physical and social infrastructure. Areas with Z14 zoning objective include a number of strategic development and regeneration areas (SDRAs) with the subject site being situated in SDRA 14 - Croke Villas and Environs.

Section 15.1.1.17 of the plan sets out the guiding principles in respect of the Croke Villas and Environs SDRA. This notes that Croke Villas consists of four five-storey local authority flat blocks which are earmarked for redevelopment; although modest in size, the estate is strategically located just west of Ballybough Road and adjacent to Croke Park which is one of the largest event spaces in the city. It is stated that the redevelopment of the site provides the

opportunity to provide a city connection to Croke Park while simultaneously improving living standards for the city's residents. Mixed use development is shown in the areas which are the subject of this application.

The guiding principles for the redevelopment of the SDRA are set out as follows:

- Promote provision of new high quality residential development in conjunction with exploiting the tourism, commercial and recreational uses associated with Croke Park;
- Enhance access to Sackville Avenue from Ballybough Road and redevelop Sackville Avenue as a high quality public domain space, overlooked and flanked by new residential development units and/or recreational and office use;
- Refurbish and upgrade buildings onto Ballybough Road (allowing for the demolition of No. 16 Ballybough Road to allow for improved access) and provide for improved landscaping to front;
- Explore potential to extend Sackville Gardens, providing improved passive surveillance of the canal and the proposed new green cycle/pedestrian route;
- Explore potential to improve connections with canal.

Indicative drawings for the SDRA show mixed use on both sides of Sackville Avenue and Ardilaun Road and residential facing the canal at the extension to Sackville Gardens. An enhanced public domain is shown for Sackville Avenue itself. Improved new connections are shown along Sackville Avenue and Sackville Gardens. The proposed residential use is permissible within the zoning and in accordance with the guiding principles for the SDRA. The SDRA also provides for facilitating the uses associated with Croke Park, and for the redevelopment of Sackville Avenue as a high quality public domain space. The proposal to provide a pedestrian route or boulevard from Ballybough Road to Croke Park is therefore consistent with the objectives for the SDRA. The principle of demolition of the existing blocks at Croke Villas and the acceptability of providing for a handball facility over part of the site have been assessed as part of previous applications, and are considered to be consistent with the objectives for the SDRA.

The indicative plot ratio for areas with Z14 zoning objective is between 1.0 and 3.0 while indicative site coverage is 50%. The architectural design statement submitted with the application notes that the site area is c.0.83 hectares (8,300m²), resulting in a density of 73 dwellings per hectare. The proposal provides for a plot ratio of 0.62; however, the site area includes areas of public street at Sackville Avenue, Sackville Gardens and Ardilaun Road/Square; if these areas are excluded the site area is 2,993m² and the proposal then provides for a plot ratio of 1.74 and site coverage of 49% which is considered to be acceptable.

In relation to new residential developments, Section 16.10.2 of the plan notes that the floor area standards for new apartments are currently set out in the DOECLG document – 'Sustainable Urban Housing: Design Standards for New Apartments' (December 2015). The minimum floor area for a one-bedroom apartment is 45m², for a two-bedroom apartment is 73m² and for a three-bedroom apartment is 90m². In developments of 100 units or more, the majority of all units must exceed the minimum floor area by 10%. A minimum of 50% of units must be dual aspect (in certain circumstances such as in inner urban areas, this may be reduced to 33%). While south facing units are preferred, east or west facing units are also considered acceptable; however, it is stated that particular care must be applied where windows are on lower floors which may be overshadowed by adjoining buildings. The floor to ceiling height in ground floor apartments is required to be a minimum of 2.7m. In cases where a ground floor unit may potentially be adapted for commercial use, a floor-to-ceiling height of 3.5-4.0m may be required.

Section 16.10.1 states that a maximum of 25-30% of units in a development should be one-bedroom and a minimum of 15% should have three or more bedrooms. This ratio only applies to proposals for 15 units or more and 'may not apply to certain social housing developments or where there is a need for a particular type of housing (e.g. for the elderly or for students).

Private open space of 5m² per unit is required in the case of one-bedroom apartments, 7m² in the case of two-bedroom apartments and 9m² for three-bedroom apartments. A further 5m² per unit of communal open space is required in the case of one-bedroom apartments, 7m² for two-bedroom apartments and 9m² for three-bedroom apartments. Internal storage of 3m² is required for one-bedroom apartments, 6m² for two-bedroom apartments and 9m² for three-bedroom apartments with individual storage rooms not to exceed 3.5m².

Dwelling Sizes/Layout/Residential Amenity

The proposal provides for 61 apartments in two L-shaped blocks, of which Block A mainly fronts the proposed extension to Sackville Gardens and Block B mainly fronts Sackville Avenue, above an underground car parking garage, with each block backing onto a shared open space to the rear. The proposed block A is five-storey in height and comprises 38 apartments, while block B is four-storey and provides for 23 apartments.

A schedule of floor areas submitted by City Architects' Division shows that the proposal provides for 2 no. studio apartments, 19 no. one-bedroom, 37 no. 2-bedroom and 3 no. three-bedroom apartments. Eleven three-bedroom houses have also been approved under a previous LAW application, resulting in a total of 72 dwellings of which 3% are studios, 26% are one-bedroom apartments, 61% are two-bedroom and 19% are three-bedroom. It is noted that the development plan and DOE guidelines allow for studio apartments, with a minimum floor area of 40m², although these are normally permitted as part of larger developments for mobile workers.

In this case the proposed studios are justified on the grounds that they are required to provide for specific household types such as elderly persons or single men, who are unlikely to be forming a family unit in the short or medium term. It is also stated that these units are designed to be capable of being amalgamated with adjoining two-bedroom units to meet the needs of a growing family, or to accommodate a relative in a granny flat/ancillary family accommodation situation. The proposed studio units have a floor area of 40m², with the sleeping area being clearly defined within the unit and having its own window. In this instance, it is considered that the proposed studios would meet a particular need within the proposed development, which replaces an existing social housing development, and would provide flexibility for adjoining units, allowing them to be expanded or adapted over time.

The proposed residential units all meet minimum floor area standards. One of the proposed two-bedroom apartments is a duplex with a floor area of 87m², while the two proposed three-bedroom apartments are 'gallery' units. These are top floor units with a gallery or mezzanine bedroom area in the roof space, with a total floor area of 96.5m². Aggregate living and bedroom areas are not stated; however, the proposed apartments provide for sufficient floor area overall and would appear to provide for an acceptable balance between living and bedroom accommodation. All of the proposed apartments, including the studio units, are dual aspect.

Private open space to the proposed apartments is provided by way of balconies. The proposed balconies are generally accessed off living spaces, are set into the apartments to provide for greater privacy, and most are south facing. Balcony sizes are not stated but they would appear to be relatively spacious.

Both of the proposed blocks are L-shaped, one with its main frontage to Sackville Avenue and one to Sackville Gardens. The two blocks, together with the permitted GAA handball facility, enclose a landscaped internal courtyard, with an area of 1,250m², which provides for semi-private/communal open space for residents of the two apartment blocks. In this regard it is noted that the development plan requirement for communal open space for the development would be 382m² and the proposed courtyard area is therefore generous in its proportions. The proposed courtyard is landscaped and provides a children's play area, with a ramped walkway around the perimeter of the space, a stepped corner overlooking the play area and benches at intervals. Private terraces to the ground floor apartments would abut the courtyard, with timber screens to provide privacy. Threshold planting is provided at the entrances to ground floor apartments to provide a privacy strip from the street and from the proposed new boulevard.

Vehicular access to the proposed underground car park would be via Sackville Avenue, adjacent to the start of the proposed new boulevard area. The proposed car park would provide for 36 car parking spaces and 54 bicycle spaces at basement level, in addition to refuse storage. This is considered to be acceptable, having regard to the location of the site in an area adjacent to the inner city and to public transport. With the exception of access for emergency vehicles, there would be pedestrian access only from the proposed new street to Sackville Gardens.

Scale/Height/Design

The development plan provides for height of 16m in areas outside the inner city. Section 16.7.2 of the plan that, where a site has a pre-existing height above this, a building of the same number of storeys may be permitted, subject to assessment against the standards set out elsewhere in the development plan and to the submission of an urban design statement, which outlines the context, with a site and area analysis with an appraisal of the character of the adjoining area, design principles applied and how these will be translated to the development, in terms of response to local character, layout, density, scale, landscape, visual appearance and impact on amenities, including sunlight, together with drawings, perspectives and photomontages detailing how the approach has been applied.

Section 16.7.2 also states that planning applications should be assessed against the building heights and development principles established in a relevant LAP/SDZ/SDRA, in addition to the assessment criteria for high buildings and development plan standards. It is noted that all areas are considered to be low rise, unless the provisions of an LAP/SDZ/SDRA indicate otherwise.

In this case the existing residential blocks on the site are five-storey fronting onto Sackville Avenue and four-storey to Sackville Gardens. The maximum height of the existing blocks is 17m. The development plan does not provide height guidance for the SDRA. The proposal provides for four and five-storey blocks, with pitched roofs, to have a maximum height of 20m. It is contended in the architectural design statement that the pre-existing five-storey height on the site, together with the proximity to the canal and to Croke Park stadium, provide a justification for the proposed height over and above the 16m maximum in outer city areas. This is considered to comply with the provisions of Section 16.7.2. It is noted that two of the apartments in the proposed five-storey block A are 'gallery' units, which have additional accommodation in the roof space (i.e. fifth floor level).

Urban Design/Visual Impact

Section 16.10.4 of the plan states that new neighbourhoods should harmonise with the local character and further develop the unique character of areas. New developments should also make a contribution to social infrastructure to enable the creation of sustainable

neighbourhoods. Proposals should also have regard to the provisions of the DEHLG's Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual (2009), the Guidelines on Local Area Plans and related manual (2013) and the joint DTTS and DECLG Design Manual for Urban Streets and Roads (2013). All proposals for new developments of 15 or more units or 1,500m² must demonstrate that they contribute to a positive urban design response in the local context and how they contribute to placemaking and the identity of an area, in addition to the provision of social infrastructure to facilitate the creation of sustainable neighbourhoods.

Contextual elevational drawings and photomontages have been submitted showing the proposed development relative to its surrounding context. The proposed four and five-storey apartment blocks have been designed to provide a similar rhythm and grain to the proposed houses, providing for individual elements with 'A' type roof profiles. It is noted that the existing blocks to the south of the site, facing the canal, are four-storey but these have been replaced with five-storey blocks, with a sudden transition in scale from five storeys down to the existing two-storey houses on Sackville Gardens, in particular No. 6. In this regard it is considered that the overall scale of block A, and the impact when viewed in the context of the canal bank, is acceptable. While a reduction in the height of the block in the area adjacent to Sackville Gardens could be considered, this could have the effect of introducing a discordant element to the development, which would not be in keeping with the design and rhythm of the block and the development as a whole.

An architects' design statement has been submitted. This notes that the proposal is the second phase of the proposal for development of housing in the SDRA, with the first phase having consisted of eleven houses on the north side of Sackville Avenue. The planned regeneration of the area includes the provision of the permitted handball facility on part of the original Croke Villas site, the disposal of which is helping to fund the proposed new apartments. The proposal also includes the provision of a new boulevard, described as a processional route, leading from the Ardilaun Avenue entrance to Croke Park along Sackville Avenue to Ballybough Road.

Sackville Gardens is part of the SDRA and does not have a zoning attached to it. Sackville Gardens consists of three-bay red brick two-storey over basement houses of nineteenth century origin, set back from the street behind railings. The house on the corner with Ballybough Road has a pebbledashed finish and projecting ground floor windows. The terrace has an open aspect, facing the canal bank and railway line and the canal bridge at Ballybough Road. Croke Park stadium is visible further east. The street at Sackville Gardens, together with the canal bank and railway line, form a conservation area. Section 11.1.5.4 of the plan notes that such areas have been designated in recognition of their special interest or unique historical or architectural character and important contribution to the heritage of the city. Designated conservation areas include extensive groupings of buildings or streetscapes and associated open spaces, and include parts of the city quays, rivers and canals. The special interest and value of these areas lies in the historic and architectural interest and the design and scale of these areas. Special care is therefore required in the case of development proposals and works which impact on structures, both protected and non-protected, in these areas. Policy CHC4 of the plan is to protect the special interest and character of all of Dublin's conservation areas. Development within or affecting all conservation areas should contribute positively to the character and distinctiveness of the area, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Development should not harm the setting of a conservation area or constitute a visually obtrusive or dominant form.

A brick finish is proposed to the blocks. Photomontages have been submitted showing block A in the context of the adjoining houses at Sackville Gardens. It is considered that the massing, elevational treatment and materials of the proposed block A respect the setting of Sackville Gardens and the adjoining conservation area. The architectural design statement notes that demolition of the flat blocks, which is provided for under a previous part 8 permission, will take place in two stages, with residents being displaced following demolition of the first three blocks being rehoused in the remaining block pending the refurbishment of a number of existing houses at Ballybough Road, at which time the fourth block will be detenanted and demolished.

It is stated that the proposal provides for a new urban neighbourhood, with its own internal dynamic, with a high quality public realm, newly defined street edges, a defined carriageway for vehicles on the new boulevard, landscaped streets and gardens and safe playing space for children in the new landscaped internal courtyard. The proposed extension of Sackville Gardens to Ardilaun Square will comprise a new shared surface, stated as being of high quality modular paving in a colour to match the brick. It is stated that this will ensure a coherent public realm for the proposed new neighbourhood, connecting both to the proposed new boulevard and to the network of streets in the city. The proposal will also restore the urban grain of the southern side of Sackville Avenue which had been lost following the construction of the freestanding blocks at Croke Villas in the 1960s. The design of the apartment buildings, with a sawtooth roof profile, is part of a consistent language with that of the houses on the opposite side of Sackville Avenue, while similar materials are also used. The proposed new boulevard would be planted with trees and a new public space would be provided in front of the permitted handball facility. The proposed boulevard would widen from east to west to provide a triangular open space area in front of the permitted handball facility and the Ardilaun Road entrance to Croke Park.

The proposed new boulevard is described as 'a layered and folded landscape within which the new housing can sit' with an expanding view as the stadium is approached, with a defined space created by the walls of the housing. It is proposed to set a series of heavy metal strips into the ground of the carriageway and into the paved surfaces of the footpaths, thus providing a series of 32 bands with county names inscribed into them, with an additional four bands for external GAA counties. Resin bound feature paving slabs are to be set into the banded strips with the county colours on them corresponding to the names engraved on the strips. These bands of metal would define zones into which trees would be planted. The paving to the boulevard would consist of high quality modular paving in a colour to match the brick in the houses and apartments. In order to protect the amenities of residents of the proposed new apartments and the permitted new houses on the northeast side of the street on match days, a series of thresholds, protected edges and tree planting would provide a buffer zone between the houses and the proposed new boulevard.

Impact on Residential Amenity

Details of security and management for match days and concert evenings have been submitted. It is stated that the understanding is that the Gardai will close off the boulevard and other streets to vehicles, with the line of temporary closure being at the access to the residents' car park or, in the event of it being at Ballybough Road, controlled access would be permitted to residents. In this regard it is stated that details will be agreed between the GAA and the residents. A temporary security area may also be set up at the entrance to the street. It is stated that small children living on Sackville Avenue would not be allowed to play unsupervised on the street at times when it is closed off for matches. It is considered that the proposal provides for an adequate buffer zone between the proposed apartment and the proposed new boulevard. The issue of crowd movement, control and safety would be a matter for An Garda Síochána in conjunction with the GAA.

The Architects' design statement includes a shadow study. As the proposed internal courtyard is situated north/northeast of the proposed block A, it is inevitable that the courtyard will be in shadow at times; however, the study concludes that the amenity provided by the courtyard and gardens will generally be satisfactory. It is also concluded that there would be no impact on sunlight to the houses on Ballybough Road. Comparisons are made between the proposed boulevard and existing streets at Curved Street, Cow's Lane, Coppinger Row and Dame Lane. Upper these demonstrate that, although a narrow space may be shadowed on one side, reflected light on opposite walls can provide illumination of the streets. Overall the proposal provides for an acceptable standard of daylighting to the apartments, and would not appear to result in any undue overshadowing of houses in the area.

Appropriate Assessment

An Appropriate Assessment is required if likely significant effects on Natura 2000 sites arising from a proposed development cannot be ruled out at the screening stage, either alone or in combination with other plans or projects.

No Natura 2000 sites are located on or adjacent to the subject site. The following sites are located within approximately a 15km radius of the site: South Dublin Bay cSAC, North Dublin Bay cSAC, Howth Head cSAC, Glenasmole Valley cSAC, Wicklow Mountains cSAC, Knocksink Woods cSAC, Ireland's Eye cSAC, Baldoyle Bay cSAC, Malahide Estuary cSAC, North Bull Island SPA, Sandymount Strand/River Tolka Estuary SPA, Dalkey Islands SPA, Broadmeadow/Swords Estuary SPA, Baldoyle Bay SPA, Wicklow Mountains SPA and Howth Head Coast SPA.

The site is located in a highly urbanised part of Dublin city. There are existing buildings on the site which have been subject to a separate Part 8 application for demolition and the proposal concerns new development only. Surface and foul water in this area is connected to the public sewer and drainage system. Having regard to Dublin Bay being the nearest SPA there is no likelihood of any impacts on Natura 2000 sites occurring as a result of the proposed development.

In conclusion it is considered that the proposed development, having regard to the nature and location of the proposed works and lack of ecological pathways, will have no material impact on the integrity of any of the Natura 2000 sites located within 15km of the subject site.

Recommendation

Having regard to the nature and scale of the proposed development, the established pattern of development in the area and the zoning provisions of the current Development Plan, it is considered that the proposed development accords with both the City Development Plan, including the objectives for the Croke Villas SDRA, and with the proper planning and sustainable development of the area. There is therefore no objection to the proposal. The following are recommended:

1. Full details of the materials to be used for the proposed apartments, including samples, to be submitted to the planning authority for approval prior to commencement of development.
2. Full details of the paving and other materials to be used in the new boulevard, including samples, to be submitted to the planning authority for approval prior to commencement of development.

3. The following requirements of the Engineering Department (Drainage Division) are noted:

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) All public surface water infrastructure shall be constructed in accordance with Downes and associates Croke Villas Residential Development: Proposed Site Layout and Drainage Details drawing (dated 06.09.17) submitted with the planning application.

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

e) There is an existing public sewer running through the site. A clear distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.

f) Permanent discharge of groundwater to the drainage network is not permitted.

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) All surface water discharge from this development must be attenuated to two litres per second.

i) 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.

j) 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.

4. The following requirements of the Roads and Traffic Planning Division are noted:

a) Prior to commencement of development all works proposed on the public road in particular to Sackville Gardens, Sackville Avenue and Ardilaun Road including all materials to be used in the roads and footpaths, shall be subject to written agreement and approval from the Roads Maintenance Division of Dublin City Council. A Road Safety Audit shall be undertaken in advance of any areas to be taken in charge.

b) All bicycle parking at the development shall be of the Sheffield stand variety to provide good security and reduce the risk of damage to wheels.

c) A project traffic management plan for all stages of construction traffic shall be agreed in writing with the Planning Authority before demolition and excavation commences. The plan shall detail access arrangements for labour, plant and materials and shall indicate the locations of plant and machine compounds.

d) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

e) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Conclusion

It is considered that the proposed development is in accordance with the Development Plan 2016-2022. The proposed development is considered acceptable. This social housing development will be funded by the Department of Housing Planning and Local Government

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001.

Resolution:

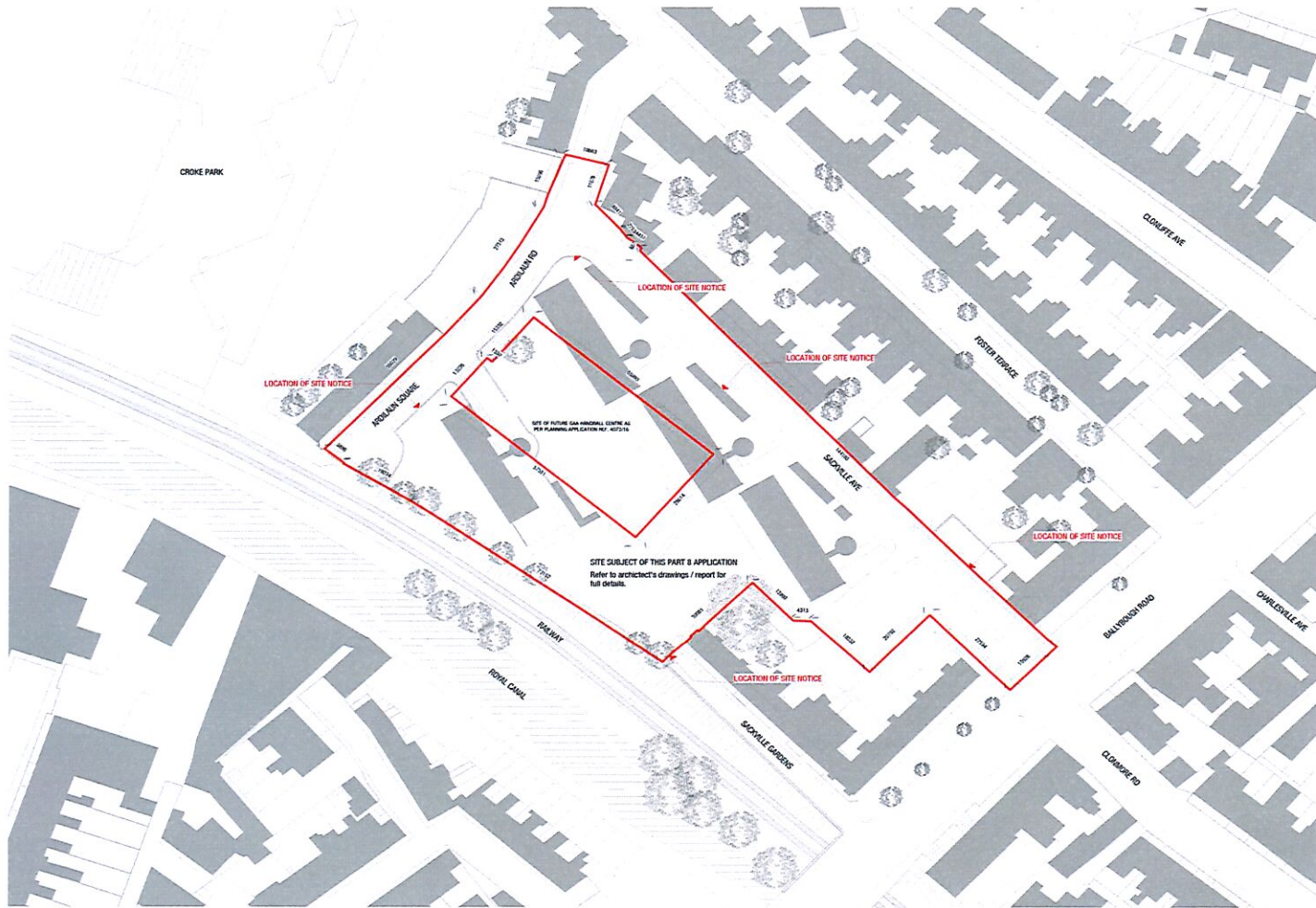
“That Dublin City Council notes Report No 400/2017 and hereby approves the contents therein.”

Owen P. Keegan
Chief Executive

23rd November 2017

Third Party Submissions received

Sackville Gardens Residents co signed
Ruadhan MacEoin- Mountjoy Square Community Group



01 CROKE VILLAS 2 - SITE PLAN (EXISTING)
 P-003 SCALE - 1:500(A1) / 1:1000(A3)

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PLANNING

MAP SHEETS NOS. 3198-16 3199-17

REV	DATE	BY	DESCRIPTION
P1	11.06.2017	MM	Issued for planning

DRAWN BY	PROJECT	SHEET	DATE
MM	SHANLEY AVENUE	11	11.06.2017
CHECKED BY	CLIENT	DATE	
MM	SHANLEY AVENUE	11.06.2017	
DRAWING TITLE	SITE LAYOUT PLAN (EXISTING)		

PROJECT	CV2-P-003	SHEET	P1
CLIENT	SHANLEY AVENUE	DATE	11.06.2017



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PLANNING
 CRICK VILLAS 2 - GROUND FLOOR PLAN
 SCALE: 1:100 (A1/A0)
 P-100

PLANNING

- LEGEND**
- 1.0000 UNIT
 - 1.0000 UNIT
 - 2.0000 UNIT
 - 2.0000 UNIT WITH GARAGE

CRICK VILLAS 2 - GROUND FLOOR PLAN
 SCALE: 1:100 (A1/A0)
 P-100

DATE: 17/01/11
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]

CV2-P-100 **P1**



1
P-160
SOUTHWEST ELEVATION ALONG SACKVILLE GARDENS
SCALE - 1/100 @ A1



2
P-160
NORTHEAST CONTEXT ELEVATION ALONG SACKVILLE AVENUE
SCALE - 1/100 @ A1

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PLANNING

DATE: 11.28.17
BY: [signature]

PROJECT: CV2-P-160
SHEET: P1
DATE: 11.28.17
BY: [signature]

CV2-P-160 P1

PHOTOSHOPPED ELEVATIONS

