

16th May 2018

The Chairperson and Members
South Central Area Committee

Report on the Part VIII for St. Teresa's Gardens | Donore Avenue | Dublin 8

Planning ref 2475/18

Housing & Community Services Housing Development Section lodged a Part VIII application to amend the previously permitted development comprising 50 no. units (16 no. apartments, 24 no. 3 bedroom terraced houses and 10 no 2 bedroom terraced units - Planning ref 2033 / 14) to allow for the construction of an additional 4 no. terraced residential units and associated works; amendments to the design of 12 no. previously permitted units; development of a temporary grass multisport pitch in addition to the previously permitted park development (Phase A); demolition of 2 no. existing flat blocks to facilitate the future provision of a landmark park (Phase B) with full size multisport pitch and associated works at St. Teresa's Gardens, Donore Avenue, Dublin 8 as follows:

Additional residential units:

4 no. three bedroom terraced units - as an extension of the previously permitted 3 storey terrace. Total proposed residential development of 54 no. units (including the additional 4 no. units) comprising 16 no. apartments, 28 no. 3 bedroom terraced units and 10 no. 2 bedroom terraced units.

Amendments to 12 no. previously permitted residential units:

6 no. two bedroom 3 storey terrace units (type E1 and F1) to be amended to 6 no. two bedroom 3 storey terraced units (B1 to B6).

4 no. two bedroom 2 storey terrace units (type D1) to be amended to 4 no. two bedroom two storey terraced units (D1 to D4).

2 no. 3 bedroom 3 storey units (type A) to be amended to 2 no. 3 bedroom three storey units (C1 and C2).

Demolition of 2 no. four storey flat blocks comprising:

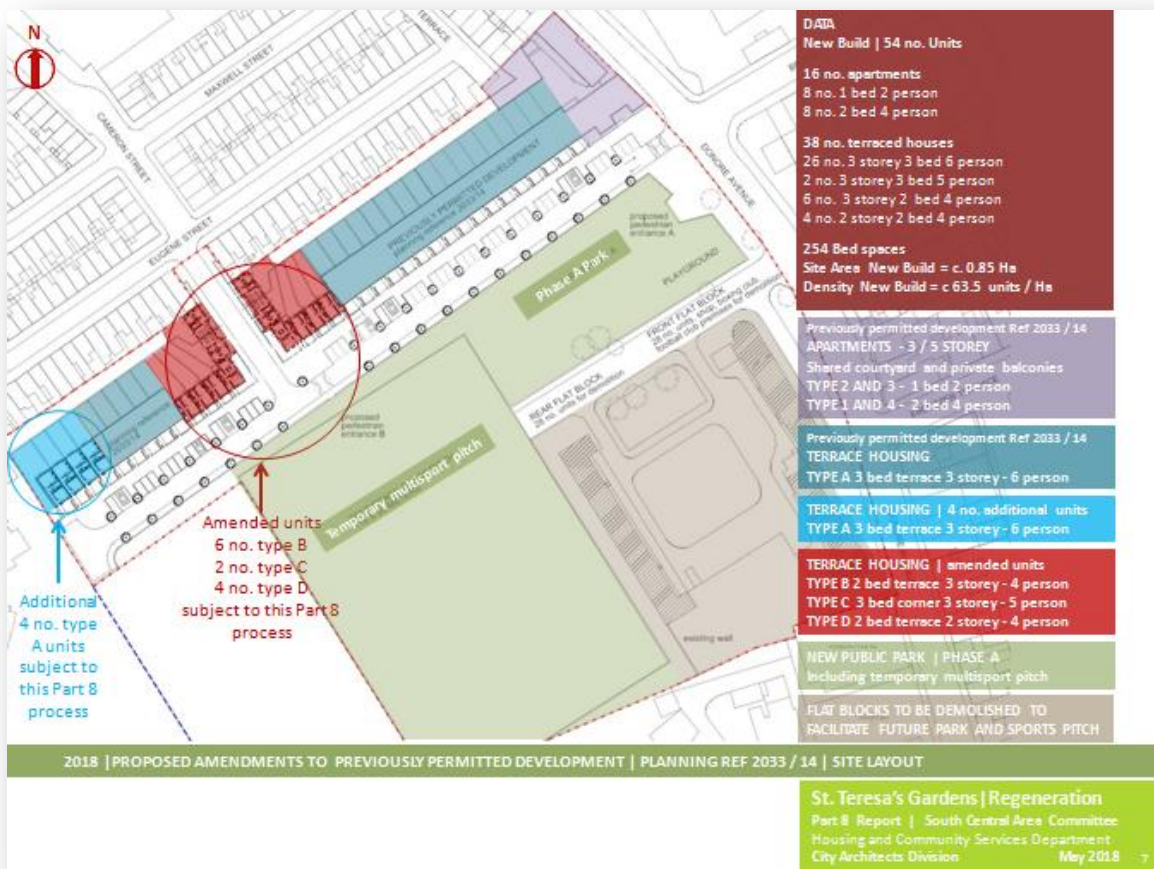
56 no. residential units (35 no. one bedroom units, 14 no. two bedroom units, 7 no. three bedroom units), a football club premises, boxing club premises / changing facility and a shop premises to facilitate the future development (Phase B) of an enlarged park and multisport playing pitch in accordance with the 2017 Development Framework for the SDRA 12 lands.

Development of a temporary grass multisport pitch and associated works (in addition to the previously approved park - Phase A).

The submission of observations period for Planning ref 2475/18 ended on the 26th April 2018. No third party submissions were received during the statutory consultation period. In light of policies and objectives in support of developments such as that now proposed, it is considered that the development proposed, in the form provided, is acceptable and is considered to be in accordance with the proper planning and sustainable development of the area.

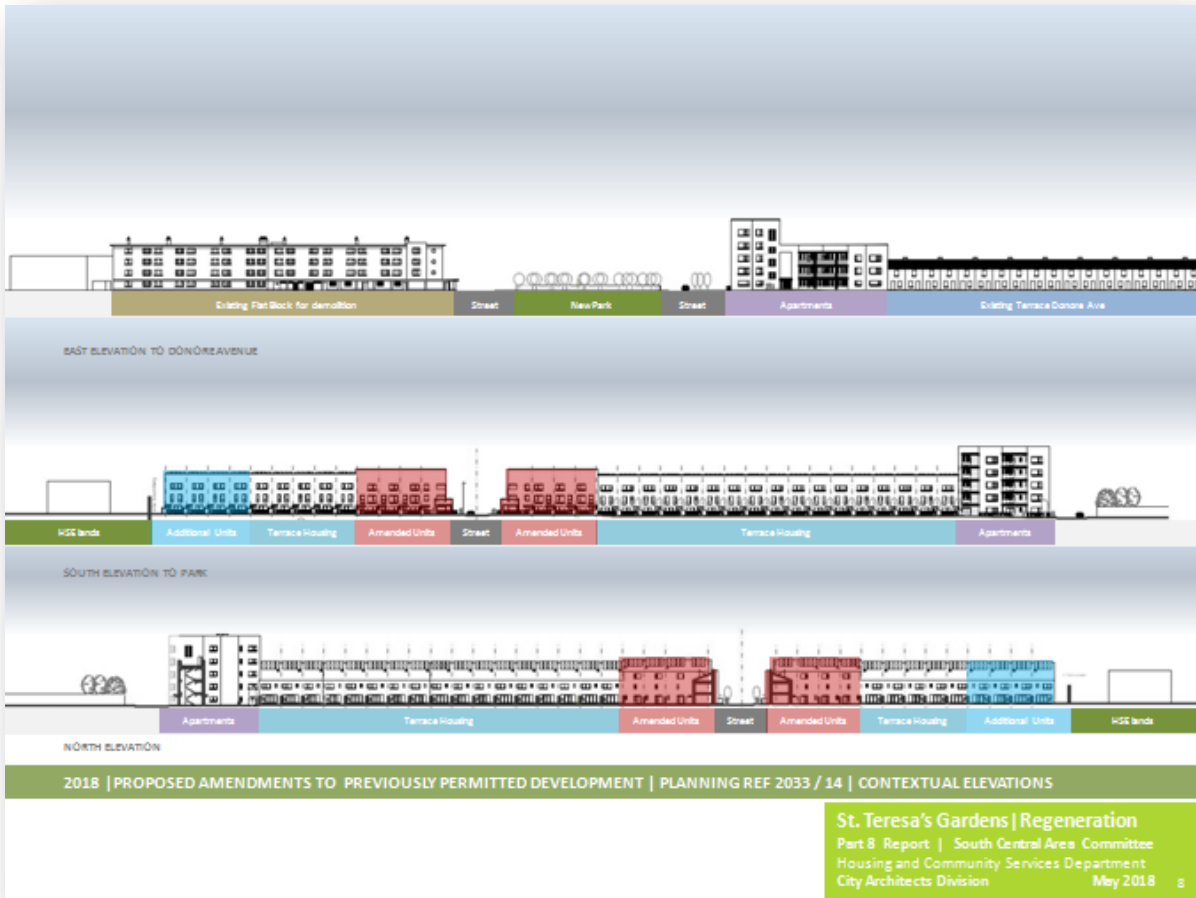
It is considered that the overall design and scale of the proposal is well reasoned and can be accommodated on site.

Internal DCC Departments made no objections to the proposed development. DCC Roads and Drainage Departments and the City Archaeologist have recommended conditions.



In conclusion the proposed development is considered to be in accordance with the Development Plan 2016-2022. The proposed development is considered acceptable.

As approval of a Part VIII application is a reserved function of the Elected Members of the Council, it is our intention to bring the proposal to the June Council Meeting for formal approval.



Anthony Flynn
Executive Manager

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