



(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:

PROPOSAL:

Pursuant to the requirements of the above, notice is hereby given of the intention 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. 3 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. 2 bedroom 3 storey terrace units (type E1 and F1) to be amended to 6 no. 2 bedroom 3 storey terraced units (B1 to B6).
4 no. 2 bedroom 2 storey terrace units (type D1) to be amended to 4 no. 2 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 3 storey units (C1 and C2).

Demolition of 2 no. four storey flat blocks comprising:

56 no. residential units (35 no. 1 bedroom units, 14 no. 2 bedroom units, 7 no. 3 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).

Plans and particulars can also be viewed online at www.dublincity.ie

LOCATION St. Teresa's Gardens, Dublin 8

Site notice: Checked and in order

Zoning

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

The site is located in an area subject to land use zoning objective 'Z14', which states 'To seek social, economic and physical development and/or rejuvenation of an area with mixed use'. The proposed development complies with the zoning objective for the area.

SDRA 12 St Teresa's Gardens and Environs

The site is located in Strategic Development and Regeneration Area 12 (St. Teresa's Gardens), an area comprising c.11.6 hectares, which also includes the former Player Wills and Bailey Gibson (.55ha) sites and the Coombe Hospital. Objectives for this area include the physical, social and economic integration of the three key sites and creation of a vibrant mixed use quarter with a network of streets and public spaces. Within SDRA 12, there is the potential for a mix use development including the provision of 550 residential units. The principles of developing SDRA 12 are set out in chapter 15 of the Dublin City Development Plan 2016-2022 and are as follows:

1. The development of a network of streets and public spaces will be promoted to ensure the physical, social and economic integration of three key sites in this area (St. Teresa's Gardens, former Player Wills and former Bailey Gibson sites) with further integration potential with the sites of the Coombe Hospital and White Heather Industrial Estate.
1. A vibrant mixed-use urban quarter will be promoted with complimentary strategies across adjoining sites in terms of urban design, interconnections and landuse. To provide for an area zoned sufficient in size to accommodate a minimum of 80m by 130m playing pitch.
2. A new public park is proposed as a landmark feature with passive supervision by residential and other uses.
3. There is potential for one or two mid rise buildings (up to 50m) within the site, subject to standards as set out in Development Plan. Retain and segment existing sporting facilities for the benefit of the wider community and use by local sports clubs. At least 20% of the area will be retained for public open space, recreation and sporting facilities, including an area to facilitate organised games.
4. Strong permeability through these lands will be encouraged to generate movement and activity east to west (connecting Dolphin's Barn Street and Cork Street with Donore Avenue) and north to south (connecting Cork Street and Donore Avenue with the South Circular Road and Grand Canal corridor). A high quality public domain, provision of pedestrian and cyclist routes and provision of active streets will be promoted.
5. A community hub will be incorporated into the scheme to provide a wide range of community facilities accessible to the wider neighbourhood. Opportunities to highlight the heritage of the local area by proposing community uses close to important landmark buildings such as St. Teresa's Church will be promoted.
6. Provision shall be made for the expansion of St Catherine's School, Donore Avenue in the redevelopment of the former Player Wills site

Site Location

St. Teresa's Gardens was designed by the late H.G. Simms, Chief Housing Architect, Dublin Corporation, and is a social housing complex built in the 1950's, comprising 12 no four story blocks. The overall site is bound to the north by residential dwellings of Eugene Street a terrace of single storey brick houses. Immediately to the north east is an access road leading onto Donore Avenue. To the south are the former industrial sites (Player Wills factory (2.78ha) and Bailey Gibson (1.52ha)) and to the west by The Coombe Women's and Infants University Hospital (2.34ha).

St Teresa's Gardens has been the subject of a number of Part 8 applications, this current application seeks minor alterations from those previously approved. It should be noted that the Part 8 as now proposed will help to further give effect to the provisions as set out in SDRA 12, and highlighted above.

Proposed Development

This Part 8 application seeks 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. 3 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. 2 bedroom 3 storey terrace units (type E1 and F1) to be amended to 6 no. 2 bedroom 3 storey terraced units (B1 to B6).

4 no. 2 bedroom 2 storey terrace units (type D1) to be amended to 4 no. 2 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 3 storey units (C1 and C2).

Demolition of 2 no. four storey flat blocks comprising:

56 no. residential units (35 no. 1 bedroom units, 14 no. 2 bedroom units, 7 no. 3 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).

Planning History

2756/13: Part 8 application: The works proposed under this Part 8 Procedure comprise: The phased demolition of 10 no. four storey flat blocks comprising 276 no. residential units (apartment numbers 72-323 inclusive, 335-358 inclusive) and 5 no. commercial units nos. 52, 54, 56, 58 and 60. Ancillary works post demolition include the grubbing up and capping off of services and utilities, clearance of site and soft landscaping, boundary

treatments and public lighting. The refurbishment of 60 no. apartment units (apartment unit numbers 7-38 inclusive and numbers 44-71 inclusive) located in 2 no. four storey blocks (including the amalgamation of 23 no. units to provide 15 no. larger size units) resulting in 52 no. refurbished and upgraded apartment units. Landscaping improvements to the grounds and curtilage of the 2 no. blocks to be refurbished to include hard and soft landscaping, parking provision, boundary treatment and gates, private gardens, CCTV security and public lighting.

2033/14: Approved Part 8 application: The demolition of 3 no. single storey terraced houses on Eugene Street (no's 23, 24 and 25); the closure of the eastern section of Darley's terrace including the relocation of the existing ESB substation. *Note Dublin City Council proposes initiating an extinguishment of a public right of way / road closure process over this section of Darley's Terrace in 2014 to facilitate the new development. The construction of 50 no. new residential units, including balconies/terraces, comprised of 16 no. apartments ranging between 3-5 storeys in height and 34 no. terraced houses ranging between 2-3 storeys in height. revisions to the construction and refurbishment work to 2 no. existing four storey apartment blocks (previously approved under Part VIII Ref 2756/13) to now refurbish 60 no. existing units (including amalgamation of 11 no. units to provide 8 no. larger units) providing 57 no. refurbished units. The provision of a new urban park providing passive and active recreational uses and children's play facilities. Other works include the provision of a new road network comprising an entrance/ road from Donore Avenue and a route/ entrance from Eugene Street to the application site; and ancillary and associated enabling/site works including hard and soft landscaping, on-street car parking, boundary treatments, gates, bin stores, private gardens/courtyards, CCTV security and public lighting.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 18th October 2017 & the 23rd May 2018.

Observations

Persons / bodies who made submissions:

None received within the prescribed period.

Departmental Reports:

Drainage Department: No objection however conditions are recommended.

Archaeology: **Conditions recommended**

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.

City Development Plan 2016-2022

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.

Assessment

This proposal seeks to carry out additional works on St Teresa's Gardens and a departure from those previously approved by Part 8. This Part 8 application therefore seeks 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; demolition of 2 no. existing flat blocks to facilitate the future provision of a landmark park with full size multisport pitch and associated works.

The total proposed residential development will increase from 50 previously approved to 54 no. units. The development will now comprise of 16 no. apartments, 28 no. 3 bedroom terraced units and 10 no. 2 bedroom terraced units. The 4no additional units proposed are located on the north western portion of the site boundary south of Eugene Street. These units include 2 no 3 storey 3 bed (5 person) units and 2 additional 3 storey (6 person) units. The 12 no units proposed for amendment are located on the northern site boundary to the East and West of the new access from Eugene Street. All 12 units proposed for amendment have sufficient open space and are considered acceptable on site. These amendments proposed will involve change from 6 no. 2 bedroom 3 storey terrace units, type E1 and F1 to be amended to 6 no. 2 bedroom 3 storey terraced units, B1 to B6, 4 no. 2 bedroom 2 storey terrace units, type D1 to be amended to 4 no. 2 bedroom two storey terraced units D1 to D4 and 2 no. 3 bedroom 3 storey units, type A to be amended to 2 no. 3 bedroom 3 storey units type C1 and C2.

This proposal also seeks approval for the demolition of 2 no. existing flat blocks which currently comprise 56 no. residential units (35 no. 1 bedroom units, 14 no. 2 bedroom units, 7 no. 3 bedroom units), a football club premises, boxing club premises/changing facility and a shop premises. This demolition will 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.

This application also seeks approval for a temporary grass multisport pitch in addition to the previously permitted park development, the total land area given measures 2.28 ha and equates to 24.5% of the total site area which is well in excess of the 20% minimum required by the SDRA.

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

I note that no third party submissions have been received during the statutory consultation period. Therefore, in light of stated 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; the development as proposed is considered to be in accordance with the proper planning and sustainable development of the area.

Conclusion

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

Recommendation

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development subject to the following recommendations.

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. 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).
 - c. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of the public drainage network, in both hard and soft copy to an approved format, are to be submitted by the Developer to the Drainage Division.
 - d. 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.
 - e. The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
 - f. 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.
 - g. The development shall incorporate Sustainable Drainage Systems in the management of stormwater, as outlined in the January 2018 Part 8 Submission "Architect's Report". Full details of surface water management plans shall be agreed in writing with Drainage Division.
 - h. Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site.

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. 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.

l. 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.

m. The development must comply with all drainage requirements set out in "Architect's Report" dated January 2018. A review and revision of the flood risk assessment submitted in 2014 to include the 4 additional units and temporary multisports pitch must be submitted at design stage, along with a Strategic Flood Risk Assessment for the SDRA 12 lands.

n. Co-ordination of the overall surface water management strategy will be implemented at the first phase of development in order to ensure the overall integrated design is implemented.

2. Archaeology Division

a. The developer shall retain a suitably qualified licensed-archaeologist to advise regarding the archaeological implications of site clearance, demolition and/or construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.

b. The developer shall allow for the resolution of archaeology (both on site and necessary post excavation) in the project budget and timetable.

c. The developer's archaeologist shall undertake licensed archaeological monitoring of all demolition and sub-surface works associated with the development including the breaking and removal of any floor slabs, levelling of ground etc.

d. The archaeologist shall consult with and forward their Method Statement in advance of commencement to the Planning Authority.

e. In the event of archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including if necessary the archaeological excavation of such features. In the event of significant archaeological features on site, the archaeologist retained by the developer shall immediately contact the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Culture, Heritage and the Gaeltacht) shall determine the further archaeological resolution of the site.

f. Two copies of a written report and a digital report (on compact disc) containing the results of the archaeological monitoring shall be forwarded on completion to the Planning Authority and National Monuments Service, Department Arts Heritage and Gaeltacht.

g. Following submission of the final report to the Planning Authority, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-44 Pearse Street, Dublin 2.

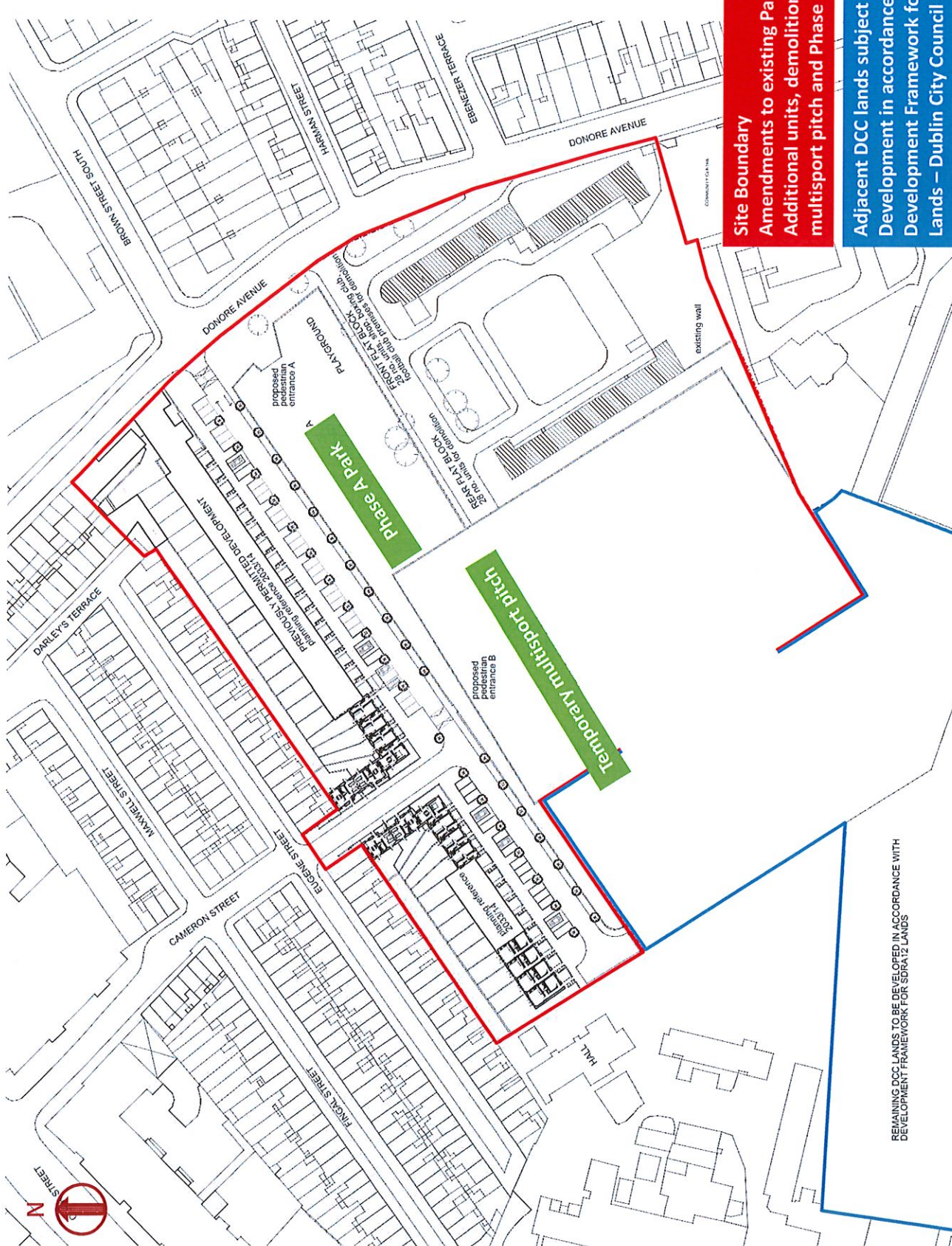
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001.

Resolution:

“That Dublin City Council notes Report No 163/2018 and hereby approves the contents therein.”

Owen P. Keegan
Chief Executive

30th May 2018



Site Boundary
 Amendments to existing Part 8
 Additional units, demolitions, temporary
 multisport pitch and Phase A of Park

Adjacent DCC lands subject to future
 Development in accordance with the
 Development Framework for the SDRA 12
 Lands – Dublin City Council July 2017

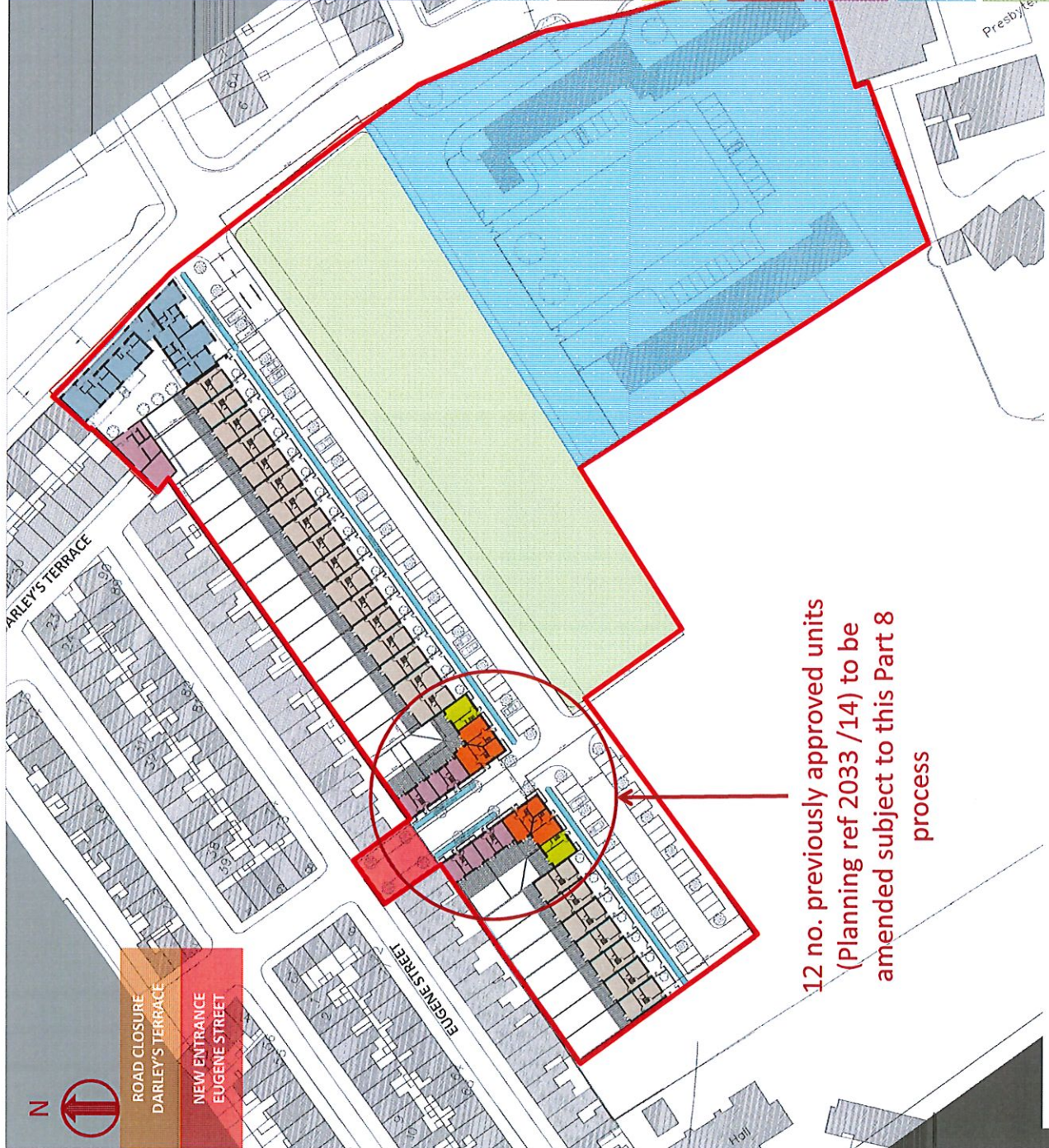
2018 | PROPOSED AMENDMENTS TO PREVIOUSLY PERMITTED DEVELOPMENT | PLANNING REF 2033 / 14 | SITE PLAN

St. Teresa's Gardens | Regeneration
 Part 8 Report | South Central Area Committee
 Housing and Community Services Department
 City Architects Division
 May 2018



ROAD CLOSURE
DARLEY'S TERRACE

NEW ENTRANCE
EUGENE STREET



12 no. previously approved units
(Planning ref 2033 /14) to be
amended subject to this Part 8
process

DATA | PREVIOUSLY PERMITTED DEVELOPMENT

New Build - 50 no. Units

- 16 no. apartments
- 8 no. 1 bed 2 person
- 8 no. 2 bed 4 person
- 34 no. terraced houses
- 24 no. 3 storey 3 bed 6 person
- 6 no. 3 storey 2 bed 4 person
- 4 no. 2 storey 2 bed 4 person

232 Bed spaces

Site Area New Build = c. 0.82 Ha
Density New Build = 61 units / Ha
Site Area Refurb Blocks = c. 1 Ha
Park Area = c. 0.48 Ha

Apartments - 3 / 5 storey
8 no. 1 bed, 8 no. 2 bed

Typical Terrace House
3 storey 3 bed 6 person

Two Bed House
3 storey 2 bed 4 person

Typical Corner House
3 storey 2 bed 4 person

Double Front House
2 storey 2 bed 4 person

Consolidated / Refurbished Blocks 56
no. units

Phase A | Park | Previously Permitted
Children's Play and Sports Facilities

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2018	



Phase 2
Residential New Build
50 no. units

Phase 3 / other phases
Potential Future Development
Residential Use

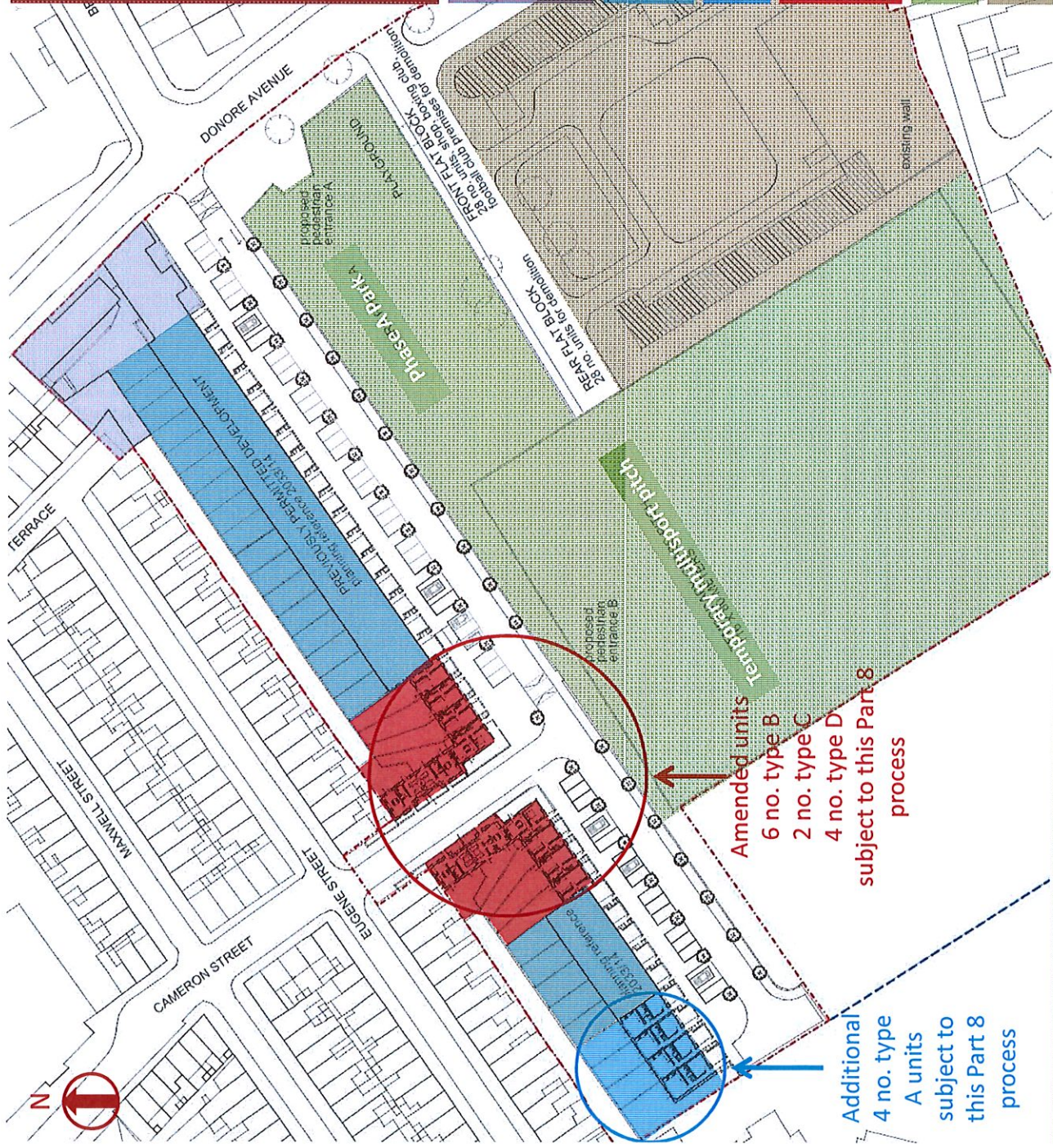
Phase 3
Phase B of Park and Sports Facilities
c. 1.1 Ha

Phase 3 / other phases
Proposed Mixed Use - incl residential

Phase 3 / other phases
Proposed Residential use

Players Wills / Bailey Gibson Lands
Previous Planning Permissions (lapsed)
Mixed Use - primarily residential

2014 | PREVIOUSLY PERMITTED DEVELOPMENT | PLANNING REF 2033 / 14 | MASTER PLAN SCHEMATIC FOR LANDS



DATA

New Build | 54 no. Units

16 no. apartments

- 8 no. 1 bed 2 person
- 8 no. 2 bed 4 person

38 no. terraced houses

- 26 no. 3 storey 3 bed 6 person
- 2 no. 3 storey 3 bed 5 person
- 6 no. 3 storey 2 bed 4 person
- 4 no. 2 storey 2 bed 4 person

254 Bed spaces

Site Area New Build = c. 0.85 Ha

Density New Build = c 63.5 units / Ha

Previously permitted development Ref 2033 / 14

APARTMENTS - 3 / 5 STOREY

Shared courtyard and private balconies

TYPE 2 AND 3 - 1 bed 2 person

TYPE 1 AND 4 - 2 bed 4 person

Previously permitted development Ref 2033 / 14

TERRACE HOUSING

TYPE A 3 bed terrace 3 storey - 6 person

TERRACE HOUSING | 4 no. additional units

TYPE A 3 bed terrace 3 storey - 6 person

TERRACE HOUSING | amended units

TYPE B 2 bed terrace 3 storey - 4 person

TYPE C 3 bed corner 3 storey - 5 person

TYPE D 2 bed terrace 2 storey - 4 person

NEW PUBLIC PARK | PHASE A

Including temporary multisport pitch

FLAT BLOCKS TO BE DEMOLISHED TO

FACILITATE FUTURE PARK AND SPORTS PITCH

2018 | PROPOSED AMENDMENTS TO PREVIOUSLY PERMITTED DEVELOPMENT | PLANNING REF 2033 / 14 | SITE LAYOUT

Additional
4 no. type
A units
subject to
this Part 8
process

Amended units
6 no. type B
2 no. type C
4 no. type D
subject to this Part 8
process