



**The Chairperson and Members
South East Area Committee**

Report on the Part 8 for the proposed removal of the above ground remains of previously demolished structures and construction of a new 5-storey apartment block at 29-30 Fishamble Street, Dublin 8

DCC Housing & Community Services Department wishes to provide an update to the South East Area Committee regarding the Part 8 planning application concerning the following development:

A proposed infill housing development including: removal of the above ground remains of previously demolished structures and construction of a new 5-storey apartment block consisting of 1 no. 1-bed unit, 4 no. 2-bed units, common circulation area, ancillary areas and all associated site works at 29-30 Fishamble St. Dublin 8.

The proposed building consists of 5 apartments, a shared vertical circulation core and ancillary accommodation on a site which is currently a vacant plot within the city centre. The apartment sizes and the layouts meet the minimum floor areas and standards required by the current Dublin City Development Plan. At ground floor the 1-bed apartment layout provides a Universal Design that is in excess of the minimum requirements of Part M and can facilitate easy movement of a wheelchair. The main living spaces are oriented towards the street front, west south-west direction, greatly benefiting from direct sunlight. The bedrooms are recessed from the street front or located at the courtyard, where more privacy is provided. Privacy of the rear Smock Alley Court courtyard is carefully considered.

The proposal was presented to the South East Area Committee meeting of 11th June 2018 prior to the commencement of the Part 8 process. Consultation with the local residents also took place prior to the commencement of the Part 8 process. Plans and particulars of the proposed development were available for inspection or could be purchased from 6th July 2018 for a period of four weeks. Submissions or observations in relation to the proposed development were also invited and the deadline for receipt of these was 4.30pm on 20th August 2018.

A number of third party submissions were received in relation to the application within the prescribed period. The content of the submissions received was noted and has been considered by the Planning & Development Department in their assessment of the proposal. The Conclusion of the Planning & Development Department is as follows:

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

Please see Planner’s Report included with this notice.

As approval of a Part 8 application is a reserved function of the City Council, it is now our intention to bring the proposal to the November City Council meeting for formal approval.

**Anthony Flynn
Executive Manager**