

The Chairman and Members of
North West Area Committee.

Housing & Community Services

Meeting: 19th February 2019

Item No: 7

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

Application No: 4303/18

Proposal: LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Dublin City Council, Housing and Community Services.

Location: Saint Finbarr's Court, Kilkieran Road, Dublin 7

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed demolition of two residential blocks containing 29 flats and a community room, and clearance of the site in order to enable the development of new housing.

The Local Authority has concluded, following a preliminary examination, that there is no real likelihood of the proposed development having significant effects on the environment and therefore an Environmental Impact Assessment is not required.

Proposal: The proposal is for the enabling works ahead of new build housing consist specifically of the following:

- Demolition of residential flat blocks (x2) and site clearance

The North West Area Committee was informed of the initiation of the Part 8 planning process for the proposed development and of the recommendation of the Planning Department at its meeting on the 16th October 2018.

Zoning:

Under the 2016 – 2022 Dublin City Development Plan the site is governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with objective “To protect, provide and improve residential amenities”.

Site Notice: Site notices in order on 06/12/18

Site Description

The site is located in a mature residential area in Cabra, Dublin 7 and is comprised of two parts – one each side (east and west) of St. Finbarr’s Road located at the junction with Kilkieran Road.

The western site is bounded to the west by two-storey housing in Kilkieran Court (Z1 zoning) and the site on the eastern side of St. Finbarr’s Road is bounded by educational buildings (z1 and Z15). The gable end of dwellings (nos. 3 and 22 St. Finbarr’s Road – Z1 zoning) face into the sites. Kilkieran Road bounds the site to the south.

Each site contains a two-storey, red-brick, pitched roof residential block of own-door one or two bedroom/studio-type flats with Block 1 containing 16 no. one-bedroom studio flats and block 2 containing 12 no. one-bed studio flats and 1no. 2-bedroom flat. A ‘Community Centre is indicated at ground floor level of Block 2. The flats were formerly occupied by older persons.

The blocks are now vacant and boarded up and are described in the City Architects’ Report accompanying this application as being obsolete in terms of space standards, accessibility and thermal comfort.

The flats are small in size consisting mainly of a shared bedroom/living space, a small kitchen, a bathroom and a hall. They would be considered substandard in floor area under current residential accommodation standards. Deck access is provided to the upper floor.

Departmental Reports:

Drainage Divisions: Report dated 15.11.18 stating the division has no objections subject to conditions

Transportation Planning Division: Report dated 23.11.18 stating the division has no objections subject to conditions

Submissions / Observations:

Prescribed Bodies / Consultees:

Transport Infrastructure Ireland (TII): Submission dated 21/11/18 stating “TII have no observations to make”.

Irish Water: Submission dated 20.12.18 stating that IW have no objection to the proposal subject to the application signing a connection agreement with IW should the applicant propose to connect to a public water/wastewater network operated by IW and that in the interest of public health and environmental sustainability IW infrastructure requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the IW Capital Investment Programme

Third Parties: None received

Relevant Site History:

None traced on APAS

Planning Assessment

Under the Dublin City Development Plan 2016 – 2022 the site is zoned Z1 – Sustainable Residential Neighbourhood. The proposed demolition of existing blocks and site clearance with the view to redevelop for an increased number of residential units is in compliance with this zoning objective.

Policy QH23 of the 2016-2022 the development plan states that “*It is the policy of Dublin City Council to discourage the demolition of habitable housing unless streetscape, environmental and amenity considerations are satisfied, and a net increase in the number of dwelling units is provided in order to promote sustainable development by making efficient use of scarce urban land*”.

The proposal is for the demolition of the two flat blocks on the site (29 no. flats and a community room in total) and for the site clearance ahead of the construction of future residential development of the site.

According to the information contained within the City Architect’s Report submitted with this application feasibility studies for the future of the flats were carried out and presented to City Councillors and that redeveloping the site with apartments for older people was the preferred option. It is estimated that the total capacity is 46 one and two bedroom apartments and a community facility of about 100m².

It is noted further noted from the report that the Dublin City Council has the approval of the Department of Housing Planning and Local Government to proceed with this proposal and that a design team has been appointed. It is also noted that the project team is to lodge a Part 8 submission in March 2019 and that construction is to commence in January 2020.

A submission has been received from Irish Water. The requirements set are not relevant in the case of demolition.

Having regard to the information contained within the application, the proposed demolition is in accordance with Policy QH23 and all other provisions of the Dublin City Development Plan 2016 – 2022.

The planning authority has no objection to the proposal.

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.

EIA

Having regard to the nature, scale and location of the proposed development and the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), it is concluded that there is no real likelihood of significant effects on the environment and as such an EIAR is not required.

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.

The following recommendations have been received from internal Departments;

1. The following drainage requirements shall be complied with:

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

(ii) Records of public surface water sewers are indicative and must be verified on site.

2. The following Transportation Planning requirements shall be complied with:

(i) Prior to commencement of development, and on appointment of a contractor, a Demolition Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended demolition practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of demolition waste.

(ii) 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.

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

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

Anthony Flynn,
Executive Manager

Appendix 1 Third Party Submissions/Observations:

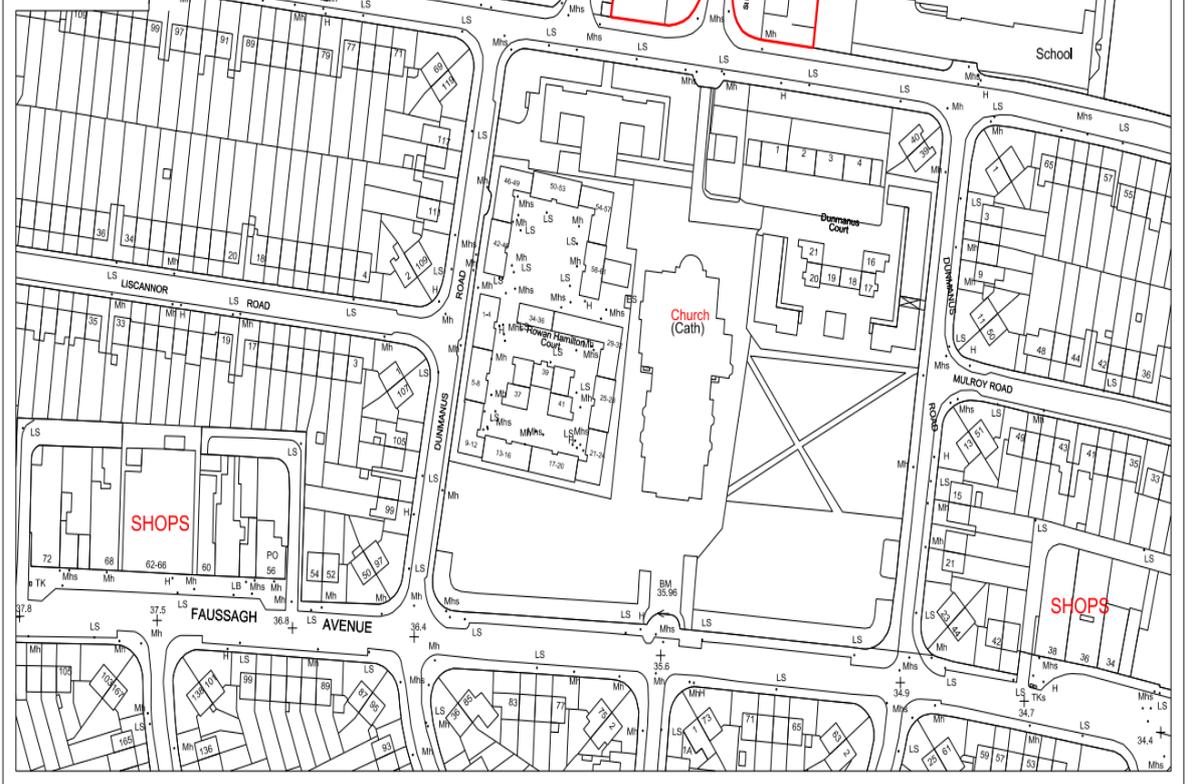
Tommy Broughan TD Dail Eireann

Mc Gill Planning (On behalf of Cairn Homes) 445 Herbert Lane Dublin 2.

Alexander Shigin

Adrian & Patricia Sharkey

Dublin City Council
CITY ARCHITECTS DIVISION
SITE LOCATION MAP
CA-17030-





Dublin City Council
 CITY ARCHITECTS DIVISION
 Chevalier Senior Citizens
 Social Amalgamation Programme
 Existing Floor Plans
 Elevations & Section
 CA1428 A01

