

## **DUBLIN CITY COUNCIL**

### **Pre Part 8 Submission**

**Location:** Dolphin Park, Dolphins Barn, Dublin

**Development:** The development proposes the Demolition of the 3 blocks of senior citizen flats (Flats 1 - 44) at Dolphin Park, Dolphins Barn, Dublin 8.

The proposals include the demolition and removal of all buildings and structures, including foundations and services. It may be necessary to carry out service diversions as part of the works, should services be encountered that serve other nearby buildings. It is proposed to provide a grass seeded surface for ease of maintenance in place of the existing buildings and concrete surfacing. Supplementary public lighting will be provided if deemed necessary, and CCTV coverage of the area will be retained (Exact position of new CCTV locations to be confirmed with Dublin City Council estate management following consultation and during detailed design stage all agreed with Public lighting Services)

**Zoning:** The subject site is located in the designated Strategic Development Regeneration Area (SDRA 13) at Dolphin House. The zoning objective is indicated as 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 prominent use'*.

### **Content of Submission**

A proposed site plan and details of structures to be demolished have been submitted at a scale of 1:200 & 1:100. It is also noted that that post demolition finishes are shown on the attached Proposed Site Plan. In relation to environmental reports, it is noted in the submission that an AA Screening and EIA Screening reports have being carried out by a specialist consultant and these will be included with the proposed Part 8 submission. A Bat survey will also be carried out once the building has being vacated and will be included with the proposed Part 8 submission.

### **Commentary**

The planning department are satisfied with the Pre Part 8 Submission for the Demolition of the 3 blocks of senior citizen flats (Flats 1 - 44) at Dolphin Park and for the Part 8 planning application to be lodged.

---

Kiaran Sweeney  
Senior Executive Planner  
28-09-2020