

South Central Area Office
Eblana House
Marrowbone Lane
Dublin 8

Date: 5th January 2021.

To the Chairman and Members of
the South Central Area Committee

**Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)
Proposed Demolition of St Michael's Community Centre and Health Services
Executive clinic at Emmet Road, Inchicore, Dublin 8**

Subject Site

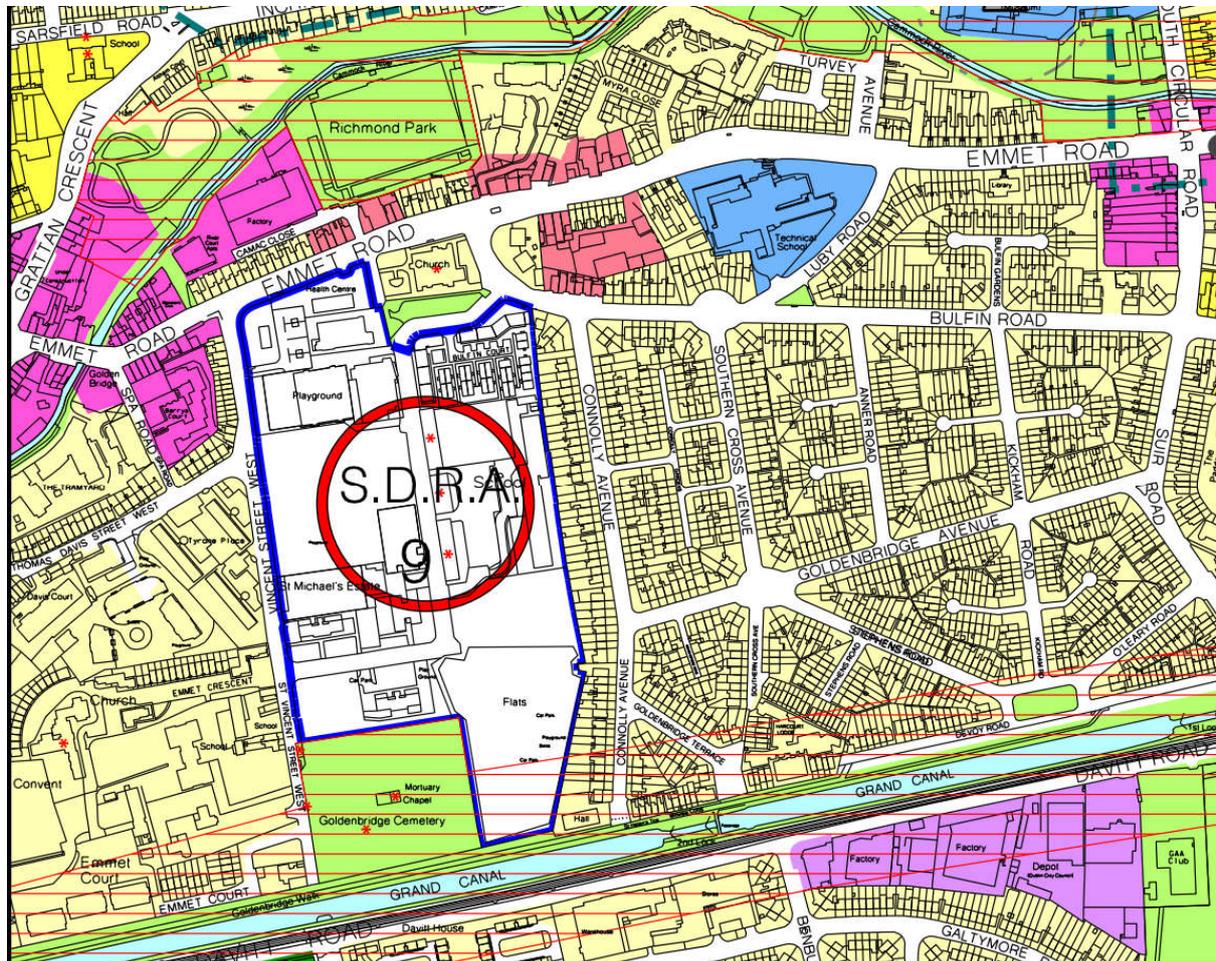
The portion of the site included in this application covers an area of approx 6110 m², and is located on Emmet Road, Inchicore, between St Vincent Street West and St Michael's Church.



Location of site showing demolition proposal within red line

The subject site outlined above is currently occupied by a health centre, a community centre, the remains of a disused Traveller's halting site, and the grounds of the (now demolished) pigeon club. The health centre is being acquired by Dublin City Council and the HSE have

given their consent to it's inclusion in this Part 8. The cleared site will form part of a large site that is scheduled for re-development. The demolition site is at the Northern end of the site covered by Strategic Development and Regeneration Area No. 9.



SDRA No 9 – site of demolition at Northern end

Proposed Development

This Part 8 is for the demolition of certain buildings on the site, along with site clearance works. The buildings to be demolished are shown on the photograph below as “St Michael’s Community Centre” and “HSE building”. Site clearance works includes the curtilage of the two buildings as well as the remains of a disused Traveller’s halting site and site of the now demolished former pigeon club together with internal walls, fences, tarmac and utilities. The external boundaries to Emmet Road will remain unchanged after demolition, and the boundary to the walkway known as “Patriot’s Way” will remain. The cleared site will be amalgamated with the larger development site and will be grassed in the interim pending redevelopment. No new fencing is proposed following demolition – it is proposed to leave

the external boundary walls to Emmet Road and St Vincent Street West intact, also the walls and fencing to the sports centre which will remain unaffected by the demolition proposals.



Conservation

Neither building is on the register of protected structures.

The agreement of the Committee is requested to this proposal.

David Dinnigan

Director of Housing Delivery