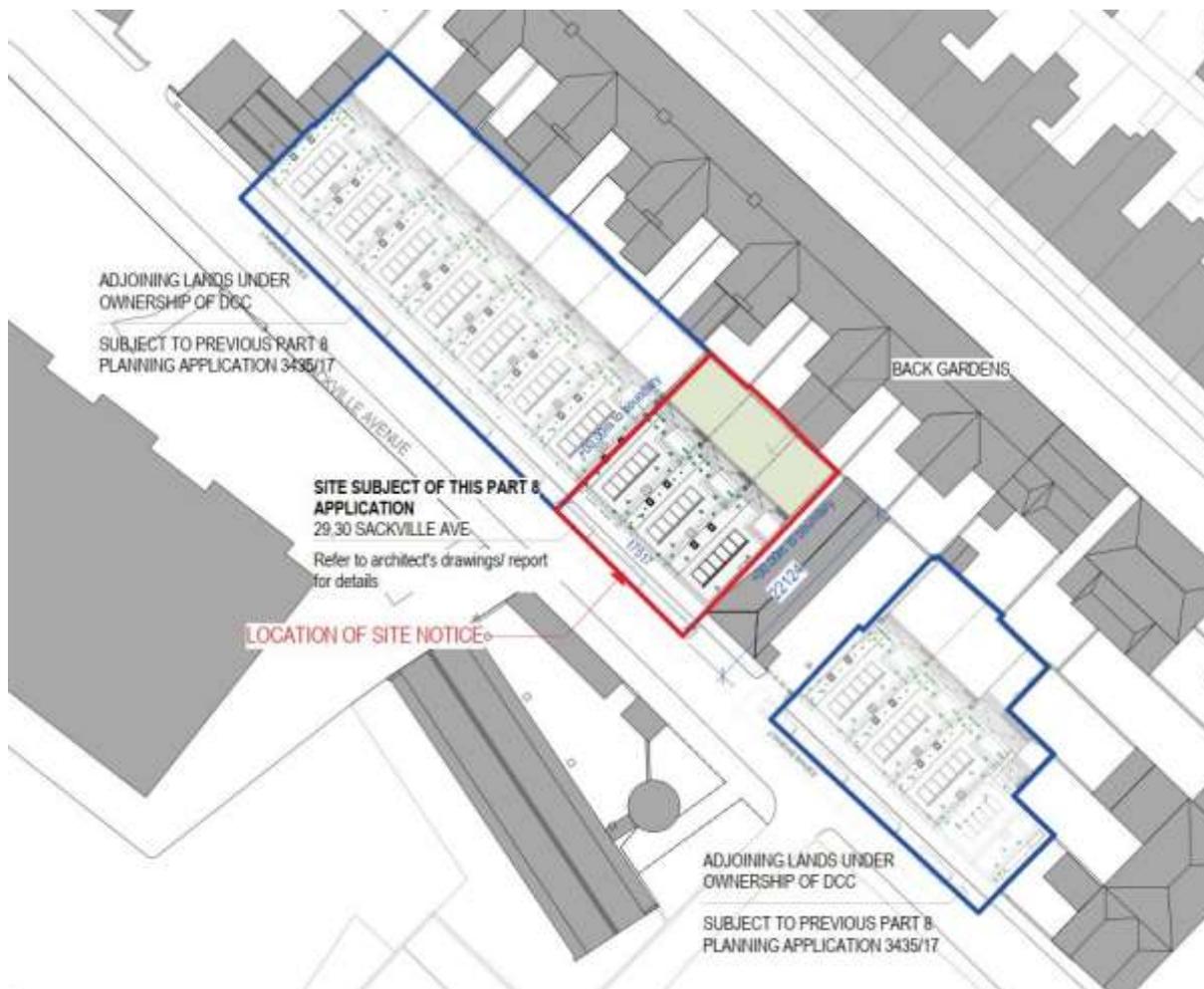


Date: 2nd February 2021

To the Chairman and Members of
The Central Area Committee

Report on Part 8 for lands at 30 Sackville Avenue, Ballybough, Dublin 3



Planning Ref 3789/20

Following initiation of the Part 8 process at the Central Area Committee meeting on the 8th of September 2020, Housing and Community Services Department lodged a Part 8 application on 24 November 2020 for the demolition of an existing derelict house at 30 Sackville Avenue and the construction of three, two storey, three bedroomed terraced houses with private rear gardens.

The period for submission of observations ended on 13 January 2021.

There were no prescribed bodies or third party objections or observations made to the planning authority regarding this Local Authority Works application. Internal DCC Departments made no objections to the proposed development but our Drainage, Environmental Health and Roads/Transportation Divisions did make a number of observations and recommendations, which are noted.

The conclusion of the Planner's report is:

The proposed development will provide a high quality residential development, will enhance the streetscape and is considered to be in accordance with the proper planning and sustainable development of the area. It is therefore considered that the proposal would be acceptable, subject to compliance with the requirements of Drainage Division, Environmental Health Division and Roads Division.

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to compliance with the requirements of the Drainage division, Environmental Health Division and Roads Division.

This proposal at 30 Sackville Avenue, for 3 houses, will form part of a larger development on Sackville Avenue which was approved by the City Council in 2017 (*Report of the Chief Executive 367/2017; Planning Ref 3435/2017*) for 11 houses. Bringing the total size of the development to 14 houses.

As approval of a Part 8 application is a reserved function of the Elected Members of the Council, it is our intention to bring the proposal to the March 2021 Council Meeting for formal approval.

David Dinnigan

Executive Manager