

Date: 19<sup>th</sup> May 2021

To the Chairman and Members of  
The South Central Area Committee

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Report under Part 8 Planning and Development Regulations 2001  
Proposed Demolition of former Health Centre and St Michael's community centre, Emmet  
Road, Inchicore, Dublin 8.

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**SITE LOCATION AND LAYOUT**



Site location



Aerial photograph

## **Planning Ref 2221/21**

Following initiation of the Part 8 process at the South Central Area Committee meeting on the 20<sup>th</sup> of January 2021, Housing and Community Services Department lodged a Part 8 application on the 16<sup>th</sup> of February 2021 for the demolition of St Michael's Community Centre, the Health Services Executive Building, and clearance of a disused halting site at Emmet Road, Dublin 8.

The period for submission of observations ended on 29<sup>th</sup> March 2021.

There were no third party observations made to the planning authority regarding this Local Authority Works application. Internal DCC Departments made no objections to the proposed development subject to conditions, which are noted.

The conclusion and recommendation of the Planner's report is:

*It is considered that the proposal will assist in facilitating the redevelopment of the subject site and, subject to compliance with the recommendations set out below, it is considered that the proposed development would not seriously injure the amenity of property in the vicinity and accords with the City Development Plan and the proper planning and sustainable development of the area.*

Accordingly, the City Council is advised to approve the proposed demolition subject to the requirements of DCC's Transportation Planning Division, Drainage Division and Archaeology Department.

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 June 2021 Council Meeting for formal approval.

**David Dinnigan**

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**Executive Manager**