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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: 2173/20

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

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

Applicant: Housing & Community Services,

Location: Dolphin Park, Senior Citizen Units, (No's 1-44), Dolphins Barn, Dublin 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of the demolition of the three existing Senior Citizen Blocks containing (Units 1-44) located to the north of the Dolphin House complex. In addition to the demolition of the three blocks ancillary works including the grubbing up of the existing road, footpaths and hardstanding to the north of the blocks. The existing hardstanding/parking area and roads and footpaths on the site will be replaced with a pea gravel finish and surrounded with boundary fence with an access gate for emergency access and general maintenance.

An Environment Impact Assessment Screening Report has been prepared and it has been determined that an Environmental Impact Assessment is not required.

Site Notice:

Site notices (3no.) checked, in place and in order on the 23-02-21

Proposed development:

The demolition of the three existing Senior Citizen Blocks containing (Units 1-44) located to the north of the Dolphin House complex. In addition to the demolition of the three blocks ancillary works including the grubbing up of the existing road, footpaths and hardstanding to the north of the blocks. The existing hardstanding/parking area and roads and footpaths on the site will be replaced with a pea gravel finish and surrounded with boundary fence with an access gate for emergency access and general maintenance.

The redevelopment of the site will be the subject of a separate application.

Relevant Policy from Development Plan 2016-2022

Strategic Development Regeneration Area 13 – Dolphin House

Section 15.1.1.16 - Regeneration proposals for this area include part-demolition, refurbishment and new build, in order to achieve a greater mix of uses and residential tenure diversity and unit mix.

Zoning Objective

Z14- Strategic Development and Regeneration Areas: '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'

Chapter 5 Quality Housing, Section 5.5.2 Sustainable Residential Areas

The Department of Housing, Planning Community and Local Government Statement 2015 encourages Planning Authorities to engage in active land management by leading and managing the development process and ensuring that land zoned for development come into use in accordance with Development Plan Policy and in tandem with supporting infrastructure. In particular the following policies are relevant to the proposed development:

QH5: To promote residential development addressing any shortfall in housing provision through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key locations including regeneration area, vacant sites and under-utilised sites.

QH8: To promote the sustainable development of vacant or under-utilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area.

QH23: 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

Site Description:

The site is located at Dolphin Park, an Estate complex located between the South Circular Road to the north and Grand Canal to the south. The site comprises 3no. 2 storey blocks formerly in use as flats (44no.1 bed units) for senior citizens together with associated amenity, parking and circulation space. The units are currently vacant. Access is taken from the wider Estate to the south. The blocks are set back from the South Circular, behind No. 385-409 South Circular Road, which are predominantly in residential use. Directly adjoining the site to the west is Rialto Parish Hall, 411-419 South Circular Road. A semi-detached pair of dwellings, Nos. 29-31 Herberton Park are located near the site boundary to the south west. A phased regeneration is currently underway on the wider Estate, with Phase 1 completed in 2018/2019.

Relevant Planning History:

Subject site: none

Wider Dolphin Park Estate:

3764/16

Planning permission granted for the development of: 5no. residential blocks (A to E) ranging from 2 to 4 storeys, comprising of 42 no (1 bed) apartments and 1 no. (2 bed) apartment, and

a community centre (c.115sqm) located at ground floor level of Block A, access to blocks via 2no. stair and lift cores and external walkways to each apartment, all totalling 3459sqm. Provision for refuse store (c.16sqm), external store (13sqm), ESB substation and 8no. car parking spaces.

Observations/Submissions:

None received.

Interdepartmental Report(s):

Drainage Division: Report notes no objection to this proposal subject to conditions

Roads and Traffic Planning Division: Report notes no objection to this proposal subject to conditions

Consultees /Interested Parties:

Irish Water – No report to date.

Planning Assessment:

This is an application for demolition of the three existing Senior Citizen Blocks containing (Units 1-44) located to the north of the Dolphin House complex.

The application site is located within SDRA13, which envisages part-demolition, refurbishment and new build on the site. The zoning objective for the site, Z14, seeks 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. The demolition of the three buildings is in line with the SDRA and Zoning objectives, continuing the process of renewal of the site. As the loss of existing housing on the site is expected to be temporary, pending a future planning application for residential development on the site, it is considered that the proposal is not in conflict with Policy QH23 of the City Development Plan. Overall, it is considered that the proposed development would be in conformity with the City Development Plan 2016-2022.

The buildings to be demolished are not considered to be of architectural merit. Consequently, the planning authority has no objection to their demolition, which will allow for the redevelopment and renewal of this prominent, sustainably located site.

The application documents state that the three blocks are now vacated and the residents have been moved to a newly constructed senior citizen development to the south of the existing blocks. The future development plans for the site have not been finalised to date but the demolition of the three flat blocks has been brought forward to mitigate against any anti-social behaviour that could occur in and around the derelict buildings.

An Outline Construction and Demolition Waste Management Plan has been submitted with the application. The plan provides for the management of demolition arising, including recycling or reuse on site where appropriate and, otherwise, safe disposal. The plan notes that it is estimated that there will be approximately 250-300 truckloads of demolition waste for the duration of the project or 18no. per day, though it is noted that this will fluctuate during the project and will depend on the operations of the contractor undertaking the works.

I note the reports from both the Drainage Division and the Transportation Planning Division who both have no objection to the proposed works.

Appropriate Assessment:

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 “European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate

Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended).

A screening report for Appropriate Assessment has been submitted. The report is based on a desktop review and a site walkover undertaken in July 2020. The report identifies that there is no hydrological, physical or ecological links between the subject site and any European/Natura 2000 sites and therefore concludes that the potential effects from the project on surrounding European Sites are negligible and not likely to occur.

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. The development is therefore considered to be acceptable in this regard.

EIA

The current proposal relates to demolition of existing structures of no heritage or other significance and site clearance works in preparation for future redevelopment. Under Item 14, entitled 'Works of Demolition', of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001(as amended), this proposal is not a potential candidate for either EIA or sub-threshold EIA. Furthermore, 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:

In conclusion, 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.

Recommendation:

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to the following recommendations:

1. The following requirements of the Transportation Planning Division shall be complied with:

a) Prior to commencement of development, and on appointment of a main contractor, a Construction and Demolition Waste 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 and dust management measures during the demolition phase and off-site disposal of demolition waste.

b) Details of the materials proposed in public areas are required, including kerbs, and should be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council and agreed in detail with the Road Maintenance Division.

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

Reason: In the interest of orderly development.

2. The following requirements of the Drainage Division shall be complied with:

a) The Developer shall take care to protect all public sewers that may be affected by these demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.

b) There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Reason: In the interests of public health.

The South Central Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development at their meeting on the 9th December 2020 and the recommendation of the Planning Department at its meeting's on the 19th of May 2021.

The project is being funded by the Department of Housing , Local Government and Heritage

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

This report is submitted to the City Council pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

Resolution:

That Dublin City Council Notes Report No. 166/2021 and hereby approves the contents therein.

Owen P. Keegan

Chief Executive

25th May 2021

List of Consultees:

Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1

Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs Development Applications Unit, Newtown Road, Wexford

- 1 DO NOT SCALE FROM THIS DRAWING.
- 2 WORK ONLY FROM FIGURED DIMENSIONS.
- 3 ALL DIMENSIONS TO BE REPORTED TO THE ARCHITECT.
- 4 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS

LEGEND

- Site Boundary
- Site Hoarding
- Blocks 1-12, 13-36 and 37-44 Dolphin Park for demolition
- Site Notice
- Fold Housing Assocs. Older Persons Accom. DCC Planning Ref 3764/16
- Existing flat block located within Dolphin Park Development
- Dolphin House Phase 1 Completed 2018
- Dolphin House Phase 2 proposed for Demolition



RCC PLAN NO 2173/21
RECEIVED 08 FEB 21

POI	18/01/21	EF	GM		
REV	DATE	BY	CHK/APP	REVISION DESCRIPTION	
				Issued for Part 8 Application	
SUITABILITY CODE				S4	
SUITABILITY DESCRIPTION					

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CITY ARCHITECTS DIVISION
 RANNOG ALTI'RE NA CATHRACH
 PROJECT NUMBER: 18/01/21/20/2002
 PROJECT TITLE: SCD Demolition works
 BLOCKS 1-12, 13-36 BKG 37-44
 PROJECT NUMBER: CA 19561

SITE ADDRESS: Dolphin Park, Dublin 8
 PROJECT TEAM: Glen Murray, Eoin Fyfe

DRAWING TITLE	Site Location Plan
SCALE	1:1000@A1
STATUS	S4
REVISION	
POI	

DRAWING NUMBER: DP-DCCA-XX-XX-DR-CS-1001