

Date: 10<sup>th</sup> June 2021

To the Chairman and Members of  
The North Central Area Committee

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Report under Part 8 Planning and Development Regulations 2001  
Proposed Development at Glin Court, Dublin 17.

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Planning Reference 2280/21

### SITE LOCATION AND LAYOUT



### **32 apartments for Older People**

Following initiation of the Part 8 process at the North Central Area Committee meeting on the 15<sup>th</sup> of February 2021, Housing and Community Services Department lodged a Part 8 application on 24<sup>th</sup> February 2021 for the demolition of the two existing blocks and the construction of 32 apartments for Older People, a community kitchen and dining room on the site at Glin Court, Glin Grove, Dublin 17.

The period for submissions of observations ended on the 6<sup>th</sup> April 2021.

There were no 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 Planning and Property Development Department, Drainage Division and the Transportation Planning Division did make a number of observations and recommendations, which are noted.

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

*The application site is designated Zoning Objective Z1 'To protect, provide and improve residential amenities'. Residential use is a permissible use in Z1. It is considered that the proposed development is in accordance with the Land Use Zoning Objectives for the subject site.*

*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 Planning and Property Development Department, Drainage Division and the Transportation Planning 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 Planning and Property Development Department, Drainage Division and the Transportation Planning Division.*

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 July 2021 Council Meeting for formal approval.

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**Executive Manager**