



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. 3038/21

Proposal: LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Dalymount Park Project Office, Culture, Recreation & Economic Services

Location: Dalymount Park, Phibsborough, Dublin 7

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed demolition of the disused Connaught Street Stand at Dalymount Park, Phibsborough, Dublin 7 and associated site clearance. The area is to be left clear of debris and finished to the same level of the existing car park. No new construction works are proposed at this time other than those necessary to secure the site and provide new services. These include connection for temporary commentary box along with emergency lighting. The foundations of the stand will be removed and all services will be removed insofar as this is practicable.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Zoning:

The majority of the stadium, and the majority of the subject site, is zoned objective Z9 (Amenity/Open Space Lands/Green Network) within the Dublin City Development Plan 2016-2022 (CDP), with the accompanying land-use objective 'To preserve, provide and improve recreational amenity and open space and green networks.'

The east part of the stadium, including the east stand and the east end of the subject site is zoned Z4 (District Centres), To provide for and improve mixed-services facilities. This falls into the Phibsborough Key District Centre (KDC 8).

To the north of the site, on the far side of the service laneway, the housing on Connaught Street is zoned Z2, with the objective 'To protect and/or improve the amenities of residential conservation areas.'

The site also falls within boundaries of the Phibsborough Local Environmental Improvements Plan.

Site Description

The site is located in Dalymount Park football stadium, the football stadium of Bohemians Football Club in Phibsborough. The site is bounded by Phibsborough Shopping centre to the east, by a laneway to the rear of the terrace of houses on Connaught Street to the north, by a laneway bounding a terrace of houses to the south, facing onto Dalymount Road, and by dwellings on St Peters Terrace and a national school to the west.

Proposal

This Part 8 Planning Application is for the proposed demolition of the disused Connaught Street Stand at Dalymount Park, Phibsborough, Dublin 7 and associated site clearance. The area is to be left clear of debris and finished to the same level of the existing car park. No new construction works are proposed at this time, other than those necessary to secure the site and provide new services. These include connection for temporary commentary box along with emergency lighting. The foundations of the stand will be removed, and all services will be removed insofar as this is practicable.

Relevant Site History

3266/12 – Retention permission was granted subject to conditions for development consisting of the retention/ continuation of previously approved temporary car park use at Dalymount Park with access from Saint Peters Road. Permission is also sought for retention and continuance of use of a temporary building (8.6sq.m) used as a management/ security cabin associated with the temporary car park. - Temporary three-year permission granted.

6250/07 - Retention permission for continuation of use of car park for three years granted subject to conditions, for use of staff of football club and of Mater Hospital.

3878/04 - Retention permission for continuation of use of car park for three years granted subject to conditions.

2209/01 (ABP Ref PL29N.126958)

Retention permission granted by ABP for three years following first party appeal against refusal for use of 2,820 sqm as car park.

2224/97 (ABP Ref PL29N.105464), concurrent with 2268/97)

Application for upgrading of football stadium, including refurbishment of main (south) stand, demolition of part of north terrace and upgrading of remainder, construction of new east terrace, upgrading of shed on west terrace, other site works, and construction of 48 apartments in four-storey block on lands at east side of stadium.

Permission granted subject to conditions by DCC. First Party Appeal Withdrawn.

2268/97 (concurrent with 2224/97)

Erection of new covered all seater stand with spectator capacity of 6200 to north side of playing pitch to replace existing north concrete stand.

Further information requested and not submitted.

812/93 - Permission granted subject to conditions to demolish part of the north terrace and provide a training pitch at the north western portion of the site. Development pursuant to this permission was carried out.

Adjacent planning applications of relevance

Phibsborough Shopping Centre and 345-349, North Circular Road, Dublin 7

SHD0028/20 (ABP-308875-21)

Permission granted subject to conditions by An Bord Pleanála for a 297-bedroom co-living development.

2628/28/17 / ABP ABP-300241-17: Permission for Demolition of the existing Tramway End/East Terrace of Dalymount Stadium, the existing warehouses in Kelly's Yard off the North Circular Road and part of Unit 1 of Phibsborough Shopping Centre and other ancillary site clearance: Construction of an extension to the existing Phibsborough Shopping Centre to contain a new Student Accommodation scheme, retail/restaurant units, commercial office and new civic plaza. Permission Granted subject to conditions.

This site is contiguous to the subject site, and includes the old east stand area.

Observations

Plans and particulars of the proposed works were available for inspection at the Civic Offices, Wood Quay, by appointment only and at the Dublin City Council, Cabra Area Office, 97 New Cabra Road, Cabra East, Dublin 7, from Monday 28th of June 2021 up to and including Monday 26th July 2021. Submissions and observations regarding the proposed development could be made up to and including Monday 9th August 2021.

No third party submissions were received.

Interdepartmental Reports

Drainage Division: Report received dated 28/07/2021 stating no objections subject to conditions.

Transportation Planning Division: Report received dated 28/07/2021 stating no objections subject to conditions.

Prescribed Bodies

TII - A submission was received from Transport Infrastructure Ireland which states the 'proposed development falls within the area for an adopted Section 49 Supplementary Development Contribution Scheme - Luas Cross City (St. Stephen's Green to Broombridge Line) under S.49 Planning and Development Act 2000, as amended. If the above application is successful and is not exempt, please include a condition to apply the Section 49 Luas Line Levy'.

Section 12 of the relevant development contribution scheme states 'The following categories of development will be liable for a reduced rate of development contributions under the Scheme: • Where an applicant is granted permission to demolish in part or in full an existing building and replace with another, then the development contribution payable is to be charged on the net additional floorspace created'. It is not appropriate to apply a development contribution in this case as the current proposal does not create net additional floorspace.

Dublin City Development Plan 2016-2022

GIO38 of Dublin City Development Plan

It is an Objective of Dublin City Council to redevelop Dalymount Park soccer stadium providing enhanced sporting recreational and community amenities and as part of this development to celebrate the rich sporting history of this site.

Objective 30 of Phibsborough LEIP

Key Objective / Action: Help celebrate the sporting heritage of Dalymount Park. This unique attribute shall be explored and developed as part of any plans to develop this site, with consideration given to the provision of a soccer museum/ public information space.

Planning Assessment

This Part VIII application is for the demolition of the disused Connaught Street Stand at Dalymount Park, Phibsborough, Dublin 7, and associated site clearance. The subject spectator stand at Dalymount Park is located on the north-eastern corner of the park. Access to the stand is through the existing car park off St Peters Road.

As noted above the site is largely zoned Z9 (open space), and partly zoned Z4 (district centre). There is no change proposed to the existing use of the stadium as part of this development. It is noted that the stand is disused since 2011 due to safety concerns and is blocked off from public access, as it was deemed unsafe. The Connaught Street Stand is an uncovered concrete terraced stand located on the north-east side of the playing pitch in Dalymount Park football stadium. It is c.90m long, c.26m wide, and covers an area of c.2300sqm. The demolition of the stand would facilitate the future redevelopment of Dalymount Park soccer stadium, in line with GIO38 of the Dublin City Development Plan 2016-22.

It is noted that the area is to be left clear of debris and finished to the same level of the existing car park. Within the planning report submitted it is noted that the area is to be 'fenced off and grass sown'. No new construction works are proposed at this time, other than those necessary to secure the site and provide new services. These include connection for temporary commentary box along with emergency lighting. The foundations of the stand will be removed, and all services will be removed insofar as this is practicable.

The proposal is to demolish and make good the ground, at a level similar to the neighbouring car park. A number of reports have been submitted, including a Demolition Waste Management Plan. Protective measures are proposed to ensure no damage to the boundary wall to the perimeter. Given the proximity to neighbouring residential properties, the mitigation and management measures proposed (both in the documentation submitted by the proposer, and in the reports from technical departments) are important to prevent undue impacts on those properties.

The demolition waste management plan submitted with the application, details the management of the waste from the site. Transportation Planning Division have in their comments requested that on appointment of a contractor, 'an updated demolition waste management plan should be submitted which should include a detailed traffic management plan'.

In conclusion, the proposed demolition of the unused stand will enhance the safety and visual amenity of the immediate area. There are a number of policies and objectives that support the overall redevelopment of Dalymount Park, which will be supported by the delivery of this project.

Appropriate Assessment

The Planning Authority completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area and the submitted Screening Report for Appropriate Assessment. In carrying out the screening exercise, the Planning Authority concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not required.

EIAR

The Planning Authority completed an EIA Screening having regard to the nature of the development, comprising the demolition of the Connaught Street Stand of Dalymount Park, Phibsborough, in an urban area, and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance. The proposed project does not correspond to or have similar characteristics to any of the project types that require an EIA. It does not fall into a project type in Part 2 of Schedule 5 and is considered not to be 'sub threshold development' and it is therefore not required to review it against the Schedule 7 criteria. The Planning Authority concluded that there is no real likelihood of significant effects on the environment arising from the proposed

development. The proposed development does not need to be subject to Environment Impact Assessment and no Environment Impact Assessment Report is required for it.

Conclusion

The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022. Having regard to the nature and scale of the proposed works, it is considered that the proposed development would positively contribute to the amenities of the area and subject to compliance with the recommendations set out below it is considered that the proposed development is in the interests of 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. Drainage Division Recommendations:

The contractor shall take care to protect all public sewers that may be affected by the demolition works; in particular no debris shall be allowed to enter the public sewerage system. Where possible developer should disconnect and cap all drainage links from the private site during demolition and future construction activity.

2. Transportation Planning Division Recommendations:

Prior to commencement of development, and on appointment of the main contractor, an updated 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, demolition phasing and programme, a detailed traffic management plan, hours of working, location of plant and labour compound, noise and dust management measures, and off-site disposal of construction/demolition waste. The appointed contractor shall liaise with DCC Road Works Control Division during the demolition period.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting's on the 14/09/2021.

The project is being funded by Culture, Recreation, & Economic Services Department

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. 266/2021 and hereby approves the contents therein.

Owen P. Keegan
Chief Executive

Date: 17/9/2021

Appendix A

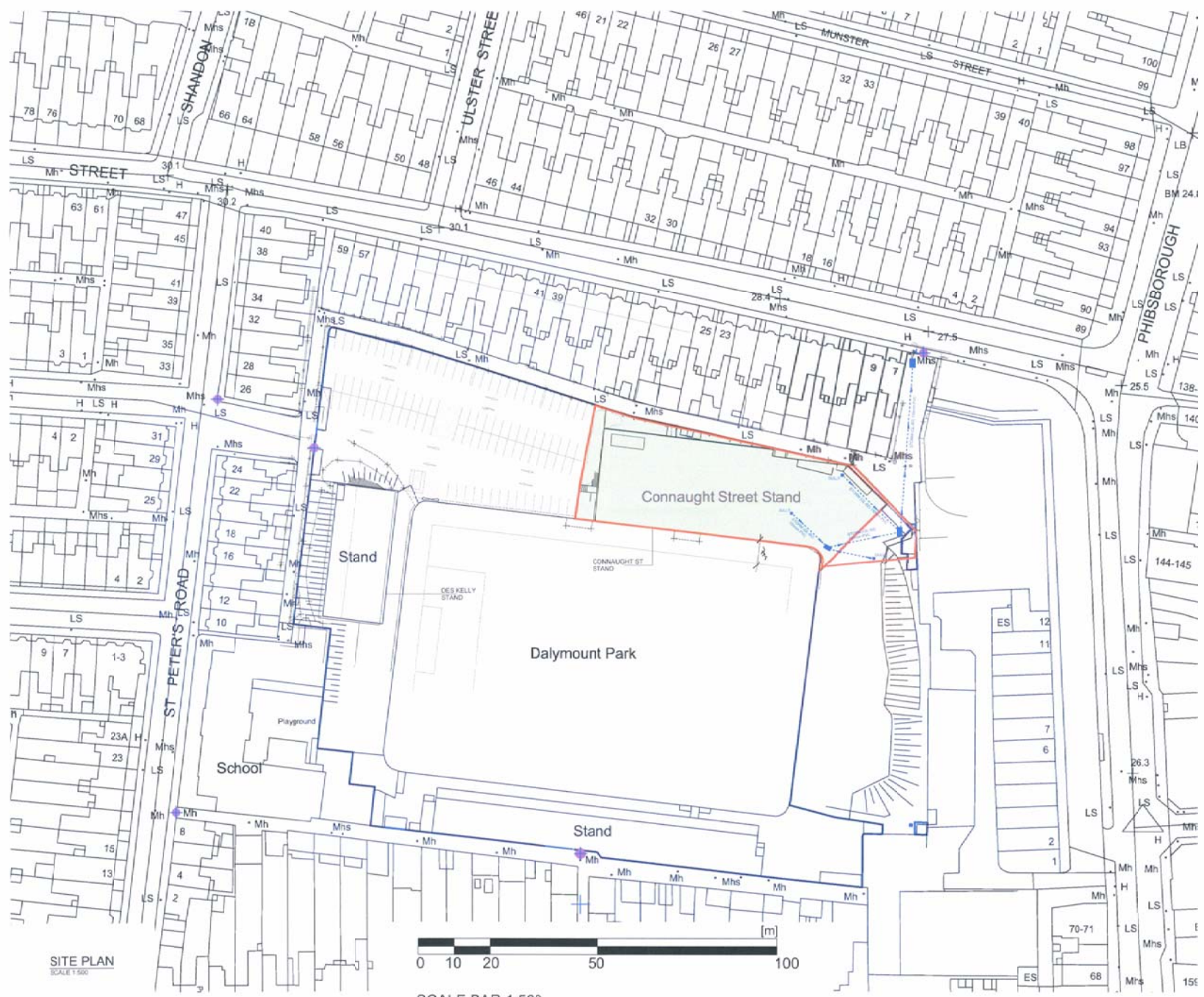
List of Consultees/ Third Parties

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

Irish Rail Pearse Street Station, Westland Row, Dublin 2

National Transport Authority (NTA) Head of Planning and Data Analysis, Harcourt Lane, Dublin, D02 WT20

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SITE PLAN
 SCALE 1:500



SCALE BAR 1:500

FIG. PLAN NO. 2021/21
 REC'D P22 28-Apr-2021

PLANNING SITE NOTICE

REV.	DATE	BY	DESCRIPTION
P2	27.05.21	AB	ISSUED FOR PLANNING
P1	26.05.21	AB	ISSUED FOR PLANNING

CLIENT
DUBLIN CITY COUNCIL

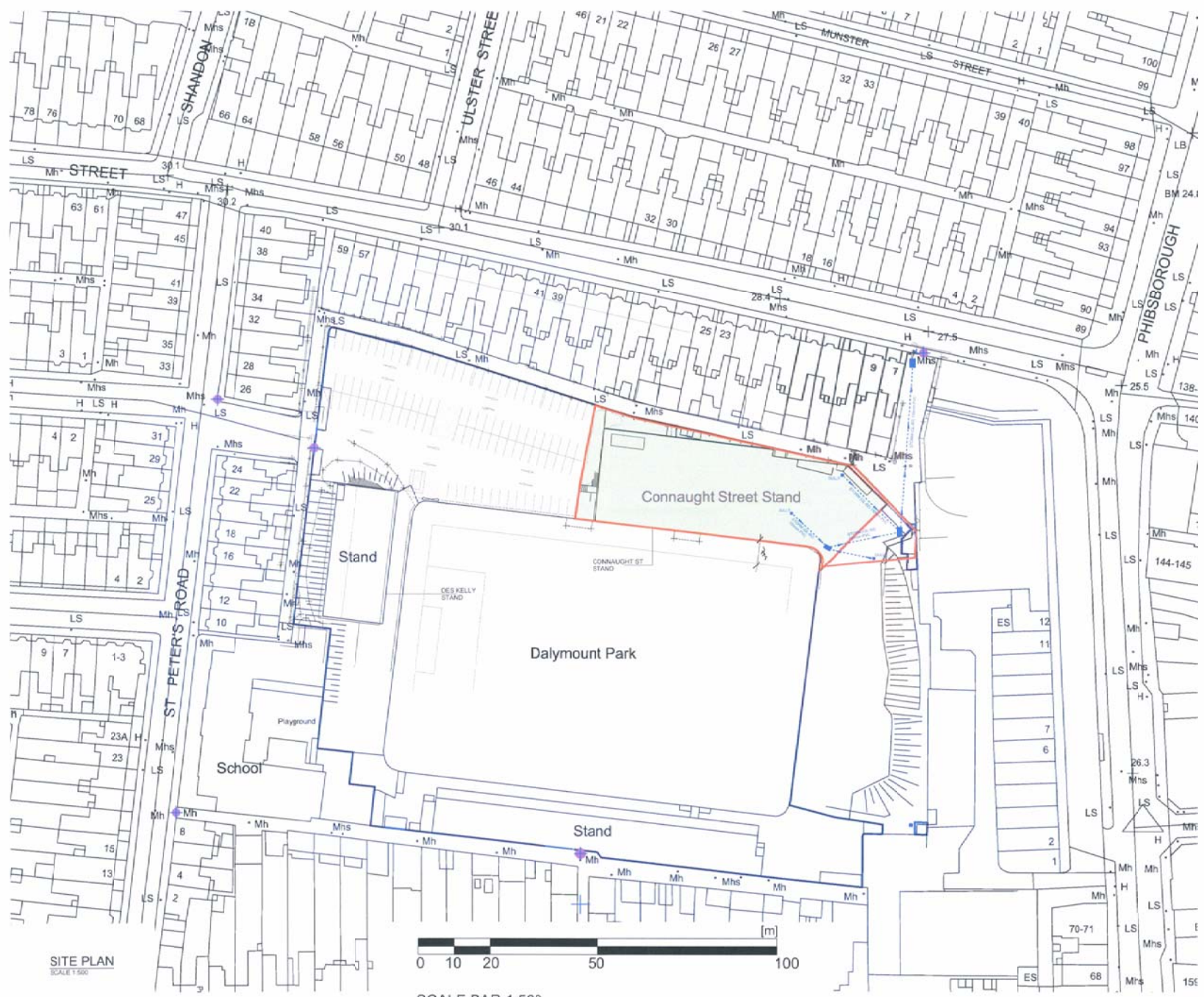
PROJECT TITLE
**Dalymount Park
 Connaught Street
 Stand Demolition**

DRAWING TITLE
SITE LAYOUT PLAN



DRAWN BY	DATE
A Byrne	18.05.2021
ENGINEER	DATE
D. Duffy	28.05.2021
APPROVED	DATE
T. Sheehan	28.05.2021
STATUS	SHEET
AS SHOWN	A1
PLANNING	REVISION
JOB NO. 201117	ENG. NO. S1001
	P2

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