

6th September 2022

To the Chairman and Members of
The Central Area Committee

**Report under Part 8 Planning and Development Regulations 2001
Proposed demolition and reconstruction of 19 & 21 Connaught Street, Dublin 7.**

Site Location and Proposed Plan



Aerial View



Street View

Following initiation of the pre-part 8 planning process, DCC's Housing Maintenance Section is presenting for noting by the Central Area Committee the following report detailing the proposed demolition and reconstruction of 19 & 21 Connaught Street, Phibsborough, Dublin 7.

Proposal:

LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: Dublin City Council, Housing and Community Services – Housing Maintenance Section

Location: 19 & 21 Connaught Street, Phibsborough, Dublin 7

Pursuant to the requirements of the above, notice is hereby given of the demolition of no. 19 & 21 Connaught Street while retaining and repairing the front elevations of both residential

properties. Both properties have been derelict for many years and have fell into a state of disrepair beyond refurbishment. The proposed development is summarised as follow:

Development:

- The demolition of 2 No. adjoining two storey mid terrace houses (No. 19 & 21) that are in a severe state of dilapidation. The front elevations of both houses will be retained and repaired. The demolition works also include the removal of a shed / garage in the rear garden of no. 21.
- The construction of 2 No. new two-storey houses, applying current standards to the accommodation and construction.
- Excavations and earthworks.
- Drainage works and associated site works.
- Internal fit out.
- Construction of external pavement surfaces to front and rear gardens of both properties.

Comments were received from the following DCC departments:

- Environmental & Transportation
- Architects Dept, including Conservation section
- Parks Dept.
- Area Manager

Summary of comments as follows:

Culture, Recreation and Economic Services, Parks, Biodiversity and Landscape Services: No comments received.

Central Area Office: No comments received

Environment and Transportation Department have provided observations:

Transport Planning Division

- No objection in principle
- Clarity required on width of rear entrance gate and any requirement for rear access
- Submitted Construction Management Plan is welcomed.

Public Lighting and Electrical Services

- Protection of overhead cables to lane to rear during works
- General standard recommendations made on Public Lighting and Electrical Services reiterated
- Contents of Construction Management Plan

Road Maintenance

- Road Opening Licence may be required

The Drainage Planning and Development Control Section have provided a report (dated 9 June 2021 (sic)) collating comments from other departments, noting

- Some form of SuDS solutions should be incorporated
- An appropriate Flood Risk Assessment should be carried out
- Standard conditions should be attached

Flood Projects

- No objection

Air Quality Monitoring and Noise Control Unit

- Construction Management Plan required
- Asbestos Survey required

The various comments above have been noted and the relevant recommendations & documentation requested will be addressed.

Housing and Community Services, City Architects / Conservation Division have provided comments as follows:

- City Architects preference is for double glazed sash type windows in timber for the retained front façade, unless there is a reason why this cannot be achieved.
- City Architects preference is for timber doors with brass ironmongery incl. 3 point locking. This will be a positive addition to the street.

The proposal has been amended to address this request.

- City Architects recommend that the consultants confirm to the client how the chimneys will be held up after the chimney breasts underneath are removed (Only temporary propping shown in documentation, no detail given how holding up of the chimneys will be achieved long term).

The structural elements required to support the chimneys will be determined at the detailed design stage of the project.

- It is recommended that the scale of the demolition be reconsidered, particularly in relation to the internal party wall

There is very limited value in retaining the existing internal party wall which may obstruct with the retention measures for the front elevation walls and represents a poor base for supporting the new floors, roof and stairs. All internal walls will be plastered and painted internally therefore will not contribute to the appearance of the finished development.

- While the buildings are not protected, they are within a Residential Conservation Area and therefore any proposals should protect and enhance the character and appearance of the area

The proposal has been amended to address this request including but not limited to;- retaining the front elevation, main roof profile & chimneys, new timber sliding sash

windows & hardwood front doors matching the character and appearance of the existing building and adjacent properties.

- The use of materials such as uPVC, aluminium and inappropriately designed or dimensioned windows and doors will not be supported
- All materials to be used in the repair/reinstatement of historic fabric should be appropriate for the historic character of the buildings.

The proposal has been amended to address this request.

- The chimney breasts should also be retained

The proposal to remove the chimney breasts provides for valuable additional floor space within the existing building footprint and maximises the accommodation provision to meet with current recommended standards.

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

Appropriate Assessment:

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.

Conclusion

Overall the development provides a well-designed and well considered response. The proposed residential units will deliver good residential amenity to future residents, and address the long-standing issue of dereliction. The retention of the front elevations in this Z2 residential conservation area is welcomed. The proposal is broadly consistent with the policies and objectives of the Development Plan, subject to the minor amendments below;

- Due to the proposal to replace the existing rear returns with a considerably larger block, accuracy and clarity is required on daylight and sunlight impacts to the neighbouring properties. Shadow-path diagrams have been submitted, but there is a lack of clarity in the dates provided, and a number of the diagrams appear to be mislabelled. Revised shadow diagrams showing the existing and proposed situation at intervals on the Spring solstice (21st March) would be appropriate, or alternatively an assessment of sunlight to the neighbouring windows could be submitted. Daylight (diffuse daylight, as opposed to direct sunlight) also needs to be addressed, to clearly demonstrate that there will be no undue adverse impacts to any windows of habitable rooms to the adjoining properties at no 17 and no 23 Connaught Street.

The shadow path diagrams have been updated with the requested dates. Indicated below are the most prominent shadows which would be cast at 11am on the Spring Solstice. The proposed roof profile represents a slight increase whereas a flat roof design would cast a greater shadow due to the height of the parapet wall. It should be noted that the rear extensions are designed to meet current recommended accommodation area standards, which would not be achievable with the existing extension footprint and floor to ceiling height

It is also worth noting that the current roof pitch is below the recommended lowest pitch for a slate roof which likely attributed to the deterioration of the structures.



- Appropriate timber sliding sash windows and solid timber front doors should be used for this Z2 residential conservation area. The use of uPVC to the front elevation is not supported.

The proposal has been amended to address this request.

Recommendation

There is no objection to the proposal, subject to the recommendations set out in the planners' report:

Accordingly, the City Council is advised to approve the development of the site subject to the recommendations set out in the planners' report.

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 next Council Meeting for formal approval.

Fergal Connolly
Executive Engineer
Housing Maintenance Section