

To the Chairman and Members of
The Central Area Committee

Report under Part 8 Planning and Development Regulations 2001
Proposed refurbishment of 1 – 8 Tyrrell Place, Mountjoy, Dublin 1.

Site Location and Proposed Plan



Arial 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 partial demolition and refurbishment of dwellings at 1 – 8 Tyrrell Place, Mountjoy, Dublin 1.

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: 1 – 8 Tyrrell Place, Mountjoy, Dublin 1

Pursuant to the requirements of the above, notice is hereby given to partially demolish and rebuild rear extensions and refurbish dwellings at 1 – 8 Tyrrell Place while retaining and repairing the front elevations of all 8 no. properties. All properties have been derelict for a number of years and have fallen into a state of disrepair requiring extensive refurbishment. The proposed development is summarised as follows:

Development:

- The development comprises partial demolition of existing buildings, excluding existing Southeast (front) and Southwest (side) external walls, and demolition of existing rear extensions & rear boundary wall.
- Repairs to existing Southeast (front) and Southwest (side) external walls including new windows, doors & roofs.
- Reinstatement of one no. new two-storey dwelling, with one-storey rear extension, at No. 1 Tyrrell Place, and reinstatement of seven no. new two-storey dwellings, with two-storey rear extensions, at Nos. 2 to 8 Tyrrell Place.
- Reconstruction of the rear boundary wall, associated drainage, site boundary & site development works.

Comments were received from the following DCC departments:

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

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

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 Natura 2000 Impact Screening Report concluded that there would be no significant negative effects on any Natura 2000 site as a result of the proposed development. As a result, a Stage 2 Appropriate Assessment would therefore not be required.

Environmental Impact Assessment

The nature and extent of the proposed development is not considered to have likely significant effects on the environment (direct or indirect). The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

It is considered therefore, given the nature and scale of the development that an EIA is not required in this instance.

Conclusion

While the proposal would appear to be broadly consistent with the proper planning and sustainable development of the area there are a number of minor issues which should be addressed prior to the submission of the final application, as follows: -

- All elevations and sections should be submitted with the height indicated on the drawings.
- The separation distances to boundaries should be indicated on the floor plans.
- The formal Part 8 should address all the issues raised by the Transportation Planning Division, Drainage Division and City Architects Division.
- Public Lighting & Electrical Services Division must be contacted prior to detailed design.

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
Housing and Community Services