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**(a) Planning and Development Act 2000 and Planning and Development Regulations 2001 (Part 8)**  
**(b) Local Government Act 2001**

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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, I hereby notify you that it is proposed to carry out development works at **a site at Croke Villas bounded by Sackville Avenue to the North, the railway and royal canal to the South, Ardilaun Road to the West, rear Ballybough Road and Sackville Gardens to the East, Dublin 3** and notice is hereby given of Dublin City Council's intention to carry out the following development works at this site;

The proposed development is for the demolition of the remaining four flat blocks at Croke Villas known as numbers 1-21; 22-42; 43-63 and 64-79 Croke Villas.

**Attached to this report is a site location map and a drawing illustrating the proposed development.**

### **SITE**

The social housing complex at Croke Villas was completed in the 1960s and comprises of four number four storey flat blocks with a total of 79 units. This application site has a stated area of c. 0.6617 Hectares (1.6 acres).

The site is located off Ballybough Road and is bounded to the North by Sackville Avenue, to the West by Ardilaun Road, to the South by the railway line and to the East by housing.

### **PROPOSED DEVELOPMENT**

This is an application under Part 8 of the Planning and Development Act 2000-2010 and the Planning and Development Regulations 2001-2010 from Dublin City Council to carry out the following development

- Demolish the remaining four flat blocks at Croke Villas known as numbers 1-21; 22-42; 43-63 and 64-79 Croke Villas.

It is also proposed that following the demolition of the blocks, the site of the demolished buildings will be grassed, and fenced with a 2.4m high palisade fence pending redevelopment.

The submitted Part 8 report outlines that Dublin City Council has come to an arrangement with Pairc an Chrocaigh Teoranta (Croke Park Ltd.) on undertakings regarding the future redevelopment/regeneration of the wider Croke Villas Area. The redevelopment/regeneration

proposals will require future planning consents under the appropriate planning regulations. The first phase of this regeneration programme – the refurbishment of the buildings fronting on to Ballybough Road for which Part 8 consent has been obtained is scheduled to commence by November 2016.

### **Area Committee**

The Central Area Committee was notified of the Part 8 for the proposed development at the above location at its meeting on the 13<sup>th</sup> September 2016.

### **SUBMISSIONS AND OBSERVATIONS**

No third party submissions or observations were received in the statutory period. A submission was received from Iarnród Éireann in relation to the proposal. The submission highlights a total of 14 points primarily in relation to the interests of safety in operation of the railway and issues that the developer should have regard to in the future. These points are noted and have been considered during the course of the consideration of the proposal.

### **DEPARTMENTAL REPORTS**

**Drainage Division:** Report dated 28/06/16 has no objection to the proposal and makes recommendations.

**RTPD:** No report at time of writing

**Waste Management:** Report dated 20/07/2016 has no objection to the proposal and makes recommendations.

### **ASSESSMENT/EVALUATION**

The site is covered by the zoning objective Z14 – Strategic Development and Regeneration Areas – with the accompanying objectives “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 predominant uses.

It is considered that the proposal for the demolition of four flat blocks at Croke Villas is consistent with the Dublin City Development Plan 2011 - 2017 and is acceptable. The demolition of these 4 blocks will assist in the overall regeneration of the area.

In conclusion the Planning Department has no objection to the proposed demolition subject to reasonable and adequate measures to ensure satisfactory removal of debris/waste material.

A photographic survey of the existing buildings, to include sample interiors should be carried out for archival purposes.

### **RECOMMENDATION**

I am satisfied that the proposed development would be consistent with the provisions of the Dublin City Development Plan 2011-2017 and would be in accordance with the proper planning and sustainable development of the area. Accordingly it is recommended that a decision be made by the elected members of the Council to proceed with the proposed development without modification, subject to the requirements of the respective Divisions and Sections of the City Council provided below.

1. That a photographic survey of all proposed buildings to be demolished to include sample interiors be carried out for archival purposes.

Reason: To ensure that information on mid-20th Century social housing typologies in Dublin City is appropriately recorded

2. That the area identified for demolition be planted with grass as soon as is practicable following completion of demolition of the blocks.

Reason: In the interests of visual and residential amenities

3. The following drainage requirements shall be complied with:

(i) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads)

(ii) Demolition: 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

Reason: To ensure an adequate standard of development

4. The developer shall comply with the following requirements of Iarnrod Eireann:

a) The Railway Safety Act 2005 places an obligation on all persons carrying out any works on or near the railway to ensure that there is no increase in risk to the railway as a consequence of these works. Because of the proximity of the site to the railway, the developer must take into account this obligation in design, construction and operation of the scheme.

b) Iarnrod Eireann shall be consulted on the demolition of the nearest block of flats to the railway boundary, and that the existing concrete wall along the railway boundary is maintained at all times.

c) Provision to be made for maintaining the security of the railway boundary during the course of the works and the boundary treatment should be completed before any major development works begin on site.

d) Access for Irish Rail staff to culverts/bridges under the railway should not be hindered.

e) Railway mounds and ditches are to be preserved except where the written consent of Senior Track & Structures Engineer, Iarnrod Eireann, Pearse Street, Dublin 2 has been sought and received.

f) No additional liquid, either surface water or effluent shall be discharged to, or allowed to seep onto, the railway property or into the railway drains/ditches.

g) Any excavations which infringe upon the Track Support Zone will require permission and approval from the Senior Track & Structures Engineer.

h) No building shall be constructed within 4m of the boundary treatment. This is to allow for the applicant to maintain his/her building, without the need to enter board property.

- i) Should the development require the use of a crane that could swing over the railway property, the developer must enter into an agreement with Iarnrod Eireann/C.I.E.
- j) Any proposed services that are required to cross along, over or under the railway property must be the subject of a wayleave agreement with Iarnrod Eireann/C.I.E.
- k) No overhang of any part of the development over the railway property is to be allowed.
- l) Lights from the proposed development, either during the construction phase or when the development is completed, should not cause glare or in any way impair the vision of train drivers or personnel operating on track machines.
- m) The developer should be aware that the railway has the capacity to operate 24 hours a day, 7 days a week.
- n) The developer should be made aware of the normal vibrations and noise emanating from railway operations and maintenance.
- o) Several height restricted bridges exist in the area of the proposed development under the railway. During the project, a proper traffic management plan should be drawn up to prevent construction traffic from having to traverse under these height restricted structures. The developer must ensure that no over height vehicles attempt to pass under these structures and that the routes for all high vehicle movements are planned.

Reason: In the interests of safety and operation of the railway

5. The following requirements of the Waste Management Division shall be complied with:

- a) Prior to the commencement of any works, a Construction and Demolition Waste Management Plan must be furnished to and approved by Dublin City Council having regard to Circular WPR 07/06 Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects - published by the DECLG, July 2006.
- b) In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor must notify Dublin City Council and provides a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s).
- c) Prior to the commencement of any storage of waste on-site, the applicant must consult with the Waste Regulation Unit of Dublin City Council.
- d) Monthly reports regarding the management of the waste during works, must be forwarded electronically to the Waste Regulation Unit of Dublin City Council [waste.regulation@dublincity.ie](mailto:waste.regulation@dublincity.ie)
- e) The works must comply with the following:
  - i) Waste Management Act 1996, as amended.
  - ii) Dublin City Council Waste Bye-Laws 2013 (Bye-Laws for the storage, presentation and collection of Household and Commercial waste) or any revision thereof.
  - iii) Eastern & Midlands Regional Waste Management Plan 2015-2021.

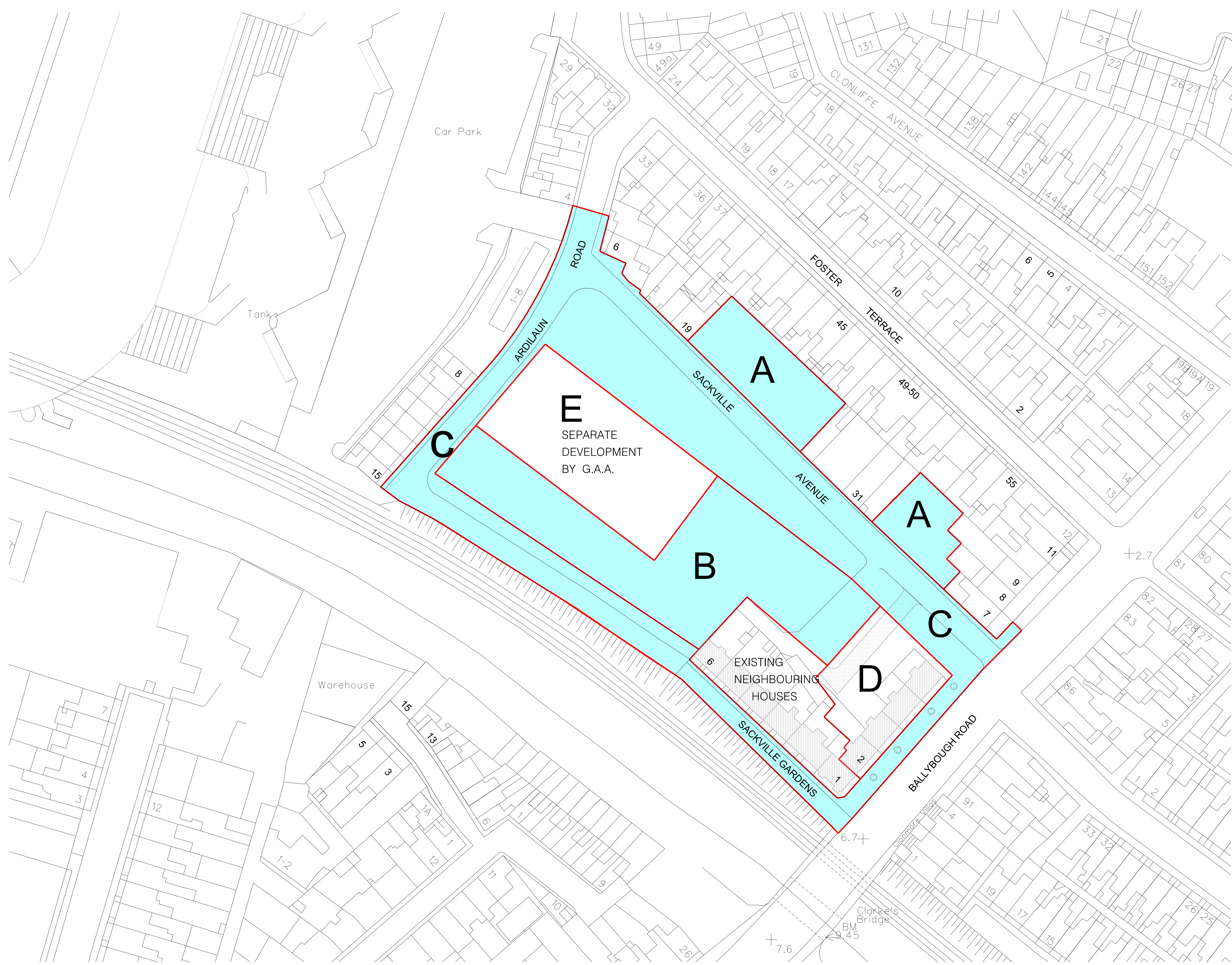
- iv) Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects – DECLG 2006.
- v) Waste Management (Hazardous Waste) (Amendment) Regulations S.I. No 73/2000
- vi) National Hazardous Waste Management Plan 2014-2020
- vii) Article 27 of the European (Waste Directive) Regulations S.I. No 126 of 2011
- viii) Any other relevant Waste Management related regulations
- ix) Dublin City Development Plan (Current Version)

Reason: In order to ensure a satisfactory standard of development.

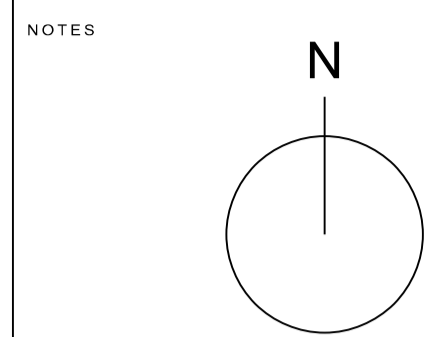
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000, subject to the provisions of Section 139 of the Local Government Act, 2001.

**Owen Keegan**  
**Chief Executive**

**21<sup>st</sup> September 2016**



- IMPORTANT**
- 1 DO NOT SCALE FROM THIS DRAWING.
  - 2 WORK ONLY FROM FIGURED DIMENSIONS.
  - 3 ALL ERRORS & OMISSIONS TO BE REPORTED TO THE ARCHITECT.
  - 4 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS
  - 5 IF IN DOUBT, ASK!



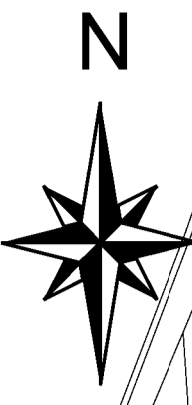
- KEY**
- A = Sackville Avenue Sites for Housing
  - B = Croke Villas Site for Housing
  - C = New Street and Public Realm Works
  - D = 2 to 6 Ballybough Road
  - E = Development by G.A.A.

**STATUS KEY**  
 SUR survey SKE sketch INF information PLA planning  
 FSC fire safety cert T&D tender CON construction FIN final

**Dublin City Council**  
 Comhairle Cathrach Bhaile Atha Cliath  
**CITY ARCHITECTS DIVISION**  
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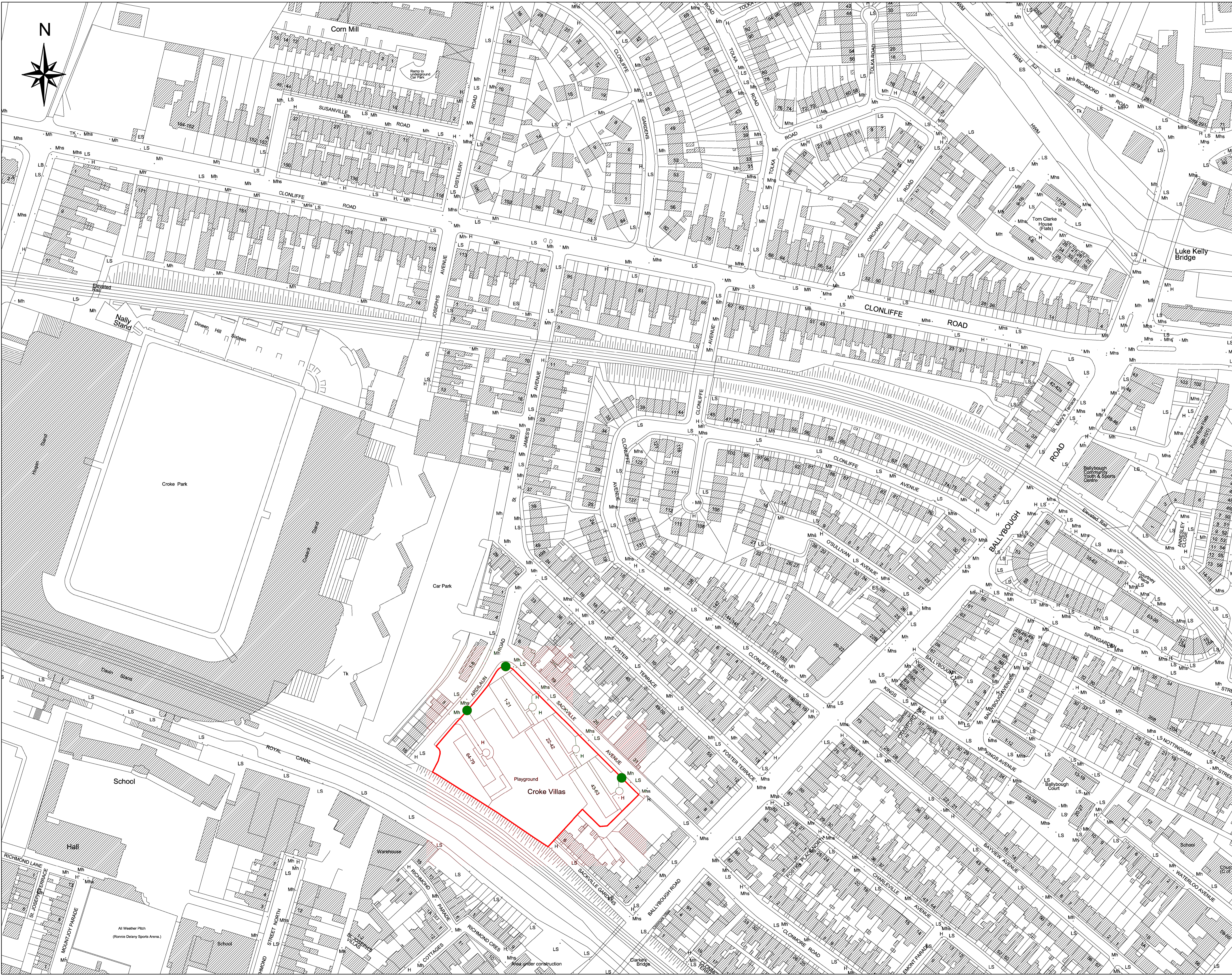
**PROJECT TITLE** SITE  
**CROKE VILLAS REDEVELOPMENT**  
**PROJECT ARCHITECT** DATE  
 JOHN FLYNN May 2016  
**PROJECT TEAM** SCALE  
 JOHN FLYNN 1:500 @ A1  
 FERGUS DUNNE 1:1000 @ A3

**DRAWING TITLE**  
**SITE LOCATION**  
 REFERENCE NO. STAGE DRAWING NO. REV.  
 CA1118- - -



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- Site Boundary Proposed
- Proposed Site Notice Locations



VER	DATE	DESCRIPTION	
ISSUE STATUS KEY			
SURV-P	survey production	SURV-F	survey final
FEAS-P	feasibility production	FEAS-F	feasibility final
PLAN-P	planning production	PLAN-F	planning final
UTIL-P	utility production	UTIL-F	utility final
TEND-P	tender production	TEND-F	tender final
CONS-P	construction production	CONS-F	construction final
DEFT-P	defect production	DEFT-F	defect final

**Dublin City Council**  
Comhairle Cathrach Bhaile Atha Cliath

**CITY ARCHITECTS DIVISION**  
RANNÓG AILTIRE NA CATRACH

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PROJECT TITLE  
**Croke Villas**

PROJECT ARCHITECT  
**Brian Swan**

PROJECT TEAM  
**Peter Finnegan  
Darren Mc Grath**

DATE  
**May 2016**

SITE  
**Croke Villas  
Sackville Ave,  
Dublin 3**

SCALE  
**1:1000**

**SITE LOCATION PLAN**

REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
CA1118	PLAN-P	01	-