



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

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 Richmond Road Senior Citizens Development, 60A to 60F and 62A to 62F, between Nos. 52 and 64 Richmond Road, Dublin 3 and notice is hereby given of Dublin City Council's intention to carry out the following development works at this location;

The proposed development is for the amalgamation of 12 no. bedsit units at Richmond Road, known as numbers 60A to 60F and 62A to 62F Richmond Road, Dublin 3 into 6 no. 1-bed apartments.

Attached to this report is a site location map and a number of drawings illustrating the proposed development.

Site Description

The site is located on the southern side of Richmond Road near its junction with Drumcondra Road.

Zoning and Development Plan 2011-2017

The site is located in an area subject to **land use zoning objective 'Z1'**, which states 'To protect, provide and improve residential amenities'.

The zoning to the rear of the site is land use zoning objective 'Z9', which states 'To preserve, provide and improve recreational amenity and open space and green networks.

Density:

Section 4.4.3.1 Urban Density; Higher densities will be promoted in the city centre, within KDC's and within the catchment of high capacity public transport. The application site is located some 125m from a QBC on Drumcondra Road.

Sections 17.4 to 17.5 seek indicative plot ratios of **0.5-2.0** on Lands Zoned Z1 and indicative site coverage on lands zoned Z1 are **45% to 60%**. The application relates to the refurbishment and upgrading of amalgamated residential units.

Policy SC13: seeks to promote sustainable densities particularly in public transport corridors which will enhance the urban form and spatial structure of the city.

Policy QH1 – states that it is the policy of the Council to have regard to DOEHLG guidelines relating to the governments vision for housing and the promotion of sustainable urban housing.

Policy QH3 – ‘It is the policy of Dublin City Council to encourage and foster the creation of attractive mixed use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities.

Policy QH4 – ‘To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

Policy QH11 – seeks to ensure that new housing is designed as set out in the Residential Quality Standards as per DOECLG Guidelines 2007.

Policies QH15, 16 and 17 deal with Apartments.

Appropriate Assessment

The development does not require Environmental Impact Assessment.

Having regard to the provisions of Article 6 of the Habitats Directive (92/43/EEC) and having regard to the location of the subject site in relation to Natura 2000 sites and to the nature and scale of the proposed development I am satisfied that the proposed project will not adversely affect the integrity of any Natura 2000 sites. It is therefore considered that an Appropriate Assessment under article 6(3) of the Directive is not required.

Area Committee

The North Central Area Committee was informed of the initiation of the Part 8 planning process for the proposed development at the above location at its meeting on the 20th June 2016.

Submissions/Observations

No third party submissions/observations were received in respect of this proposal within the statutory timeframe.

Interdepartmental Reports

Drainage Division: Report dated 25th July 2015. Conditions recommended.

Planning Assessment

The development proposal results in the reduction of living units from 12 no. 30 sqm bedsits to 6 no. 60 sqm one bedroom apartments. This development therefore represents a reduction in residential units on the site.

The site is located within walking distance of a Quality Bus Corridor on the Drumcondra Road and having regard to Policy SC13 and Policy QH4, as set out above, higher density development is normally required.

Notwithstanding these policy requirements it is noted that the existing residential units at the site, at 30 sqm, are below standards for apartments and studio apartments as set out in Ministerial Guidelines - Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2015. The proposed development provides for adequately sized living accommodation in an area characterised by 2 storey housing. It is considered therefore that the proposed development would be in keeping with the character of the area and that it would provide living accommodation which is in line with Dublin City Council's residential development standards as set out in the 2011 – 2017 City Development Plan and with current Ministerial Guidelines for new apartments.

Recommendation:

In view of the above Land Use Zoning Objective (Z1) pertaining to the site and Development Plan Policies and Objectives as set out above, 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 Division of the City Council provided below.

1. The following requirements of the Council's Drainage Division shall be complied with:

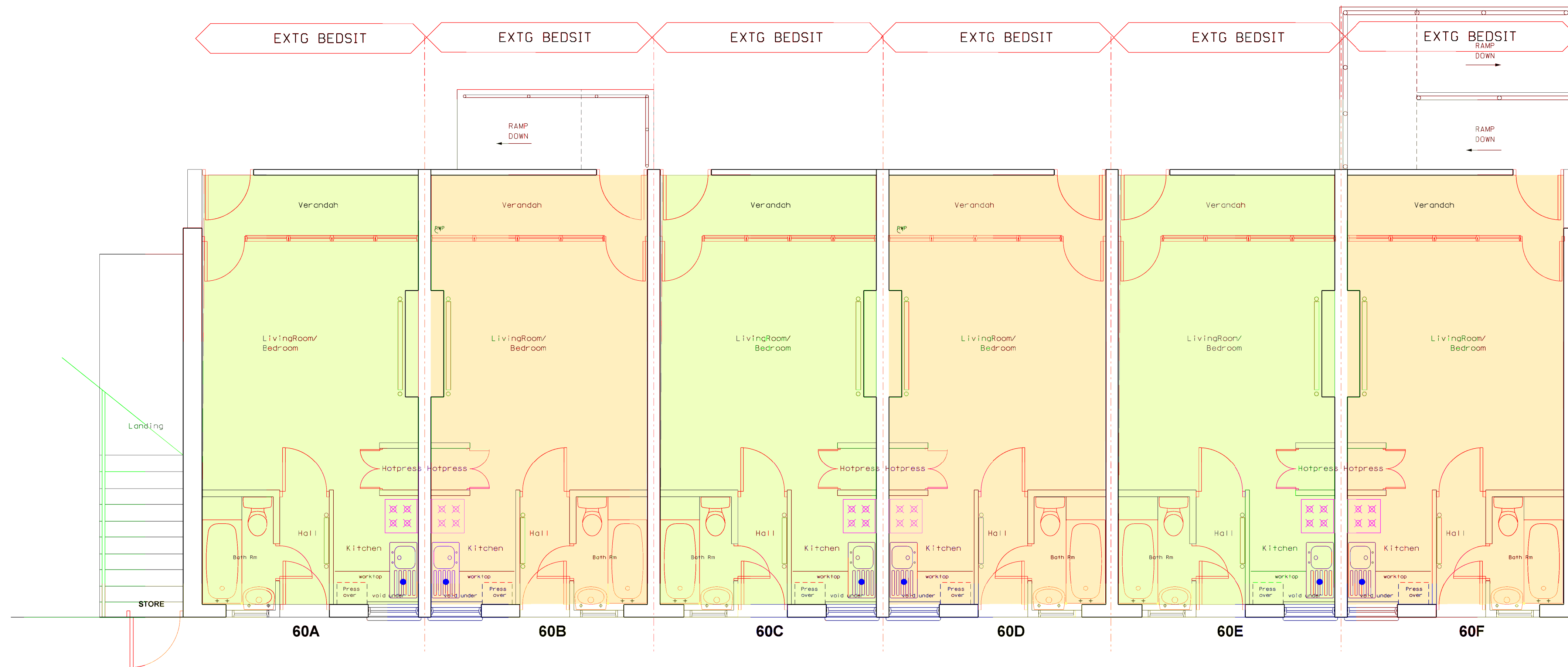
- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
- b) The drainage for the proposed development shall be designed on a completely separate system with a combined final connection discharging into the public combined sewer system.
- c) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. Are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interest of orderly 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.

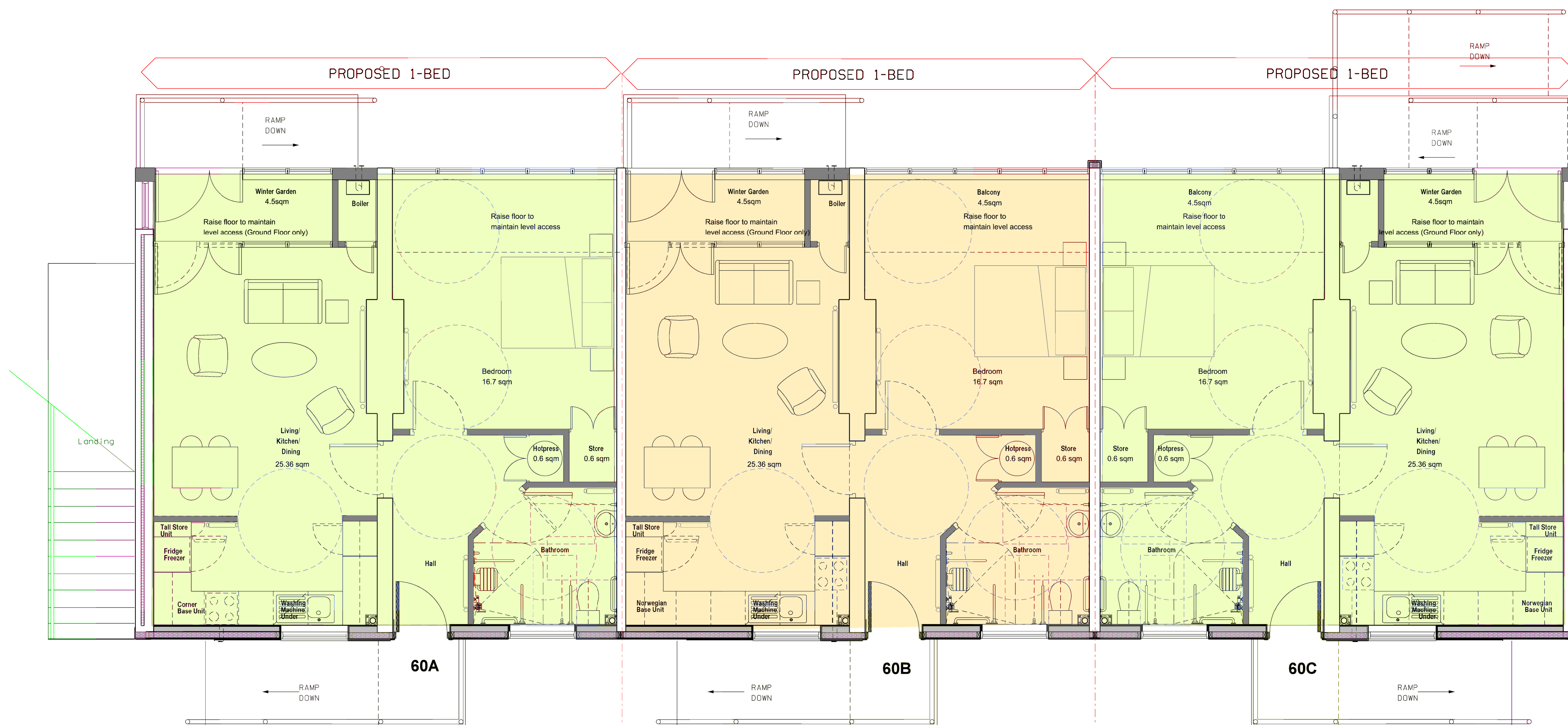
Owen Keegan
Chief Executive

21st September 2016




EXISTING GROUND FLOOR GENERAL ARRANGEMENT PLAN

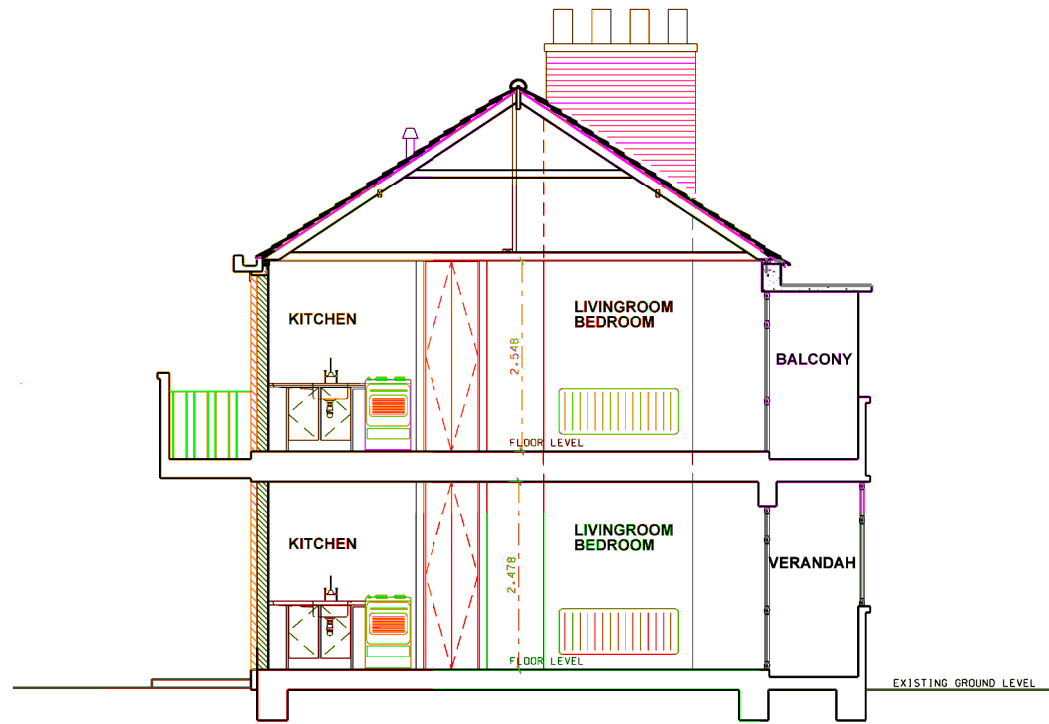
**BEDSIT AREA
30 sqm**



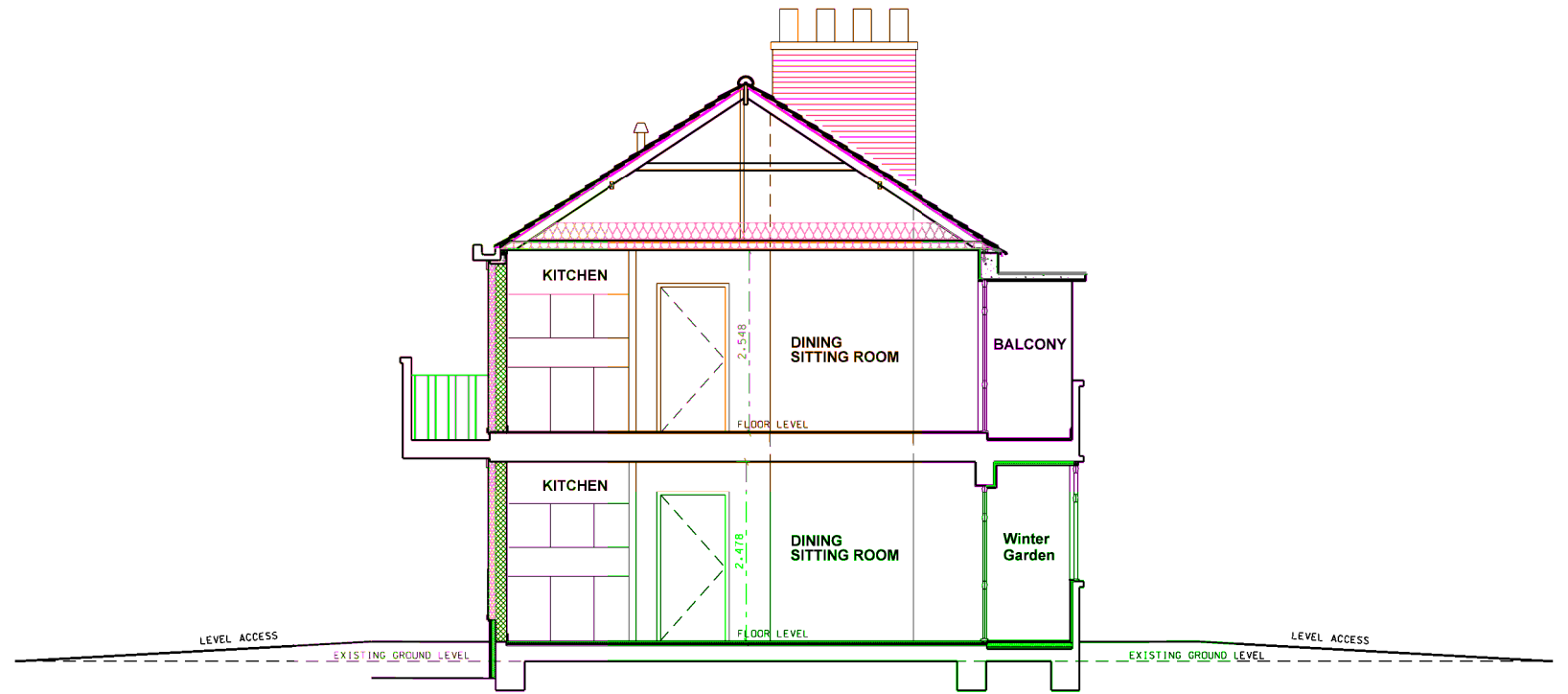
PROPOSED GROUND FLOOR GENERAL ARRANGEMENT PLAN

**AMALGAMATED FLAT
AREA= 60 sqm**

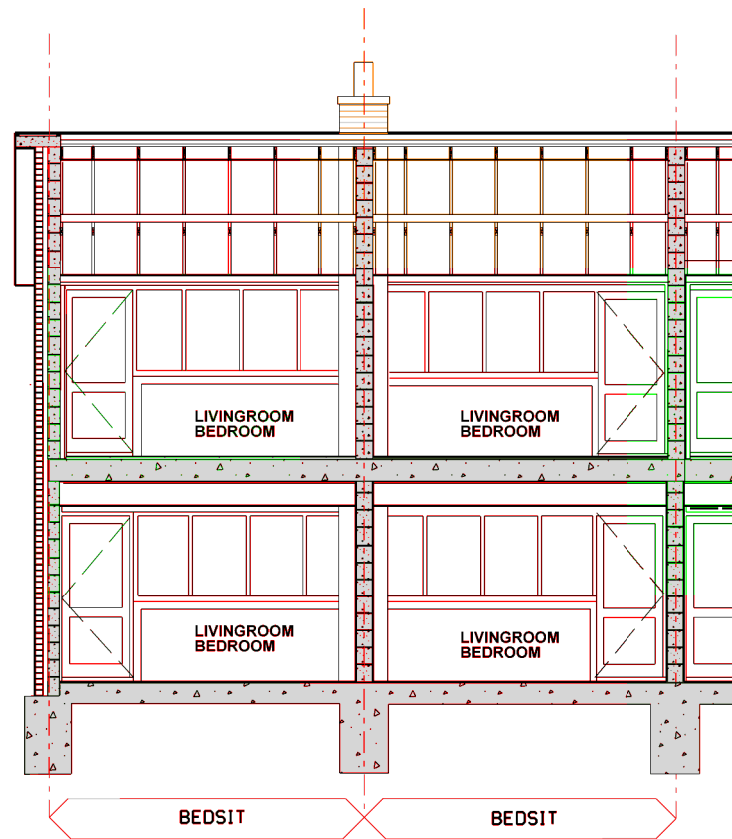
REV	DATE	DESCRIPTION
STATUS KEY		
SUR	survey	SKE sketch
INF	information	PLA planning
FSC	fire safety cert	TND tender
CDN	construction	FN final
 Dublin City Council Comhairle Cathrach Bhaile Atha Cliath		
CITY ARCHITECTS DIVISION RANNOG AILTIRE NA CATHRACH CITY ARCHITECTS DIVISION, CIVIC OFFICES, WOOD QUAY, DUBLIN 8, IRELAND www.dublincity.ie T. +353 (0)1 222 3526 F. +353 (0)1 222 2084		
PROJECT TITLE Proposed Amalgamation of Bedsits and Associated Works at Richmond Road		
PROJECT ARCHITECT	CITY ARCHITECTS DIVISION	SITE
C.NAUGHTON	RICHMOND ROAD	DUBLIN 3
PROJECT TEAM	C.ADANAN	
DATE	June 2016	SCALE
		1:50 @ A1
DRAWING TITLE		
Existing & Proposed Ground Floor Plans		
REFERENCE NO.	STAGE	DRAWING NO.
CA1428	Part 8	P04A



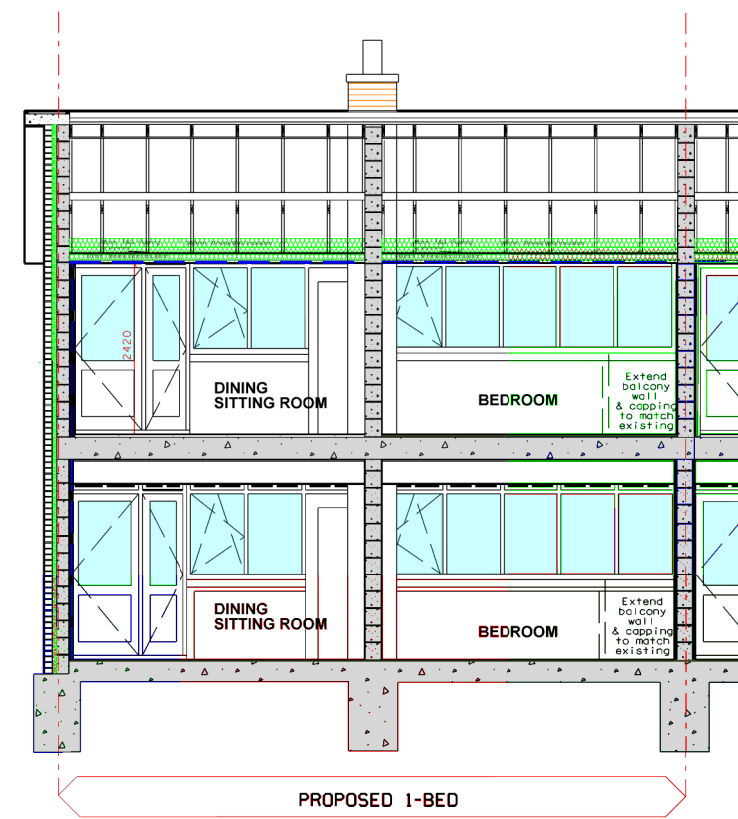
EXISTING CROSS SECTION




PROPOSED CROSS SECTION



EXISTING SECTION

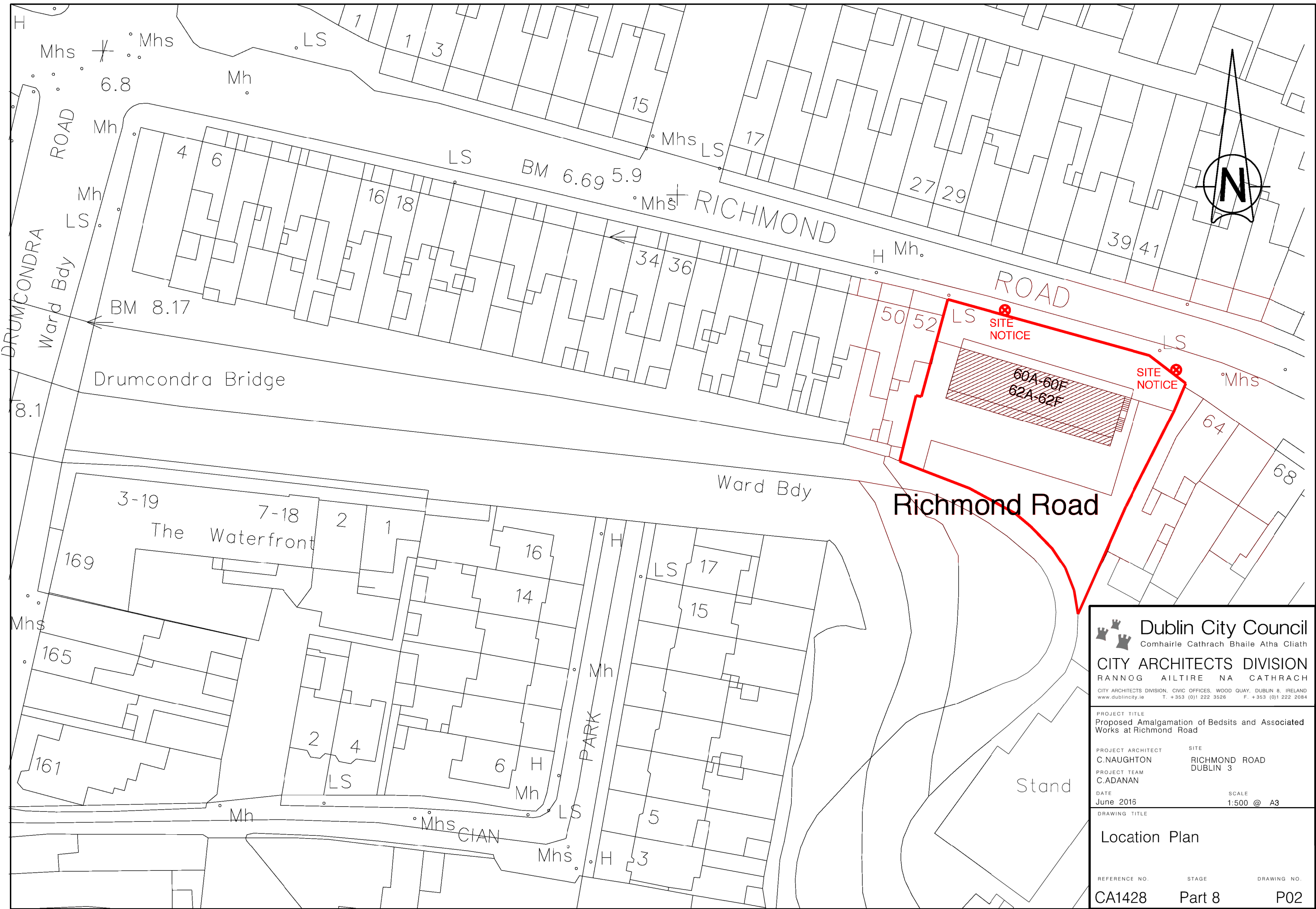



PROPOSED SECTION


Dublin City Council
 Comhairle Cathrach Bhaile Atha Cliath
CITY ARCHITECTS DIVISION
 RANNOG AILTIRE NA CATHRACH
CITY ARCHITECTS DIVISION, CIVIC OFFICES, WOOD QUAY, DUBLIN 8, IRELAND
 www.dublincity.ie T. +353 (0)1 222 3526 F. +353 (0)1 222 2084

PROJECT TITLE
 Proposed Amalgamation of Bedsits and Associated Works at Richmond Road Dublin 3.

<small>PROJECT ARCHITECT</small>	<small>SITE</small>
C. NAUGHTON	RICHMOND ROAD
<small>PROJECT TEAM</small>	DUBLIN 3
C. ADANAN	
<small>DATE</small>	<small>SCALE</small>
June 2016	1:100 @ A3
<small>DRAWING TITLE</small>	
Existing & Proposed Sections	
<small>REFERENCE NO.</small>	<small>STAGE</small> <small>DRAWING NO.</small> <small>REV.</small>
CA1428	Part 8 P07




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PROJECT TITLE
 Proposed Amalgamation of Bedsits and Associated Works at Richmond Road

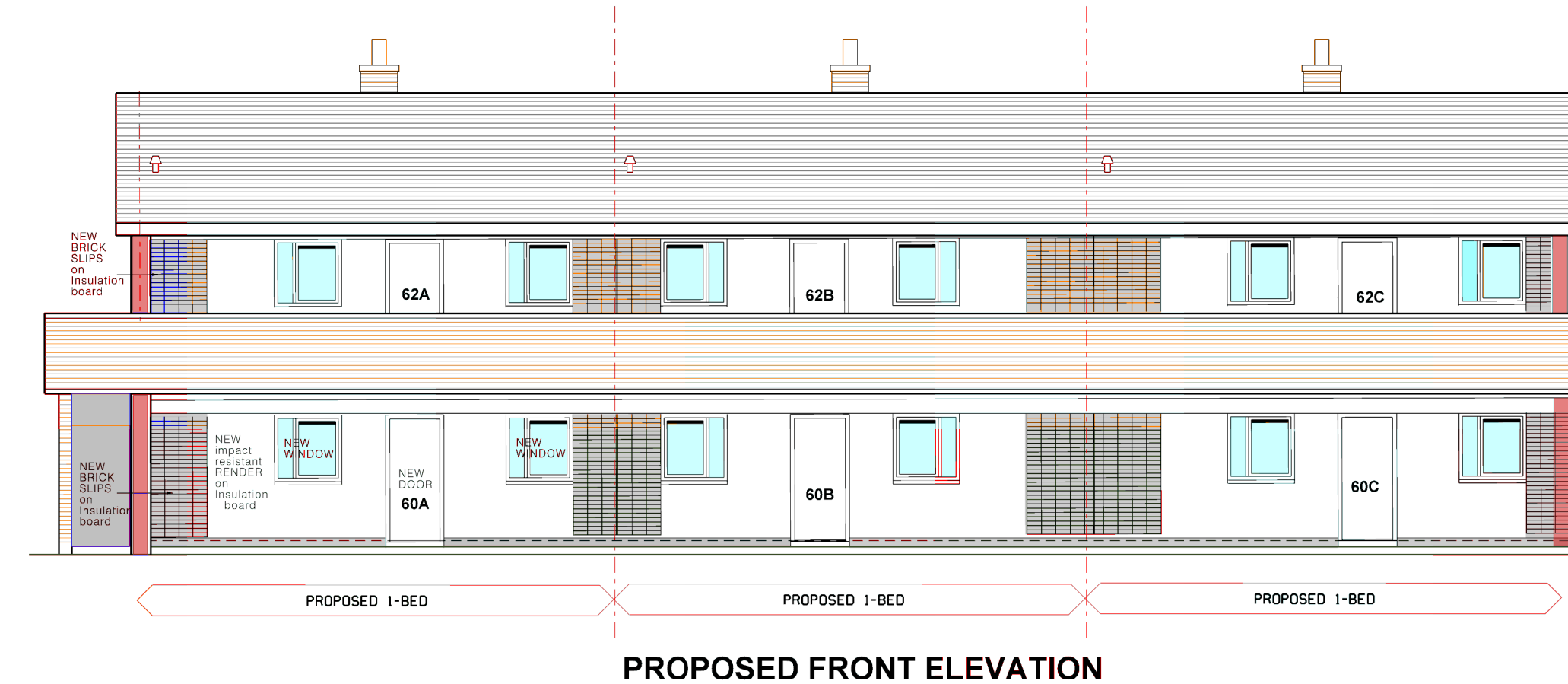
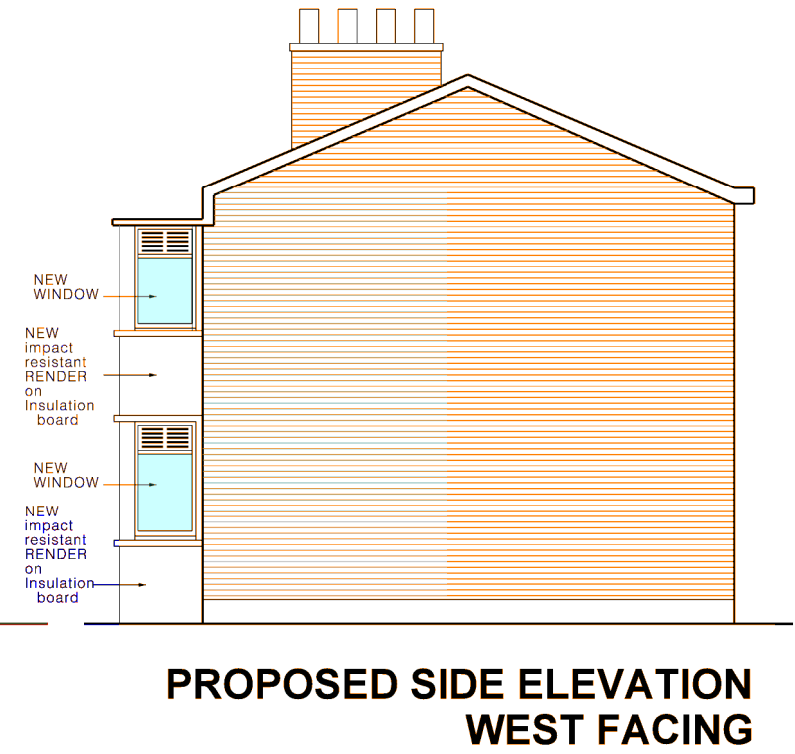
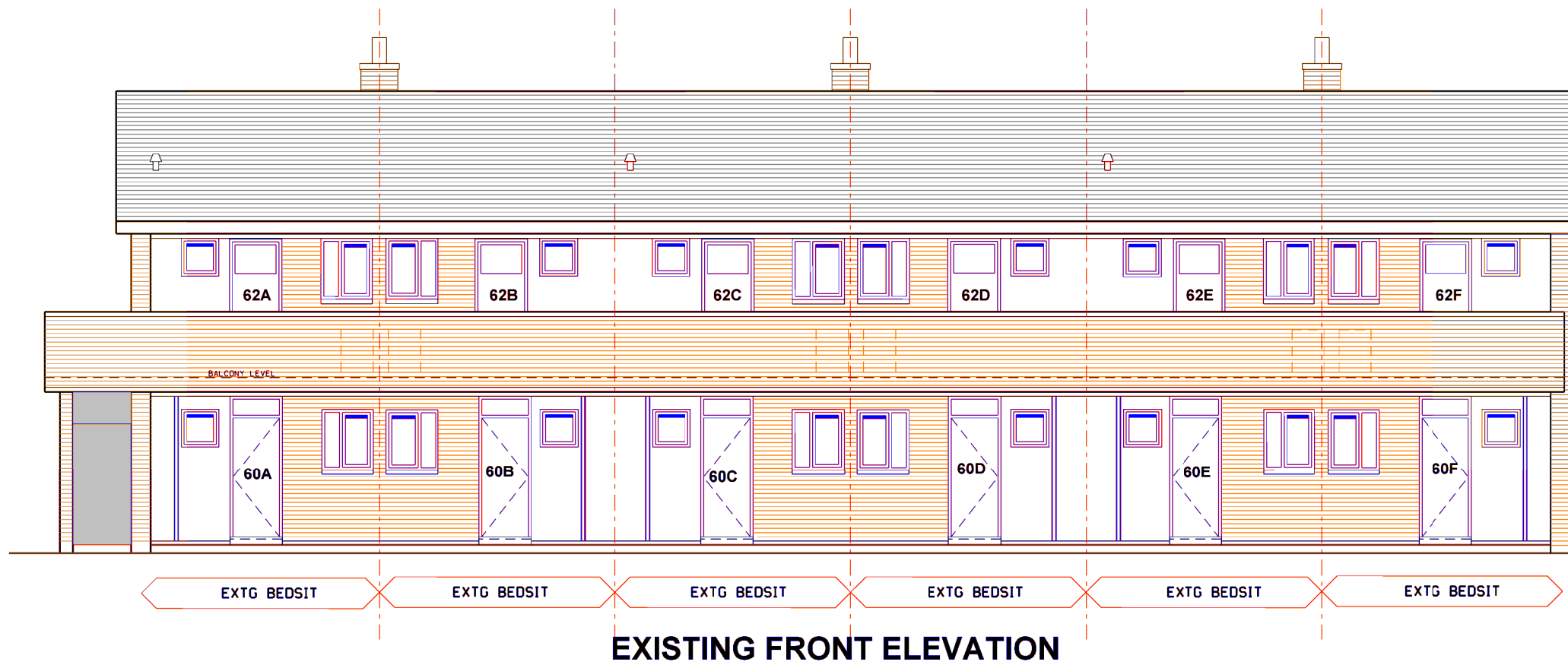
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C.NAUGHTON	RICHMOND ROAD
PROJECT TEAM	DUBLIN 3
C.ADANAN	

DATE	SCALE
June 2016	1:500 @ A3

DRAWING TITLE

Location Plan

REFERENCE NO.	STAGE	DRAWING NO.
CA1428	Part 8	P02



REV	DATE	DESCRIPTION
STATUS KEY		
SUR	survey	SKE sketch
INF	information	PLA planning
FSC	fire safety cert	TND tender
CON	construction	FIN final
Dublin City Council Comhairle Cathrach Bhaile Átha Cliath CITY ARCHITECTS DIVISION RANNOG AILTIRE NA CATHRACH CITY ARCHITECTS DIVISION, CIVIC OFFICES, WOOD QUAY, DUBLIN 8, IRELAND www.dublincity.ie T. +353 (0)1 222 3528 F. +353 (0)1 222 2084		
PROJECT TITLE		
Proposed Amalgamation of Bedsits and Associated Works at Richmond Road		
PROJECT ARCHITECT	SITE	
C.NAUGHTON	RICHMOND ROAD	
PROJECT TEAM	DUBLIN 3.	
C.ADANAN		
DATE	SCALE	
June 2016	1: 100 @ A3	
DRAWING TITLE		
Existing & Proposed Front Elevations		
REFERENCE NO.	STAGE	DRAWING NO.
CA1428	Part 8	P06a