

Housing & Community Services  
Housing Development Section

10<sup>th</sup> September 2019

The Chairperson and Members  
Central Area Committee

### **Report on the Part 8 for the Proposed Housing Development at Infirmary Road | Montpelier Hill | Dublin 7**

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Planning ref 3210/19

Housing & Community Services Housing Development wishes to provide an update to the Central Area Committee regarding the Part 8 planning application concerning the following development: The proposal includes the demolition of the former Stores and Barracks building and the former Administrative building and the construction of a housing development on the southern lower part of the former military stores site, bounded by Montpelier Gardens to the North, Infirmary Road to the West and Montpelier Hill to the South, Dublin 7. The overall site is enclosed by existing Boundary Walls and Gateways, which are protected structures and also contains a number of historic buildings including the former Married Quarters building, which is a protected structure and on the upper part of the site, the former Isolation Hospital building and the Medical Mobilization Stores building. ***The upper part of the site does not form part of this application.***

The proposed development will provide 38 no. dwelling units in 2 no. residential buildings on the southern lower part of the site as follows:

Block A comprises of 12 no. units over three-storeys and includes: 6 no. 1-Bedroom apartments at ground floor level, 5 no. 3-Bedroom Duplex units and 1 no. 2-Bedroom Duplex unit above, with associated private gardens and balconies.

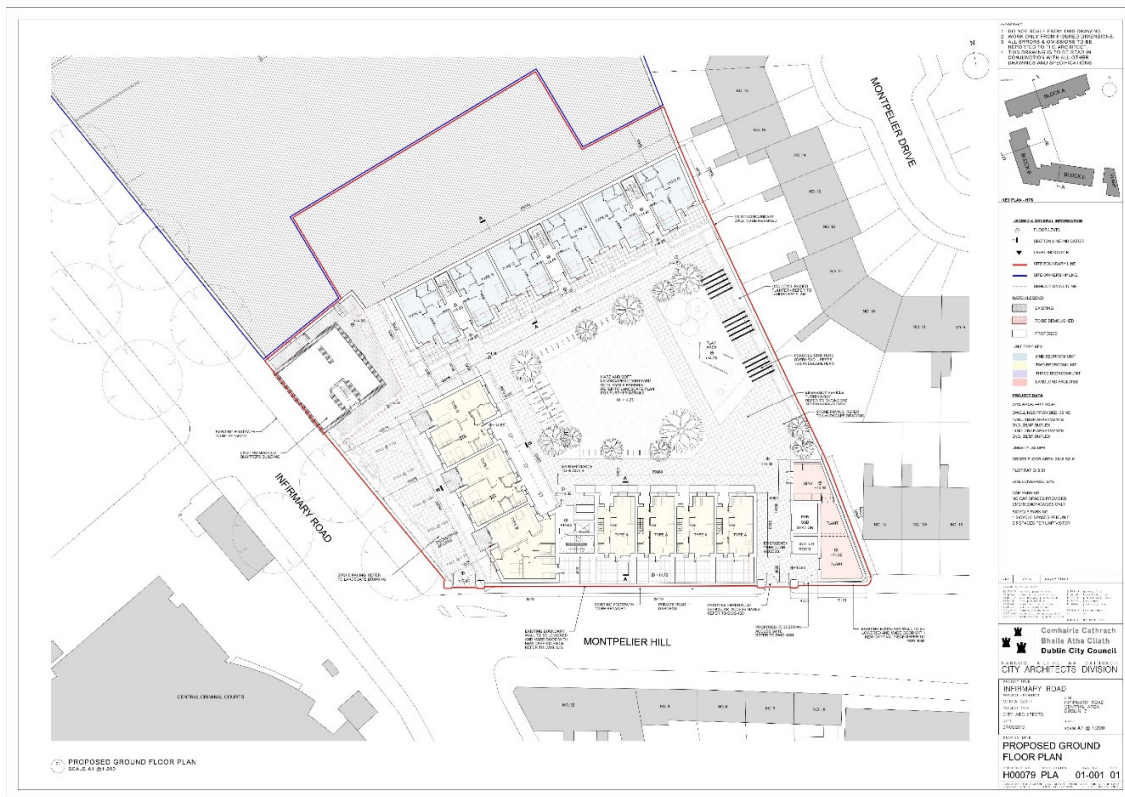
Block B comprises of 26 no. units over four / five storeys in a L-shaped corner building, and includes; 4 no. 2-Bedroom Duplex units at ground floor level with own door access and private rear garden onto Montpelier Hill, 22 no. apartments comprising of 6 no. 1-bedroom apartments and 16 no. 2-bedroom apartments all with their own associated private balconies.

A stand-alone single storey ancillary building, comprising of refuse storage, plant-room and ESB substation is proposed at the eastern end of the site adjacent to the existing eastern gateway on Montpelier Hill.



The residential buildings will enclose a private residential courtyard, complete with play area and provide for 58 no. cycle parking spaces and form a landscaped pedestrian Avenue between the existing Boundary Wall (Protected Structure) on Infirmary Road and Block B leading to the former Married Quarters building (Protected Structure).

No works are proposed to the former Married Quarters building (Protected Structure) in this application. The proposal includes for remedial and repair works to the existing Boundary Wall and Gateways (Protected Structure) abutting our subject site, reducing the height of the existing Montpelier Hill boundary wall to its original height as identified in the Archaeology report, reopening and reusing 2 no. existing gateways and 1 no. existing pedestrian gateway on Montpelier Hill boundary wall and constructing new gates at each gateway for pedestrian access.



The Proposal was presented for notification of initiation of the Part 8 to the Central Area Committee meeting on 14<sup>th</sup> May, 2019. The formal Part 8 was submitted on the 7<sup>th</sup> June, 2019. Plans and particulars of the proposed development were available for inspection or could be purchased from the 7<sup>th</sup> June, 2019 for a period of 4 weeks. Submissions or observations in relation to the proposed development were also invited and the deadline for receipt of these was at 4.30pm on 19<sup>th</sup> July, 2019. During the submission and observation period, DCC City Architects presented the project at a local information meeting on the 3<sup>rd</sup> July, 2019, the meeting was jointly co-chaired by Cllrs. Janice Boylan and Ray McAdam. Cllrs. Christy Burke, Joe Costello & Cieran Perry were also in attendance.

A number of third party submissions were received within the prescribed period.

A number of DCC Interdepartmental Reports were received from the following departments: Drainage Department, City Archaeologist, Transportation Planning Division and Conservation. All had no objections to the proposed development subject to recommended conditions.

The content of the submissions received was noted and has been considered by the Planning & Property Development Department in their assessment of the proposal, an

extract summary of their assessment of the main submission observations points raised are as follows:

**Gated Development Access for the Wider Community (Page 10)**

*“While it is noted that objection to the gated nature of the development is raised within a number of submissions on the application, it is felt in this instance given the close proximity to Phoenix Park, the need to provide public open space as part of the development is not required.”*

**Existing Traffic and Parking Problems in the Area (Page 11)**

*“There is concern noted in a number of submissions with regards to the existing car parking provision in the area. There is existing controlled Pay and Display parking along Montpellier Hill, with residential permits provided for occupants along this road. There are double yellow lines located along both sides of Infirmary Road, which is located on the eastern boundary of the site. While concern is noted regarding illegal parking in this area due to the proximity to the Criminal Court, this is an issue that can be dealt with by Parking Enforcement of DCC. Residential parking is controlled by the Transport Advisory Group (TAG) of DCC through the provision of permits and there is pay and display parking for short term parking for visitors to the area.”*

**Parking Provision within the Development (Page 11)**

*“Given the scale of the proposed development, its proximity to the city centre and access to several modes of sustainable transport in tandem with the development of a proactive Mobility Management Strategy, it is considered that the proposed development is acceptable in this instance, subject to conditions.”*

Please see attached Planner’s Report.

Following Planning Assessment, the conclusion of the Planning & Property Development Department is as follows:

***The proposed development is welcomed and would result in the revitalisation of a disused and vacant site. The redevelopment of this portion of the site for residential use is a sustainable reuse of a vacant site in the city centre. There are a number of policies and objectives that support the provision of high quality housing which will be delivered by this project. The works will have an impact on the historic fabric and the character of the site, however, as demonstrated in this application, the proposed works will be a successful intervention and will retain the significance of the protected structures and the other remaining historic structures.***

***It is considered that the overall design and scale of the proposal is well reasoned and can be accommodated on site. Therefore, in light of stated policies and objectives in support of developments such as that now proposed, it is considered***



***that the proposed development in the form provided is acceptable and that the proposed development accords with the City Development Plan and the proper planning and sustainable development of the area.***



As approval of a Part VIII application is a reserved function of the Elected Members of the Council, it is our intention to bring the proposal to the October Council Meeting for formal approval.

**Dave Dinnigan**  
Executive Manager

**September 2019**