



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

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 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Application No: 3337/19

Proposal: LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Housing & Community Services, Housing Development Section

Location: Blocks 19 & 20, New Priory, The Hole in the Wall Road, Dublin 13

Proposal: pursuant to the requirements of the above, notice is hereby given of the intention to change of use of 4 existing live/work units and two retail units to provide 2 duplex apartments, 2 first floor apartments and 3 retail units at Block 19 & 20, New Priory, The Hole in the Wall Road, Dublin 13. The blocks 19 & 20 front onto The Hole in the Wall Road.

The development provides a two-bed duplex in lieu of a live/work unit at the south of each block where private amenity space can be provided. At first floor level a dual aspect two-bed corner apartment is proposed over the retail accommodation. The finalised proposal delivers the following quantum of development: in Block 20 - one 2B3P apartment, one 2B4P duplex and one retail unit and in Block 19 - one 2B3P apartment and one 2B4P duplex and two retail units.

All the proposed works are within the envelope of the existing building fabric with minor alterations to the existing curtain walling and cladding, increasing the window head height to normal apartment standards and introducing opening lights to provide better daylight, ventilation and access to the private amenity space.

The design strategy is the same as for the rest of the development: at ground floor level privacy strips of hedging and a rail are provided at the front of the blocks and private amenity space is a terrace at the rear or side; at first floor level the private amenity space is a balcony.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Site Notice:

Site notices in situ and legible on date of inspection 26th July 2019, as per submitted plans.

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Planning History:

Plan ref no 1731/03 refers to the decision to grant permission (Mr. John Valley) for proposed residential scheme with retail and live/work units on a 3.95 acre (1.6024 ha) site including the demolition of existing dwelling and garage, all at lands on or adjacent to Laurel Lodge, Grange Cross Road, Raheny, Dublin 13, bounded on the east side by The Hole in the Wall Road, Donaghmede. A boulevard shall run East-West across the site with residential blocks to the North and South. The residential blocks are 3/4 storey with an additional 2 storeys set back above, over basement. The proposed buildings fronting onto the Hole in the Wall Road are 7 storeys comprising of retail and live/work units at ground and first floor, with apartments and duplexes above. Permission is also sought for the retail and live/work units to have an alternative and flexible residential use. Total of 195no residential units (consisting of 27no 1 bed apartments, 128 no 2 bed apartments and 40 no 2/3 bed duplexes) and 4no retail units and 4 no live/work units. Total development has 24,384 sq.m m total gross floor space (consisting of 16,319 sq.m m over basement and 8,065 sq.m m at basement level) There is a total of 47no on street car parking spaces and 207 no basement car parking spaces. The parapet height to the boulevard is 14.4m in main and 17.2m every fourth unit. The parapet height to the Hole in the Wall Road is 20.13m. All heights are measured above finished ground floor level.

EIAR:

The EIAR Preliminary Examination concludes that an EIA is not required as there is no real likelihood of significant effects arising from the proposed development on the environment.

Appropriate Assessment:

The proposed development would involve no increase in the quantum of development on site and would be confined to alterations within the existing envelope of the structure. Alterations include minor alterations to the existing curtain walling, cladding and openings

an increase of window height to normal apartment standards and access to private amenity space. The development will have no negative impacts on Natura 2000 sites as a result of emissions, resource use, excavations or transportation requirements. There is a Natura 2000 sites at Baldoye Bay SAC, which lies 3 Km from the subject site.

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, the proposed project should not adversely effect the integrity of Natura 2000 sites. It is therefore considered that an Appropriate Assessment under Article 6(3) of the Directive is not required.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting's on the 20th May and 16th September 2019.

Observations/ Submissions:

The Planning Authority has not received any objections or observations to the proposed development.

Consultees:

Irish Water – Comments received.

Departmental Reports:

Drainage Planning and Development Control Section Report dated 01/05/19 notes that remedial works are on-going in order to achieve compliance with the Drainage conditions for the overall development from the previous grant of planning permission under plan ref no. 1731/03. The report indicates that there are no objections to the proposed development.

The Air Quality Monitoring and Noise Control Unit has no objections to the proposed development subject to conditions.

Archaeology: N/A

Transportation

The Environment and Transportation Department (E&T) indicate in their report dated 03/05/19 that they support the principle of the development. The E&T report concludes that servicing of the two retail units from Hole in the Wall Road is not desirable. Servicing should be from within the Priory Hall development itself. Also any alterations , if proposed to public lighting and street layout and materials should be agreed with the relevant sections of the E and T Department

Drainage Division: There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Assessment:

The proposed development would involve the following:

A change of use of 4 existing live/work units and two retail units to provide 2 duplex apartments, 2 no. first floor apartments and 3 retail units at Block 19 & 20,

The development would provide a two-bed duplex instead of a live/work unit at the south of each block (Blocks 19 and 20). Blocks 19 and 20 are located on the southern side of Main Street. The blocks 19 & 20 front onto The Hole in the Wall Road and form the south western corner of the Main Street and Hole In the wall Road. At first floor level a two-bed corner apartment is proposed over the retail accommodation.

The finalised proposal delivers the following quantum of development:

Block 20

- a. The provision of one no. two bedroom, three person apartment, 77 sq. metres
- a. The provision of one no. two bedroom, four person duplex apartment of 90.2 sq. metres
- b. The provision of one no. retail unit of 73.7 sq. metres

Block 19

- a. The provision of one no. two bedroom, three person apartment of 72.2 sq. metres
- a. The provision of one no two bedroom, four person duplex apartment 90.8 sq. metres
- b. The provision of two no. retail units of 43.7 sq. metres and 32.7 sq. metres respectively

The proposed development would involve a relatively modest alteration to the approved development on site. The ground floor level of the proposed duplex units in both Blocks would be protected from the public realm by landscaping. The provision of the retail units at ground floor level in both blocks would animate the public realm at street level while providing a robust frontage to a busy corner.

Standards for Development

Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities 2018 and

The proposed apartments are assessed against the standards for development a set out under the Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities 2018

Under Specific Planning Policy Requirement 3, each of the apartments meets the minimum required internal floor area as set out under this Specific Planning Policy Requirement and Appendix 1 of the Guidelines.

All the apartments meet the minimum external private amenity space standards as set out under appendix 1.

Clongriffin-Belmayne LAP

Under the Clongriffin-Belmayne Local Area Plan 2012-2018 (now extended for a further five years) the south west corner of Main Street and Hole in the Wall Road was proposed as an active corner. The proposed alterations, providing retail use at ground floor level and robust protection to the duplex units, is entirely consistent with that approach.

Zoning and designations

The subject site is located within an area zoned Z14 *'To seek the social , economic and physical development and/ or rejuvenation of an area with mixed uses of which residential and Z6 would be predominant uses'* The proposed development, involving the provision of four apartments and three retail units, is consistent with the zoning objective.

Need for the Work

The construction of a house by the Local Authority is prescribed for the purposes of Section 179 of the Planning and Development Act 2000 (as amended) and Article 80 of the Planning and Development Regulations 2001 (as amended).

Conclusion

There were no objections or observations made to the planning authority regarding this Local Authority Works (LAW).

The proposed development would involve the provision of four quality apartments while maintaining an active street frontage by providing three viable retail units. The proposed development is consistent with the Belmayne-Clongriffin Local Area Plan (as extended) and the Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities 2018. Therefore the proposed development is consistent with the proper planning and sustainable development of the area.

Accordingly, it is recommended that a decision be made by the elected members of Dublin City Council to proceed with the proposed development.

Recommendation

It is recommended that a decision be made by the elected members of Dublin City Council to proceed with the proposed development.

1. The following requirements of the Environment and Transportation Department (E&T) as set out in their report dated 03/05/19 shall be complied with:

a. The servicing of the two retail units from Hole in the Wall Road is not desirable. Servicing should be from within the Priory Hall development itself.

b. Alterations if proposed to public lighting and street layout and materials should be agreed with the relevant sections of the E& T Department

Reason: In the interest of orderly development.

2. The following requirements of the Air Quality Monitoring and Noise Control unit shall be complied with:

(a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00a.m. to 6.00p.m

Saturday - 8.00a.m. to 2.00p.m

Sundays and Public Holidays - No activity on site.

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in BS 4142. Method for rating noise affecting mixed residential and industrial areas.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity

3. Irish Water (IW) has reviewed the plans and particulars submitted with the application and would draw the Planning Authorities attention to the presence of IW assets (water and waste water networks) within the boundary of the planning application including the following:

9 Inch Water Main

IW requests engagement to ensure no conflicts with IW infrastructure, and adequate protection and access to existing infrastructure is maintained at all times. Note that any change to existing road or footpath levels may involve a change depth of cover over existing pipelines. The applicant is required to engage with Irish Water in respect of Deed of Easement and wayleaves prior to the commencement of the development.

Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water prior to works commencing. For information on the diversion process, please send a query to diversions@water.ie and include details of the proposed development, as well as the approximate location of the Irish Water asset. Please refer to the diversion and build over page on the Irish Water website for further details, at the following link: <https://www.water.ie/connections/developer-services/>.

Where the applicant proposes to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water2 Uisce Éireann Irish Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

All development is carried out in compliance with Irish Water Standards codes and practices. Further details on Irish Water Standard Code and Practices can be found on the Irish Water website <https://www.water.ie/connections/developer-services/>

Queries relating to the terms and observations above should be directed to planning@water.ie

The project is being funded by the Department of Housing Planning and Local Government.

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

Resolution:

“That Dublin City Council Notes Report No 306/201919 and hereby approves the contents therein.”

Owen P. Keegan
Chief Executive

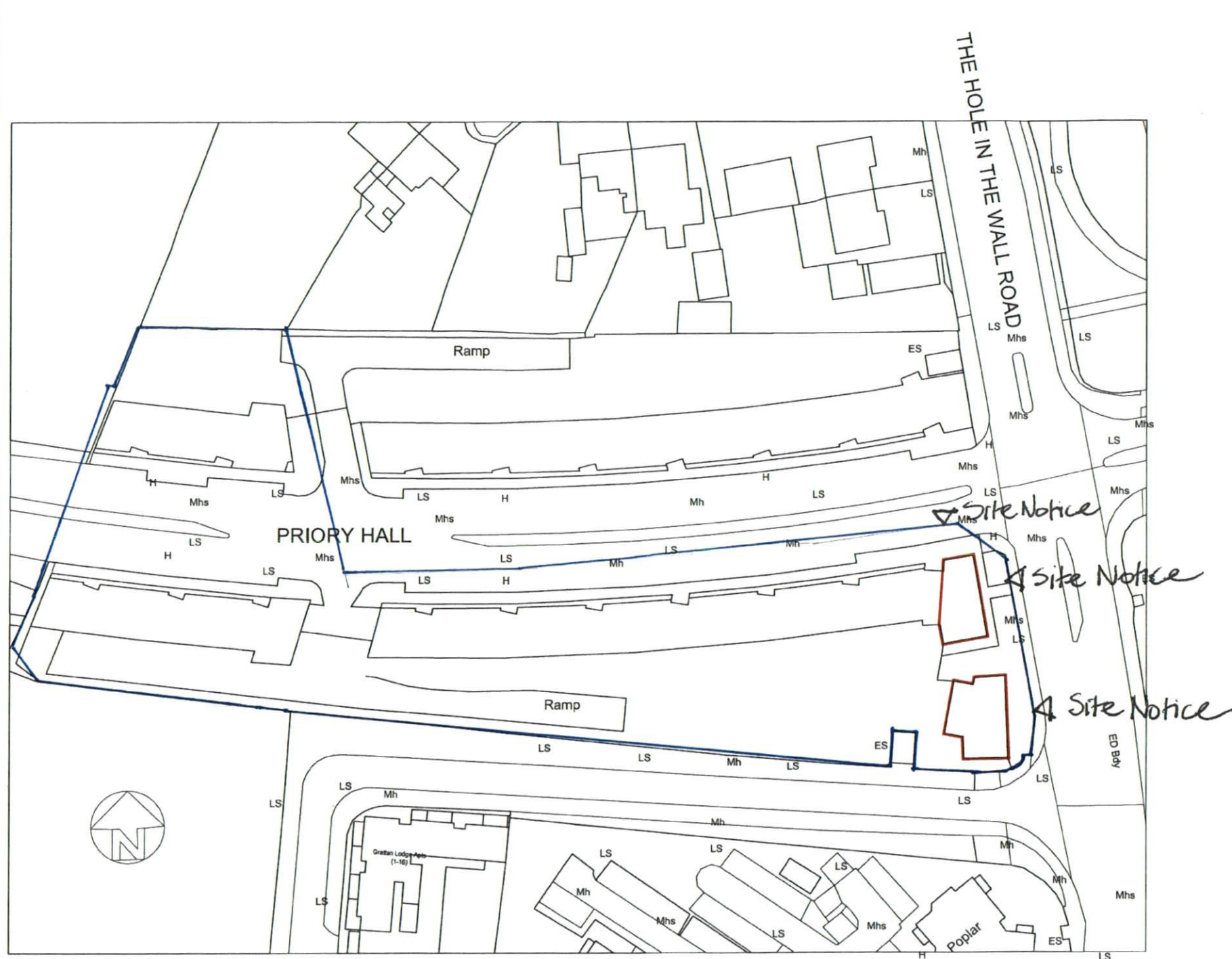
Date: 24th September 2019

APPENDIX A

List of Consultees

Irish Water Colvill House, 24 - 26, Talbot Street, Dublin 1.

Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs Development Applications Unit, Newtown Road, Wexford



Site Location Map

Scale 1:1000 @ A3

ORDNANCE SURVEY LICENCE NUMBER AR 0088419
OS Sheet No. 3133-03, ITM Co-ordinates X,Y - 722088,740728

REVISIONS AFTER LAST PLOT:

Stage:
PART 8

REVISIONS AFTER LAST PLOT:

26/03/19 Rev 1 - Issued for Part 8.
15/04/19 Rev 2 - Issued for Part 8-Redline boundary updated.



PROJECT: NEW PRIORY, PHASE 6,
HOLE IN THE WALL ROAD,
DUBLIN 13.

DRAWING: Site Location Map & Site Layout Plan

walsh associates
ARCHITECTS & PROJECT MANAGERS

DATE: March 19' SCALE: As Shown
DRAWN: RN JOB NO. 16003 DWG. NO. P-001
K:\16003\Planning\ Revision 2

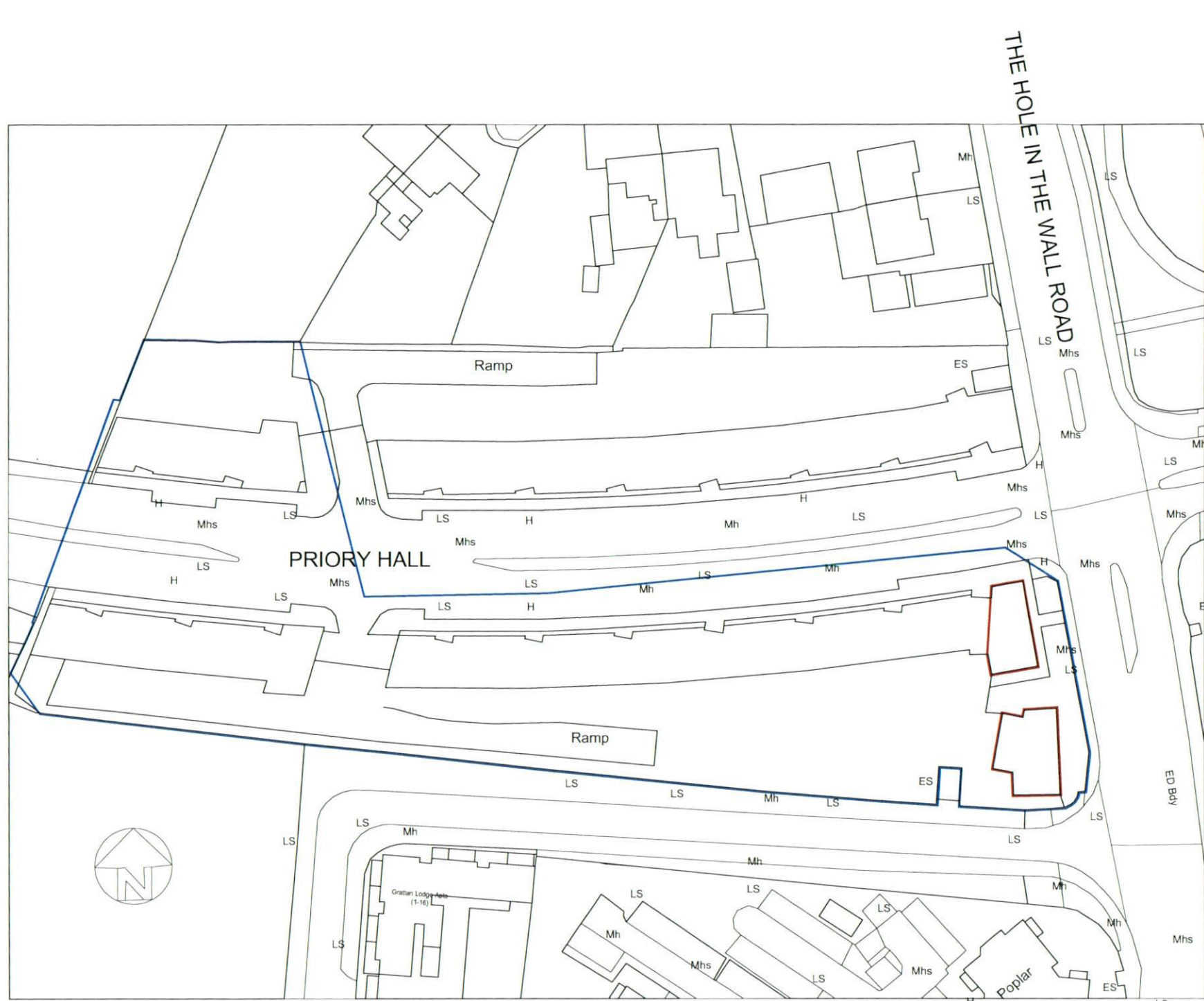
Merchants House,
27-30 Merchants Quay, Dublin 8.
Tel: (01) 633 4261. Fax (01) 633 4265
Email: info@walshassociates.ie



Site Layout Plan

Scale 1:500 @ A3

DCC PLAN NO. 3337/19
RECEIVED: 25 JUN 19



Site Location Map

Scale 1:1000 @ A3

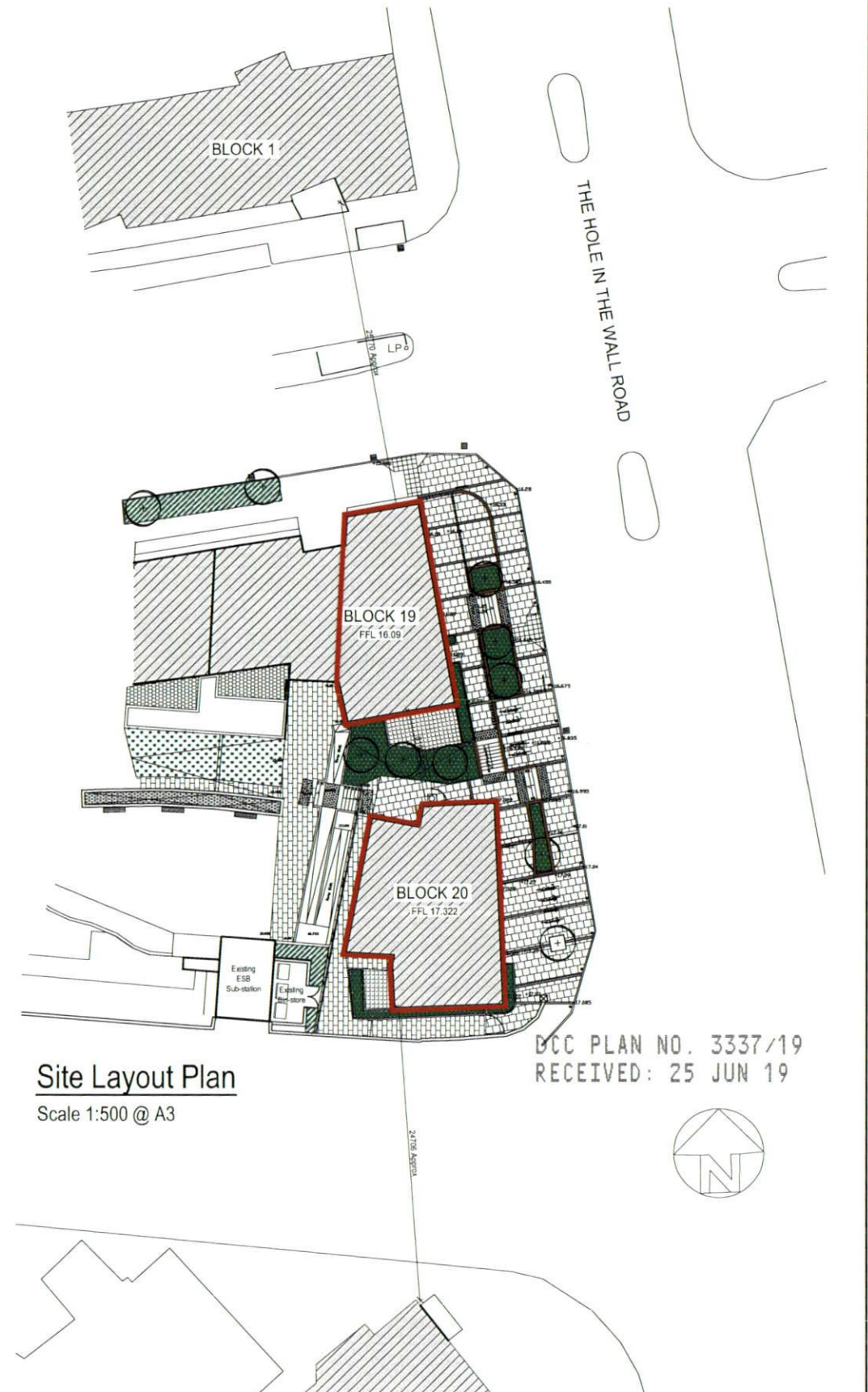
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REVISIONS AFTER LAST PLOT:	
26/03/19	Rev 1 - Issued for Part 8.
15/04/19	Rev 2 - Issued for Part 8-Redline boundary updated.
01/07/19	Rev 3 - DCC ownership outlined in blue.

 • FOUNDED 1839 •	PROJECT: NEW PRIORY, PHASE 6, HOLE IN THE WALL ROAD, DUBLIN 13.		DATE: March 19'		SCALE: As Shown			
			DRAWN: RN		JOB NO.			
	DRAWING: Site Location Map & Site Layout Plan		K:\16003\Planning\		16003		DWG. NO. P-001	
					Revision		3	
walsh associates ARCHITECTS & PROJECT MANAGERS			Merchants House, 27-30 Merchants Quay, Dublin 8. Tel: (01) 633 4261. Fax (01) 633 4265 Email: info@walshassociates.ie					



Site Layout Plan

Scale 1:500 @ A3

DCC PLAN NO. 3337/19
RECEIVED: 25 JUN 19