

Notification of initiation under Part 8
Planning and Development Regulations 2001
(as amended)

Proposed demolition of 2 blocks (nos. 45-68 and
69 to 92), Dolphin House, Dublin 8

Presentation to South Central Area Committee

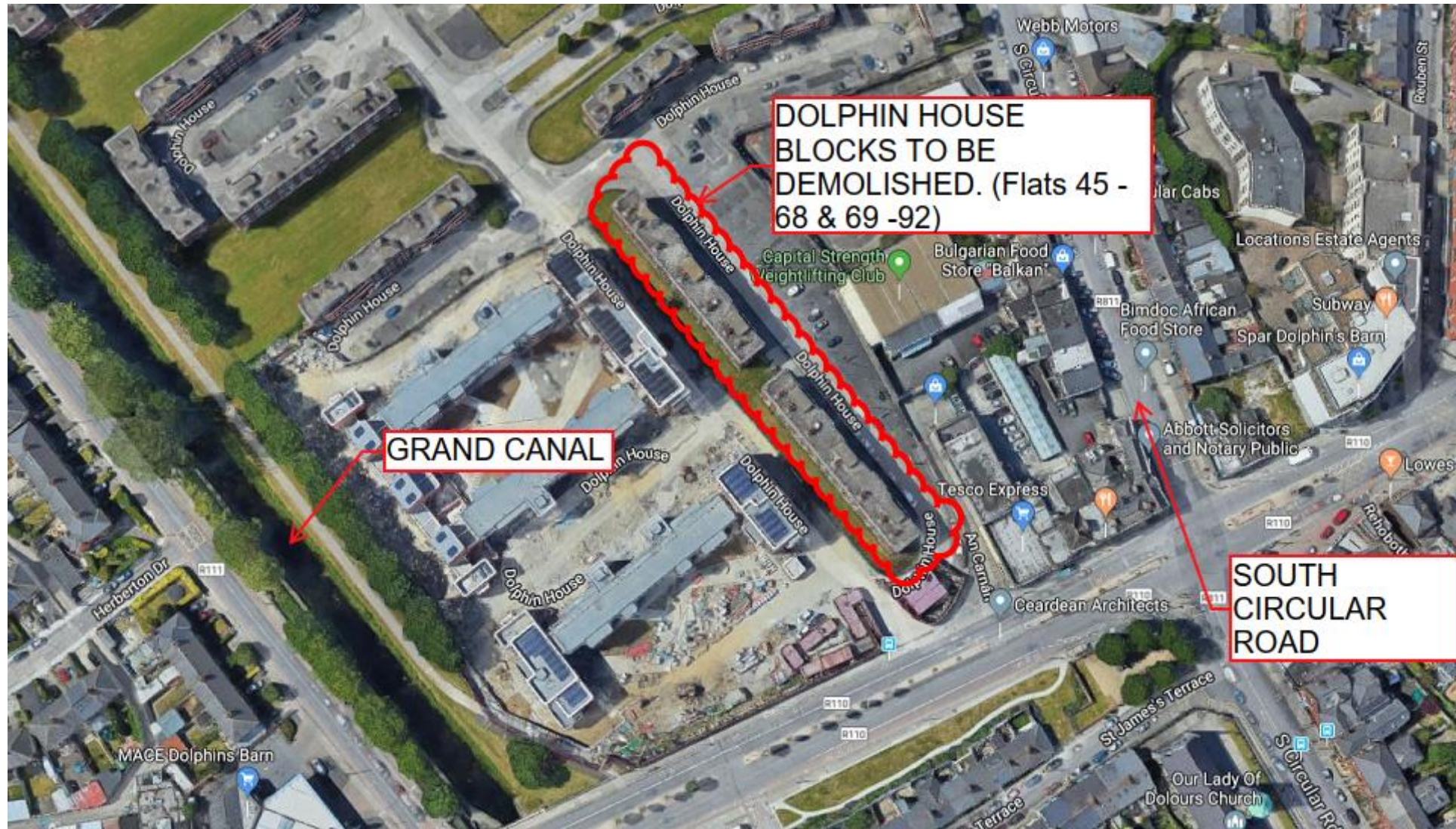
20th November 2019

By David Conway, Executive Engineer, Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

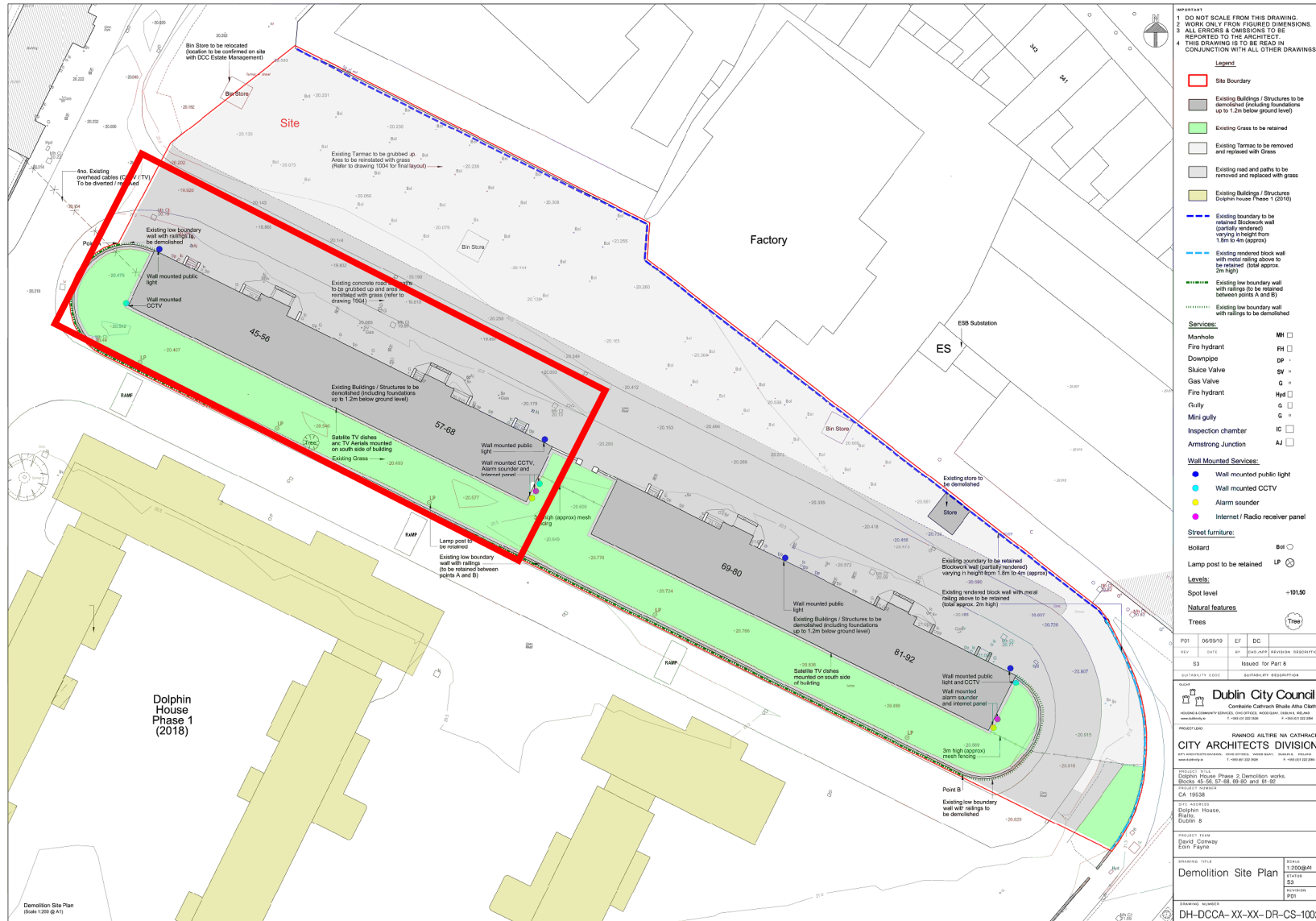
Site Location



Proposal

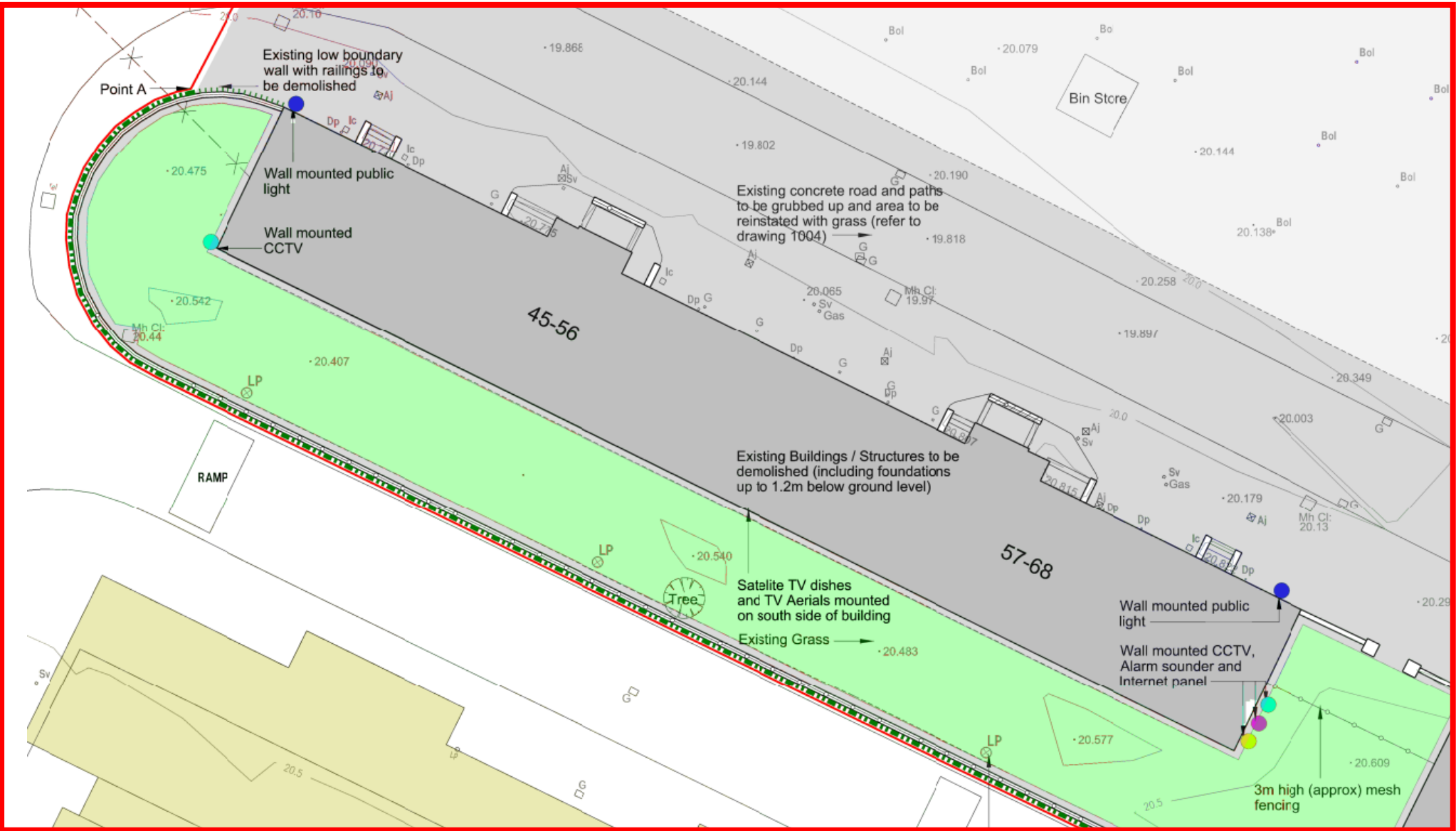
- Demolition of the existing two blocks (Flats 45 – 68 & 69 – 92) known as the 'Long Blocks' – 24 flats in each block.
- It is proposed to demolish the two blocks entirely, together with grubbing up the existing road, footpaths and hardstanding to the north and east of the blocks.
- Replaced with a proposed grassed finish with a mixture of a new low slipform kerb and retention of the existing boundary fence and wall to secure the perimeter. An access gate will be provided for grass cutting and general maintenance.
- No new construction works are proposed as part of this Part 8 planning application and any redevelopment proposals will be subject to a separate planning application.

Proposed Demolition Works

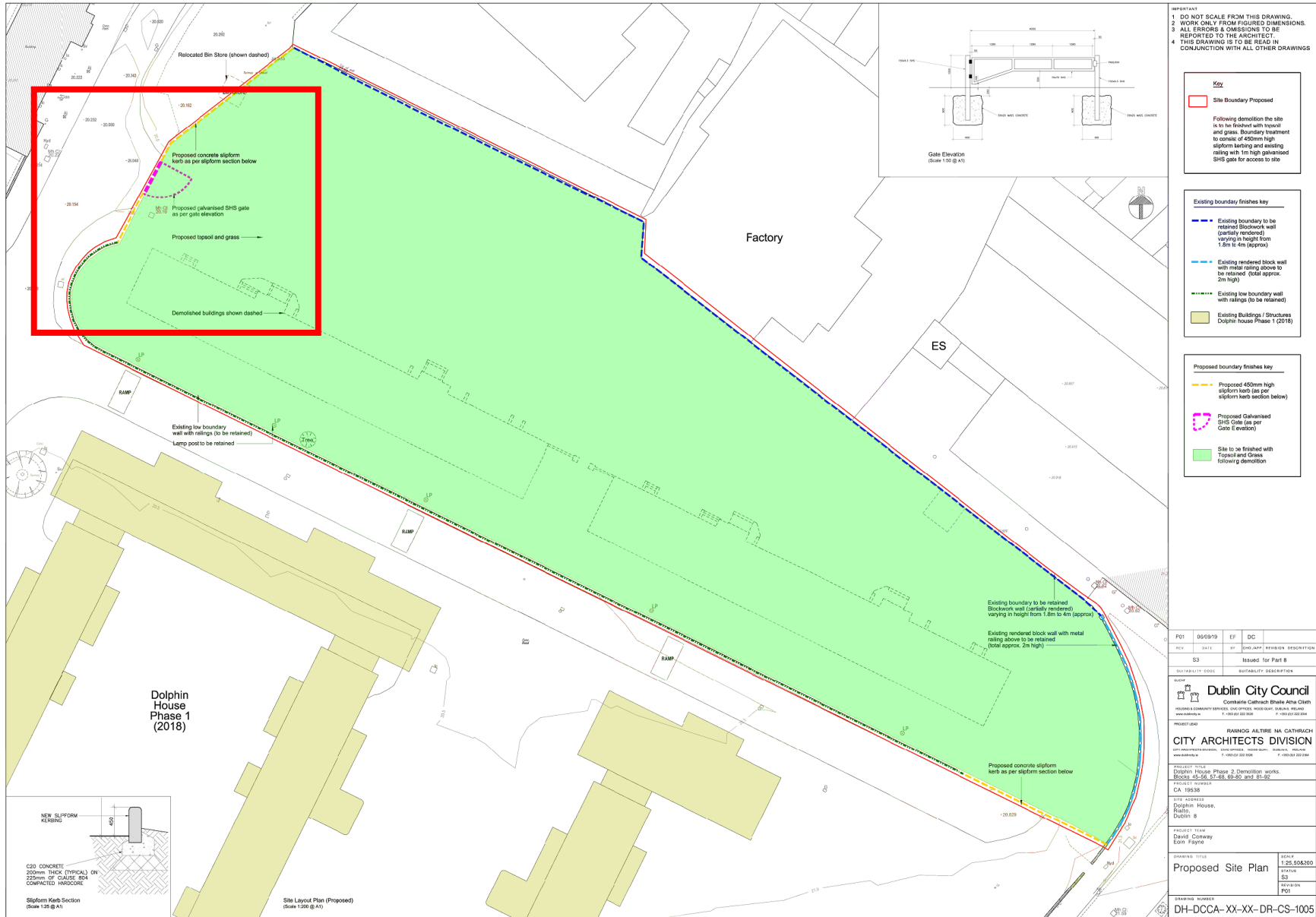


The site plan shows a proposed sports field with several key features and annotations:

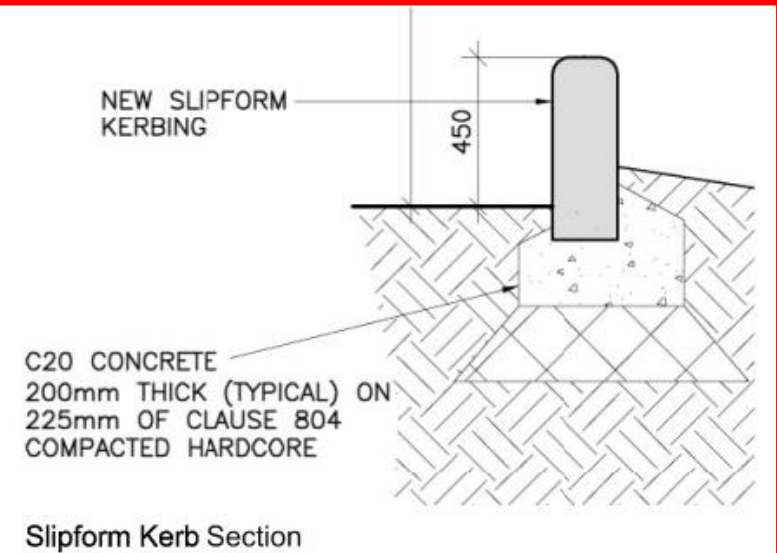
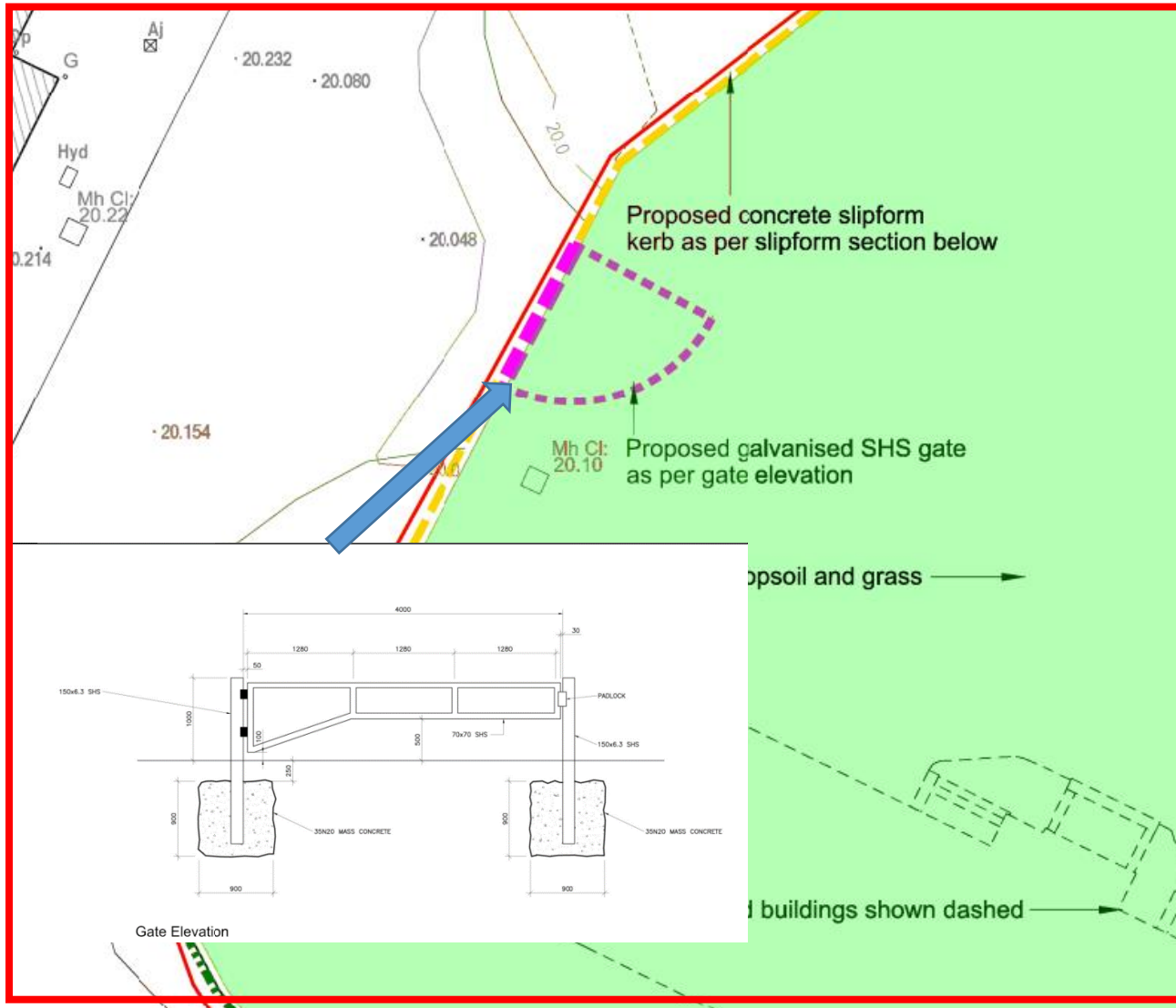
- Point A:** Located at the top left corner of the field.
- Existing low boundary wall with railings to be demolished:** Indicated by a red line along the top left boundary.
- Wall mounted public light:** Located on the top left boundary wall.
- Wall mounted CCTV:** Located on the top left boundary wall.
- Existing concrete road and paths to be grubbed up and area to be reinstated with grass (refer to drawing 1004):** Indicated by a grey area along the top right boundary.
- Existing Buildings / Structures to be demolished (including foundations up to 1.2m below ground level):** Indicated by a grey area along the right boundary.
- Satellite TV dishes and TV Aerials mounted on south side of building:** Located on the right boundary wall.
- Existing Grass:** Indicated by a green area along the bottom boundary.
- 3m high (approx) mesh fencing:** Located along the bottom boundary.
- Bin Store:** Located near the top right corner.
- RAMP:** Located near the bottom left corner.
- Elevation markers:** Numerous numerical values (e.g., 20.475, 20.542, 20.407, 20.540, 20.483, 20.577, 20.609) are scattered throughout the plan, indicating ground levels.
- Other features:** A "Tree" symbol is located near the bottom center, and a "Mh Cl: 20.44" marker is near the bottom left.



Proposed Site Plan



Proposed Works



Proposed Development

- The future development plans have not been finalised The demolition of the two flat blocks are being brought forward to mitigate against ongoing anti-social behaviour
- Area to the north of the two existing blocks is mostly hidden from public view and as such the removal of the two blocks will greatly improve the passive surveillance of the area
- Public lighting and CCTV coverage of the area will be retained

Estimated Timeline for Project

- Part 8 Process – Q4 2019
- Appointment of Civil/Structural Consultant – Q1/Q2 2020
- Appointment of Demolition Contractor – Q3 2020
- Estimated completion of Demolition Works - Q1 2021

Pre-Part 8

- Proposal was circulated internally to various Dublin City Council Technical Departments
- A number of observations and comments were submitted by a number of the internal DCC departments and they will be addressed as part of the Part 8 process and also during the demolition stage of the project.

Part 8 - Notification of initiation

- The agreement of the Committee is requested to this proposal.

Thank you.