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- (a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)**
(b) Local Government Act 2001 (as amended)
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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), notice is hereby given of Dublin City Council's intention to carry out the following works:

Application No: 2128/20

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

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

Applicant: Dublin City Council, Housing & Community Services Department.

Location: Dolphin House, Dolphins Barn, Dublin 8.

Zoning:

The subject site is zoned Z14 in the Dublin City Development Plan 2016-2022 which is "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;".

The subject site is also a Strategic Development and Regeneration Area (SDRA) in the Dublin City Development Plan. (SDRA 13). SDRA's represent significant areas of the inner and outer city with substantial development capacity and the potential to deliver the residential, employment and recreational needs of the city.

Chapter 15 of the Dublin City Development Plan 2016-2022 sets out the guiding principles for SDRA's.

"The city contains a number of strategic development and regeneration areas (SDRAs) capable of delivering significant quanta of homes and employment for the city, either through the development of greenfield sites or through the regeneration of the existing built city. Many, though not all, of these sites are zoned Z14 within the development plan, where the overall focus is To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and 'Z6' (enterprise and employment use) would be the predominant use."

SDRA 13: Dolphin House

Dolphin Estate (Dolphin House and Park) is a large local authority flat complex (comprising 436 flats including 44 senior citizen flats) on circa 7.5 hectares of land in the south-west inner city. Regeneration proposals for this area include part demolition, refurbishment and new build, in order to achieve a greater mix of uses and residential tenure diversity and unit mix.

Phase 1 of this regeneration process was approved by the City Council in October 2014. The scheme provides for the demolition of two blocks and the development of a total of 100 new dwelling units (including new houses, new apartments and amalgamated/refurbished units within three existing blocks), with buildings ranging between 1 to 4 storeys in height. It is hoped that this development, which addresses a number of blocks in the south-east corner of the estate fronting on to the Grand Canal, will go on site in 2016 and will act as a pilot programme that can be replicated for the remaining blocks fronting on to the canal.

The guiding principles for regenerating the area are set out below:

- The regeneration of the Dolphin Housing Estate to provide an attractive and sustainable residential community, alongside appropriate community, commercial and leisure facilities.
- The development of a vibrant mixed-use element with high-quality streetscape will be promoted to consolidate the southern end of Dolphin's Barn and to promote the reinvigoration of Dolphin's Barn village centre.
- The heritage, tourism and recreational opportunities of the Grand Canal will be promoted as a key feature for the site and for Dolphin's Barn.
- Permeability will be promoted through the site to encourage active streets and connections to the adjoining neighbourhood, in particular pedestrian and cyclist routes; east-to-west connections from Dolphin's Barn towards Herberton Road and north to-south connections from the South Circular Road to the Grand Canal will be encouraged; the feasibility of a new pedestrian crossing point over the Grand Canal to connect with Dolphin Road will be explored.
- The provision of new senior citizen housing to replace the existing Dolphin Park is supported.
- The development of synergies with other regeneration areas in close proximity will be promoted for co-ordination in the provision of new facilities; new parks, recreation and community facilities will be promoted as features accessible to the wider neighbourhood for inclusion and integration of the site with the adjoining area.

Site Description

The subject site is the Dolphin House flat complex in Dolphins Barn. This flat complex was constructed in the 1950's and sites and measures 18.5acres. The site once comprises over 430 homes made up of flats in 6 blocks through the estate and also senior citizens units. A phased regeneration of the housing complex is currently underway. Phase 1 was completed in 2018/2019. The second phase of the regeneration requires the demolition of two flat blocks which are located to the eastern side of the Dolphin Complex. Each block contains 24 flats each with a mixture of 1 and 2 bed units.

Proposal

The proposed Part 8 planning application comprises of the demolition of the two existing flat blocks (Flats 45 - 68 & 69 - 92) located to the east of the Dolphin House complex. In addition to the demolition of the two blocks ancillary works including the grubbing up the existing road, footpaths and hardstanding to the north and east of the blocks as well as the demolition of the small service block located to the north of the site are proposed. The existing hardstanding/parking area and roads and footpaths on the site will be replaced with a grassed finish and surrounded with a low slip form kerb or boundary fence with an access gate for grass cutting and general maintenance.

Relevant Site History

Reg.4485/08: Part 8 for renovation & extension of The Small Community Building, Dolphin House, South Circular Road, Dublin 8.

Reg.3764/16: Site North of Dolphin House flats & East of Herberton Park, Rialto, Dublin 8. Permission granted for development of: 5 no. residential blocks (A to E) ranging from 2 to 4 storeys, comprising of 42 no (1 bed) apartments and 1 no. (2 bed) apartment, and a community centre (c.115sqm) located at ground floor level of Block A, access to blocks via 2no. Stair and lift cores and external walkways to each apartment, all totalling 3459sqm. Provision for refuse store (c.16sqm), external store (13sqm), ESB substation and 8no. Car parking spaces. The site works will include modifications to the existing hard play area and a section of the existing public road (Dolphin Park), including the relocation of the existing bollards and associated adjoining footpath within the site boundary to accommodate the proposed development. The development will include the construction of a new access road to South, East and North of the site.

Consultation

It is noted from the planning report submitted that the proposed development was circulated to Dublin City Council Technical Departments and no objections were raised to the proposed works. A number of observations were submitted by internal departments and the scheme was refined in response to the submissions. The Part VIII was presented to the South Central Area Committee on the 20th of November 2019 who agreed to lodge the proposal and it is now brought to public consultation.

Appropriate Assessment

It is noted from the planning report submitted that a screening for AA has been carried out by an external consultant Brady Shipman Martin and they concluded that "this report concludes on the best scientific evidence that it can be clearly demonstrated that no elements of the project will result in any likely significant impact on any relevant European site, either on their own or in combination with other plans or projects, in light of their conservation objectives. As such no mitigation measures are required for the protection of these European sites'.

Environmental Impact Assessment Screening

A screening for EIA has been carried out by an external consultant Brady Shipman Martin and they concluded that the proposed development is not a development for which an EIA is mandatory and that there is no real likelihood of significant effect on the environment arising from proposed development, and it was therefore concluded that an EIA was not required.

Observations

An observation was submitted from a tenant in one of the blocks proposed for demolition. The tenant was offered a place in another location but refused. He is the only tenant in one of the remaining blocks. Constant change of staff in the estate management board. Would need an agreement to be reached in terms of relocation prior to any decision being made with Phase 2.

Interdepartmental Reports

Drainage Division: Report dated the 9th of March 2020

- 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).
No further reports received.

Planning Assessment

The proposed application is for demolition of the existing two blocks on the north eastern side of Dolphin House. The main access would be from South Circular Road, however there is also a pedestrian access currently off Dolphins Barn. These two blocks contain flats number 45-68 and flats 69-92. These blocks are known as the long blocks and are mostly empty as the residents have been moved to new homes over the last few months. It is noted from their planning report that the redevelopment of the site will be the subject of a separate application. Dublin City Council intend to demolish the two blocks entirely together with grubbing up the existing road, footpaths, and hardstanding to the north and east of the blocks. It is also proposed to demolish the small service block located to the north of the site. They note in their report that they intend to remove all foundations to the blocks and all services will be removed where practicable. The existing hard standing area and roads and footpaths on the site will be replaced with grassed finish and surrounded by a low slipform kerb or boundary fence with access gates for grass cutting and general maintenance.

It is noted from the planning report that the future development plans for the site have not been finalised to date but the demolition of the two blocks has been brought forward to mitigate against ongoing anti-social behaviour which is a problem in the area

As part of this Part 8 scheme the applicant has submitted the following documents to accompany the application:

- Part VIII Planning Report
- Environmental Assessment – Built Environment
- Strategic Assessment – Built Environment
- Outline Construction and Demolition Waste Management Plan
- Bat Survey 2019

After reviewing the submitted plans and planning report it is concluded that the proposed demolition of the two blocks would be in accordance with the overall principles set out in the SDR 13 for this site, and the future regeneration of this estate.

Conclusion

The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022. The proposed development is considered acceptable.

Recommendation

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development subject to the following recommendations:

1. The following shall be complied with:

(i) Prior to commencement of development, and on appointment of a contractor, a Demolition Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended demolition practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of demolition waste.

(ii) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

(iii) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: To ensure a satisfactory standard of development

2. The applicant is requested to liaise with Irish Water to:

(i) Confirm the exact location of Irish Water Infrastructure on site

(ii) Provide mitigation measures to protect the Irish Water Infrastructure on site during demolition works

(iii) Enter into a wayleave agreement with Irish Water prior to commencement of works on site

Reason: To ensure a satisfactory standard of development

3. 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

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 “virtual” meeting held on Wednesday 15th April 2020

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

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

This report is submitted to the City Council pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

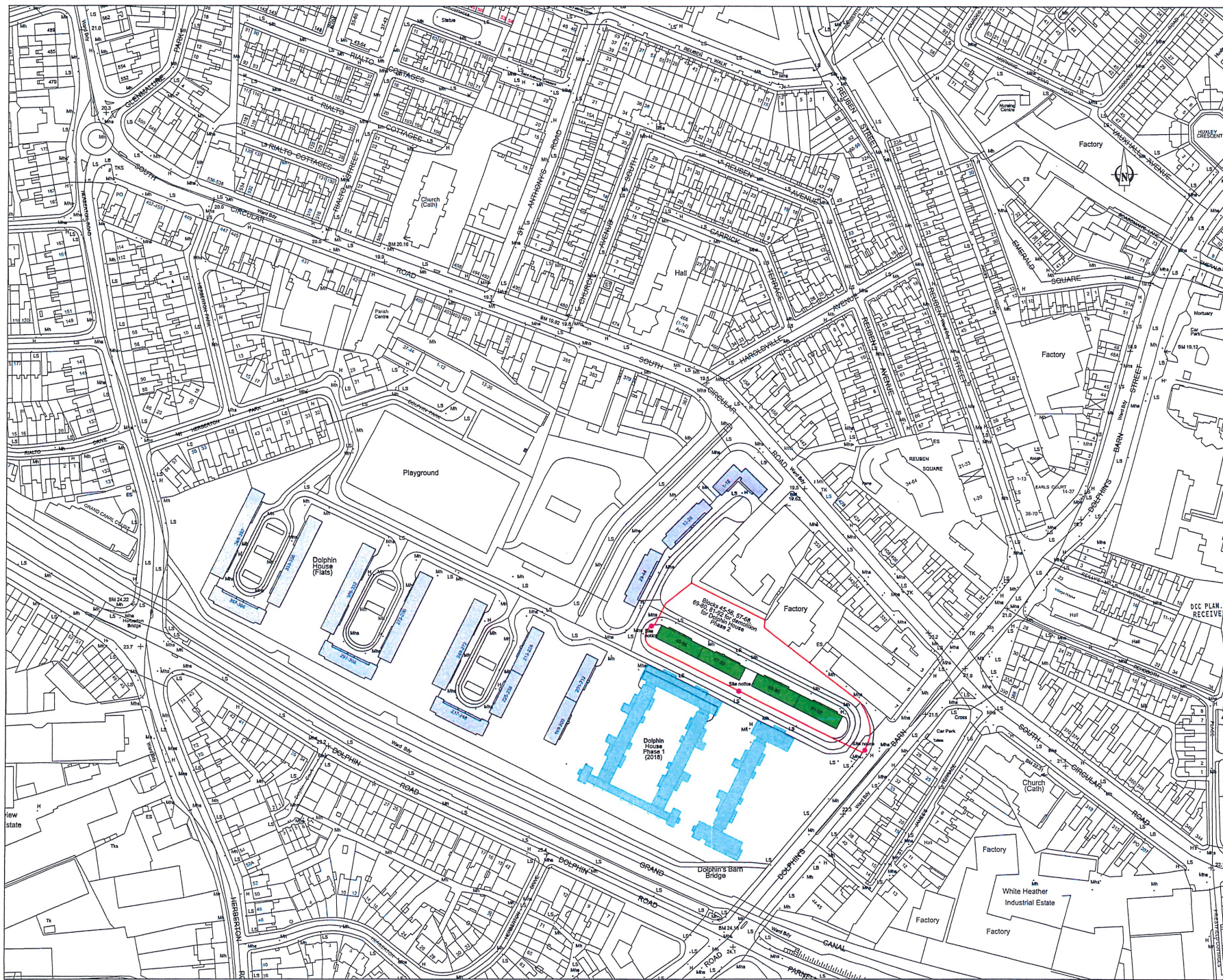
Resolution:

“That Dublin City Council Notes Report No 146/2020 and hereby approves the contents therein.”

Owen P. Keegan

Chief Executive

22nd April 2020



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

LEGEND

- Site Boundary
- Phase 2 Blocks for Demolition (Blocks 45-56, 57-68, 69-80 and 81-92)
- Phase 1 Completed 2018
- Existing flat block located within Dolphin Park Development
- Site Notice

DCC PLAN NO 2128/20
RECEIVED 05 JAN 20

REV	DATE	BY	CHKD	APP	REVISION DESCRIPTION
01	23/01/20	EF	DC		
02		S3			Issued for Pre-Part 8

SUBMITTAL CODE	SUBMITTAL DESCRIPTION
01	01

DRAFT

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PROJECT TITLE
Dolphin House Phase 2, Demolition works.
Blocks 45-56, 57-68, 69-80 and 81-92

PROJECT NUMBER
CA 19538

SITE ADDRESS
Dolphin House,
Rialto,
Dublin 8

PROJECT TEAM
David Conway
Eoin Foyne

DRAWING TITLE	SCALE
Site Location Plan	1:1000@A1

DRAWING NUMBER	STATUS	REVISION
DH-DCCA-XX-XX-DR-CS-1001	S3	P01

