

South Central Area Office
Eblana House
Marrowbone Lane
Dublin 8

Date: 07th December 2020.

To the Chairman and Members of *the South Central Area Committee*

**For Information Purposes Only
Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)**

**Proposed Demolition of 3 Blocks of Flats at the Senior Citizen Units,
Dolphin Park,
Dolphin House,
Dublin 8**

Subject Site

The site is located at Dolphin Park, Senior Citizen Development in Dolphins Barn, Dublin 8 which is in the Dublin City Council South Central Area. The proposal involves the demolition of the three existing blocks (Flats 1-44). No new construction works are proposed other than those necessary to secure the site or divert services. The three blocks are mostly empty as residents have been moved to new senior citizen complex over the last number of months. The future redevelopment of the site will be the subject of a separate planning application and consultation process. It is proposed to demolish the three blocks entirely, together with grubbing up the existing road, footpaths and hardstanding to the north and east of the blocks.

This subject site is located in the designated Strategic Development Regeneration Area (SDRA 13) at Dolphin House. The zoning objective is indicated as Z14 '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 prominent use.

The Housing Department have instructed Dublin City Council, Structural Engineers to prepare a Part 8 for the demolition of the blocks.



Figure 1 Location of site showing demolition proposal within the red line

Proposed Development

New construction works are not proposed as part of this planning application other than those necessary to secure the site or divert services. The three blocks will be fully vacated in the near future with residents been moved to a newly constructed senior citizen development to the south of the existing blocks. Future redevelopment of the site will be the subject of separate planning application and consultation process.

Upon completion of the demolition the existing hard standing area, roads and footpaths on the site will be replaced with a pea gravel finish and surrounded with a boundary fence with access gates for emergency use and general maintenance.

The future development plans for the site have not been finalised to date but the demolition of the three flat blocks has been brought forward to mitigate against any anti-social behaviour that could occur in and around the derelict buildings.

The agreement of the Committee is requested to this proposal.

David Dinnigan

Director of Housing Delivery