



Pre-Part VIII Planning Report



Dolphin Park Senior Citizen Development, Demolition Works (3 Blocks, Flats 1-44)

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Housing & Community Services Department | Dublin City
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1.0 Site Location

The site is located at Dolphin Park, Senior Citizen Flats complex in Dolphins Barn, Dublin 8 which is in the Dublin City Council South Central Area. The Dolphin Estate complex was constructed in the 1950's and the complex itself sits on 7.5 hectares and once comprised of over 430 homes (made up of flats in 6 blocks through the estate and also senior citizen units). A phased regeneration is currently underway with Phase 1 completed in 2018/2019. The second phase of the regeneration requires the demolition of three flat blocks which are located to the North side of the Dolphin Estate complex as shown in Figure 1 below. The three blocks contain a total of 44, 1 bed units.



Figure 1: Aerial View of three blocks to be demolished, Flats 1-44.

2.0 Dublin City Council Development Plan

Chapter 2, Vision and Core Strategy of the Dublin City Council Development Plan 2016 – 2022 outlines 18 Strategic Development and Regeneration Areas (SDRA) throughout the city. These areas 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. The development plan also states that the majority of SDRAs relate to a zoning objective.



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.

3.0 Proposed Development

This Part 8 planning application is for the demolition of the existing three blocks (Flats 1-44). No new construction works are proposed as part of this planning application other than those necessary to secure the site or divert services. The three blocks are now vacated and residents have 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. 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. The foundations of the buildings will be removed, and all services will be removed insofar as this is practicable. The existing hard standing area, roads and footpaths on the site will be replaced with a low maintenance pea-gravel finish and the site 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.

4.0 Consultation to date

The proposal was circulated to Dublin City Council Technical Departments, and no objections to the proposed works were received. A number of observations and comments were submitted by a number of the internal DCC departments and will be address for the Part VIII application. The scheme has been refined in response to the issues raised. The Part VIII proposal will be presented to the South Central Area Committee at the end of October with the intention of having it agreed and bring it to public consultation in November



5.0 Appropriate Assessment

A screening for Appropriate Assessment has been carried out by an external consultant Brady Shipman Martin and they concluded the following:

On the basis of objective information it can be excluded that the proposed demolition works, individually or in combination with other plans or projects, will have a significant effect on a European site.

In view of best scientific knowledge this report therefore concludes that the development, individually or in combination with another plan or project, is not likely to have a significant effect on the European site.

The full screening for Appropriate Assessment is included in the Part VIII submission.

6.0 Environmental Impact Assessment Screening

A screening for Environmental Impact Assessment has been carried out by an external consultant Brady Shipman Martin and they concluded the following:

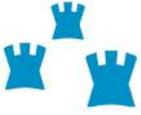
Having regard to the nature and limited scale of proposed development (demolition works) and to the limited nature of environmental sensitivities the Preliminary

*Preliminary Examination (for the purposes of EIA) in accordance with Article 120 of the Planning & Development Regulations 2001-2019) Brady Shipman Martin
6734_2020-07-28_RP-EIA01_03 18*

Examination has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development.

The need for further screening for Environmental Impact Assessment (EIA) or for Environmental Impact Assessment (EIA) can therefore, be excluded on the basis of the Preliminary Examination, in accordance with article 120(1)(b)(i) of the Planning and Development Regulations 2001-2019.

The full EIA Screening is included in Part VIII submission.



7.0 Conclusion

This report supports a Part VIII application for the demolition of the existing three blocks (Flats 1-44) that will allow for the future redevelopment of the cleared site. The redevelopment of the site will be in accordance with the Development Plan 2016-2022 in relation to Dolphin Estate being identified as a Strategic Development and Regeneration Area. Anti-social behaviour in and around empty flats is a persistent problem across the council and to local communities. The opening up of this space will provide passive security to the area which will limit the opportunity for anti-social behaviour.

The proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

Appendix A - Photos

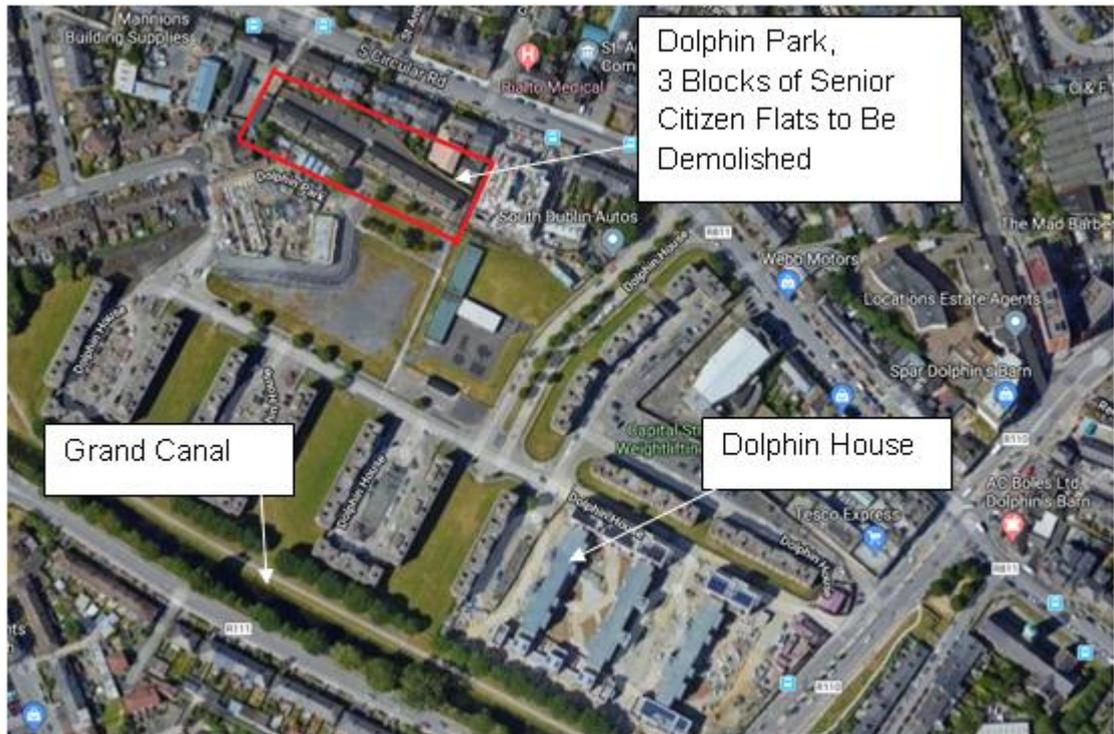


Photo 1: Aerial Photo 3 Blocks

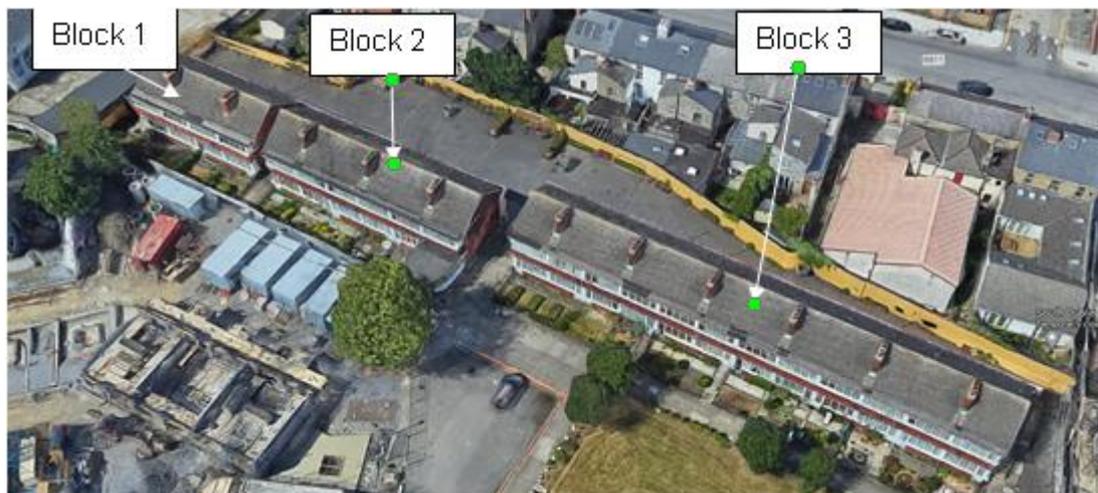


Photo 2: Aerial Photo 3 Blocks



Photo 3: Southern Side Of The Units



Photo 4: Southern Side Of The Units



Photo 5: Northern Side Of The Units Looking East



Photo 6: Northern Side Of The Units



Photo 7: Looking West On The Northern Side Of The Site

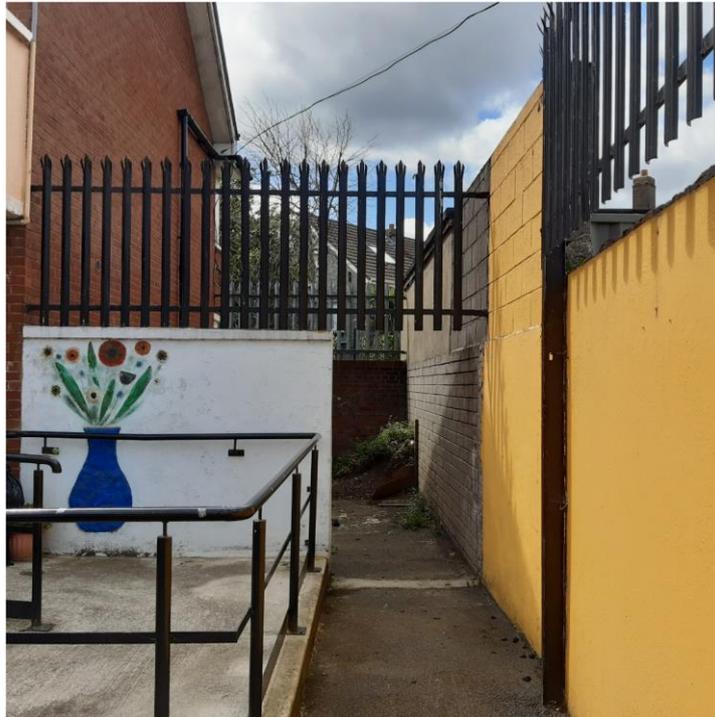


Photo 8: Western Side Of The Units

Appendix B - Accompanying Drawings

List of Drawings included in the Part VIII Application :

DPSCD-DCCA-XX-XX-DR-CS-1001 Site Location

DPSCD-DCCA-XX-XX-DR-CS-1002 Demolition Site Plan

DPSCD-DCCA-XX-XX-DR-CS-1003 Proposed Site Plan

DPSCD-DCCA-XX-XX-DR-CS-1004 Floor plans flats 1-12 and 37-44

DPSCD-DCCA-XX-XX-DR-CS-1005 Floor plans flats 13-36

DPSCD-DCCA-XX-XX-DR-CS-1006 Elevations and Section A-A

Fold Housing Ground Floor Plan Incorporating the Existing Site

Appendix C - Accompanying Reports

List of Reports included in the Part VIII Application

AA Screening Report

EIA Screening Report

Bat Survey Report

Outline Construction & Demolition Waste Management Plan