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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) 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:
2221/21

Proposal:
LAW: Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant:
Dublin City Council Housing and Community Services Department

Location:
Emmet Road, Inchicore, Dublin 8

Proposal:
Pursuant to the requirements of the above notice is hereby given of the proposed demolition of the former health centre and St. Michael's community centre at Emmet Road, Inchicore, Dublin 8 and associated site clearance works which include the remains of a disused halting site together with internal site walls, fences, hard surfaces and utilities. No new construction works are proposed at this time, other than those necessary to secure the site or divert services. The foundations of the buildings will be removed, and all services will be removed insofar as this is practicable.

The site is bounded by a combination of walls and fences of different types, and it is proposed to leave these in place, pending re-development. Most of the paved surface of the site will be removed, and the site grassed pending re-development. The re-development of the subject site will be subject of a separate planning application and consultation process.

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 EIAR is not required.

Site Notice:
Site notices (3no.) checked, in place and in order on the 23-02-21

Proposed development:

The proposed demolition of the former health centre and St. Michael's community centre at Emmet Road, Inchicore, Dublin 8 and associated site clearance works which include the remains of a disused halting site together with internal site walls, fences, hard surfaces and utilities. No new construction works are proposed at this time, other than those necessary to secure the site or divert services. The foundations of the buildings will be removed, and all services will be removed insofar as this is practicable.

The redevelopment of the site will be the subject of a separate application.

Relevant Policy from Development Plan 2016-2022Strategic Development Regeneration Area 9

Section 15.1.1.16 - 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.

Zoning Objective

Z14- Strategic Development and Regeneration Areas: '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'

Chapter 5 Quality Housing, Section 5.5.2 Sustainable Residential Areas

The Department of Housing, Planning Community and Local Government Statement 2015 encourages Planning Authorities to engage in active land management by leading and managing the development process and ensuring that land zoned for development come into use in accordance with Development Plan Policy and in tandem with supporting infrastructure. In particular the following policies are relevant to the proposed development:

QH5: To promote residential development addressing any shortfall in housing provision through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key locations including regeneration area, vacant sites and under-utilised sites.

QH8: To promote the sustainable development of vacant or under-utilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area.

QH23: To discourage the demolition of habitable housing unless streetscape, environmental and amenity considerations are satisfied, and a net increase in the number of dwelling units is provided in order to promote sustainable development by making efficient use of scarce urban land

Site Description:

The site is located at Emmet Road, Dublin 8. The site is bounded by a combination of walls and fences of different types, and it is proposed to leave these in place, pending re-development. Most of the paved surface of the site will be removed, and the site grassed pending re-development. The re-development of the subject site will be subject of a separate planning application and consultation process.

Relevant Planning History:

Subject site: none

Observations/Submissions:

None received.

Interdepartmental Report(s):

Drainage Division: Report notes no objection to this proposal subject to conditions

Roads and Traffic Planning Division: Report notes no objection to this proposal subject to conditions

Archaeology: Report notes no objection to this proposal subject to conditions.

Consultees /Interested Parties:

Irish Water – No report to date.

Planning Assessment:

This is an application for demolition of the former Health centre and St. Michael's community centre at Emmet Road, Inchicore. The proposals include the demolition and removal of all buildings and structures, including foundations and services. Site clearance works includes the remains of a disused halting site and the former pigeon club together with walls, fences, tarmac and utilities.

It is proposed to provide a grass seeded surface for ease of maintenance in place of the existing buildings, tarmac and concrete surfacing. The subject site is currently occupied by a health centre and a community centre with neither building on the register of protected structures. The boundary wall is part of the old Richmond Barracks and will remain unaltered by the demolition works. The cleared site will form part of a large site that is scheduled for re-development for a mixed use development with 450-500 residential units and associated commercial, retail and community facilities.

The application site is located within SDRA9, which envisages part-demolition, refurbishment and new build on the site. The zoning objective for the site, Z14, seeks 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 demolition of the buildings is in line with the SDRA and Zoning objectives, continuing the process of renewal of the site and is considered that the proposal is not in conflict with Policy QH23 of the City Development Plan. Overall, it is considered that the proposed development would be in conformity with the City Development Plan 2016-2022.

The buildings to be demolished are not considered to be of architectural merit. Consequently, the planning authority has no objection to their demolition, which will allow for the redevelopment and renewal of this prominent, sustainably located site.

I note the reports from both the Drainage Division and the Transportation Planning Division who both have no objection to the proposed works.

Appropriate Assessment:

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 "European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended). A screening report for Appropriate Assessment has been submitted. The report is based on a desktop review and a site walkover undertaken in July 2020. The report identifies that there is no hydrological, physical or ecological links between the subject site and any European/Natura 2000 sites and therefore concludes that the potential effects from the project on surrounding European Sites are negligible and not likely to occur.

The Planning Department, as the competent authority, has considered the screening report, has undertaken the Appropriate Assessment screening of the development and has determined that progression to Stage 2 of the Appropriate Assessment process (i.e. preparation of a Natura Impact Statement) is not considered necessary. It is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

EIAR

The current proposal relates to demolition of existing structures of no heritage or other significance and site clearance works in preparation for future redevelopment. Under Item 14, entitled 'Works of Demolition', of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001(as amended), this proposal is not a potential candidate for either EIA or sub-threshold EIA. Furthermore, having regard to the nature, scale and location of the proposed development and the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), it is concluded that there is no real likelihood of significant effects on the environment and as such an EIAR is not required.

Conclusion:

In conclusion, it is considered that the proposal will assist in facilitating the redevelopment of the subject site and, subject to compliance with the recommendations set out below, it is considered that the proposed development would not seriously injure the amenity of property in the vicinity and accords with the City Development Plan and the proper planning and sustainable development of the area.

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 requirements of the Transportation Planning Division shall be complied with:

a) Prior to commencement of development, and on appointment of a main contractor, a Construction and Demolition Waste 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 and dust management measures during the demolition phase and off-site disposal of demolition waste.

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

Reason: In the interest of orderly development.

2. The following requirements of the Drainage Division shall be complied with:

a) 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).

b) The drainage for the proposed development shall be designed on a completely separate foul and surface water system with surface water discharging to the proposed soakaway.

c) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

d) The Developer's submission includes the proposal to construct a soakaway as part of this development. The design and construction of soakaways must comply with the requirements of BRE Digest 365 and CIRIA C753.

e) The developer shall ensure that an appropriate Flood Risk Assessment (FRA), in accordance with the OPW Guidelines and the Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment, is carried out for the proposed development.

f) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interests of public health

3. The following requirements of the Archaeology Department shall be complied with:

a) If, during the course of site works and construction archaeological material is discovered, the Planning Authority should be notified immediately. Further, it is obligatory under the National Monuments Amendment Act 1994 that such is brought to the attention of the National Monuments Service, Department of Culture, Heritage and the Gaeltacht, and the National Museum of Ireland.

b) In the event of an archaeological find on site, the Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Culture, Heritage and the Gaeltacht) shall determine the further archaeological resolution of the site.

c) If, however, no archaeological remains are encountered, then no further archaeological mitigation will be required.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

The South Central Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 20th of January 2021 and the recommendation of the Planning Department and at its meeting on the 19th of May 2021.

The project is being funded by the Department of Housing, Local Government and Heritage

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. 167/2021 and hereby approves the contents therein.

Owen P. Keegan

Chief Executive

25th May 2021

APPENDIX

List of Consultees & Third Parties

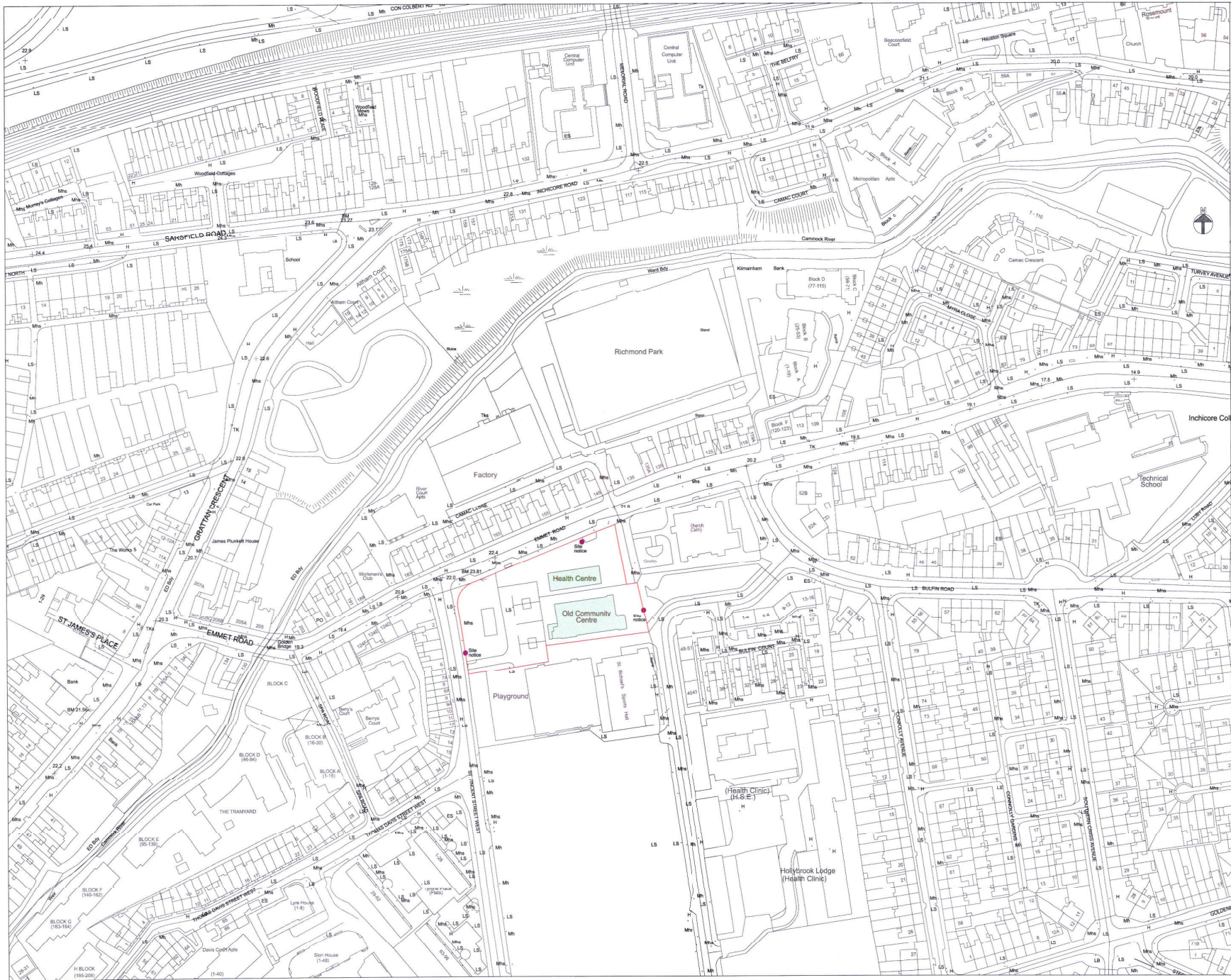
Consultees

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

Irish Rail Pearse Street Station, Westland Row, Dublin 2

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

Third Parties:



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
- Health Centre and old Community Centre for demolition
- Site Notice

RECEIVED 11/02/2021

P02	10/02/21	EF	PF	Issued for Part 8
REV	DATE	BY	CHK/JMP	REVISION DESCRIPTION
S3				Issued for Part 8
SUITABILITY: E300				
SUITABILITY DESCRIPTION				
CLIENT Dublin City Council Comhairle Cathrach Bhaile Átha Cliath HOUSING & COMMUNITY SERVICES, CIVIC OFFICES, WOOD QUAY, DUBLIN 8, IRELAND www.dublincity.ie T: +353 (0)1 222 2200 F: +353 (0)1 222 2200				
PROJECT/LOCATION RANNING ALTIRE NA CATHRACH CITY ARCHITECTS DIVISION CITY ARCHITECTS DIVISION, CIVIC OFFICES, WOOD QUAY, DUBLIN 8, IRELAND www.dublincity.ie T: +353 (0)1 222 2200 F: +353 (0)1 222 2200				
PROJECT TITLE Emmett Road Health Centre and old Community Centre Demolition works				
PROJECT NUMBER CA 20008				
SITE ADDRESS Emmett Road, Inchicore, Dublin 8				
PROJECT TEAM Peter Finnegan Eoin Fayne				
DRAWING TITLE Site Location Plan				SCALE 1:1000@A1
DRAWING NUMBER ER-DCCA-XX-XX-DR-CS-1001				STATUS S3
				REVISION P02