

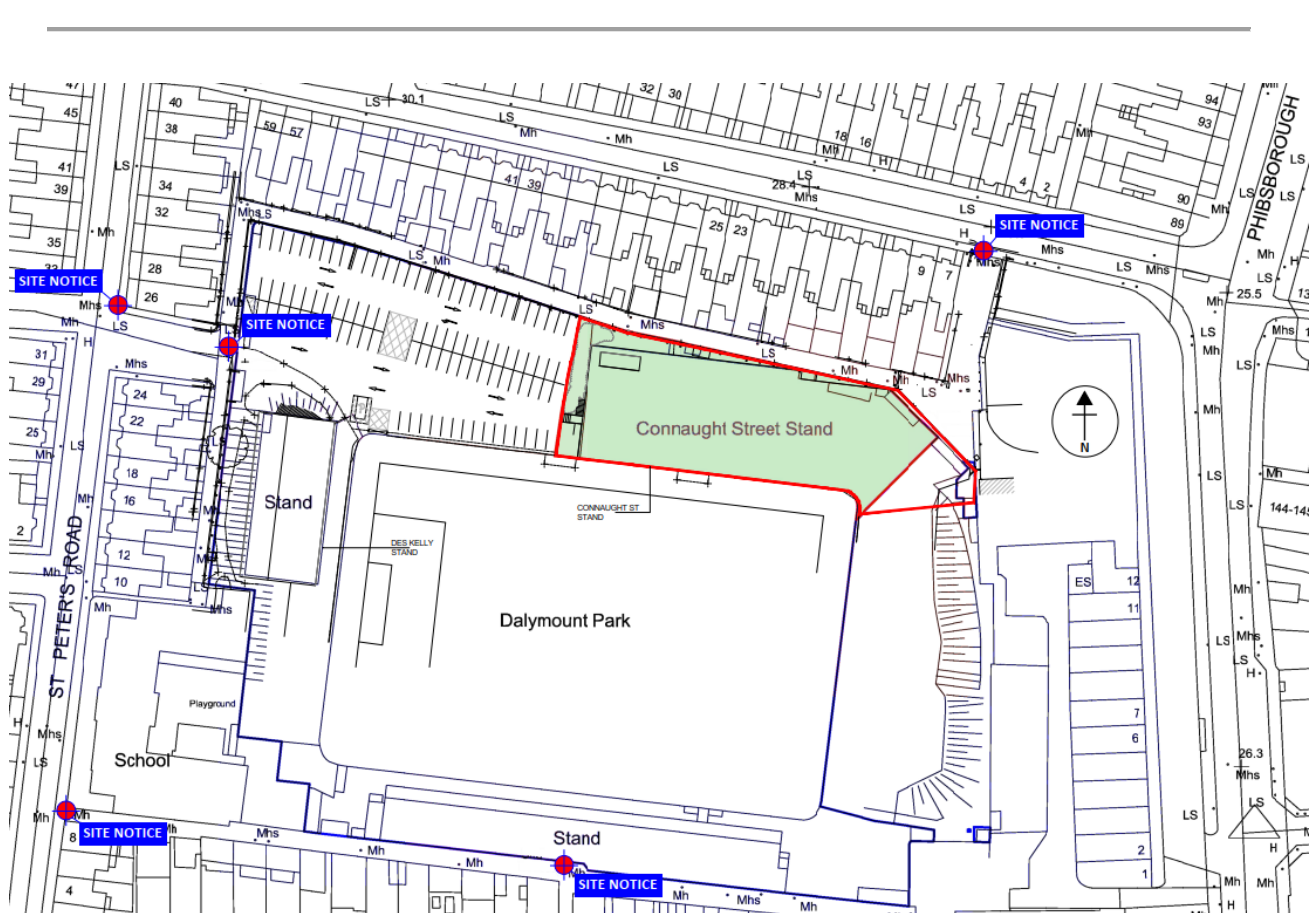


Central Area Office  
51/53 Sean MacDermott Street  
Dublin 1

3<sup>rd</sup> of September 2021

To the Chairman and Members of  
the Central area Committee

**Report under Part 8 Planning and Development Regulations 2001.  
Demolition of Connaught Street Stand, Dalymount Park, Phibsborough, Dublin 7**



*Site Location: Connaught Street Stand shaded in green & circled in red*

## Planning Reference: 3038/21

Following initiation of the Part 8 process at the Central Area Committee meeting on the 8<sup>th</sup> of June 2021, Culture, Recreation & Economic Services lodged a Part 8 application on the 28<sup>th</sup> of June 2021 for the demolition of the Connaught Street Stand, Dalymount Park, Phibsborough, Dublin 7.

The period for submission of observations ended on 9<sup>th</sup> of August 2021.

There was no third-party submission received.

Internal DCC Departments made no objection to the proposed development subject to conditions, which are noted.

A submission was received from Transport Infrastructure Ireland which states the 'proposed development falls within the area for an adopted Section 49 Supplementary Development Contribution Scheme - Luas Cross City (St. Stephen's Green to Broombridge Line) under S.49 Planning and Development Act 2000, as amended. If the above application is successful and is not exempt, please include a condition to apply the Section 49 Luas Line Levy'.

Section 12 of the relevant development contribution scheme states 'The following categories of development will be liable for a reduced rate of development contributions under the Scheme: Where an applicant is granted permission to demolish in part or in full an existing building and replace with another, then the development contribution payable is to be charged on the net additional floorspace created'.

It is not appropriate to apply a development contribution in this case as the current proposal does not create net additional floorspace. No further action is required.

The conclusion and recommendation of the Planners Report is:

### Conclusion

The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022. Having regard to the nature and scale of the proposed works, it is considered that the proposed development would positively contribute to the amenities of the area and subject to compliance with the recommendations set out below it is considered that the proposed development is in the interests of 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. Drainage Division Recommendations:

*The contractor shall take care to protect all public sewers that may be affected by the demolition works; in particular no debris shall be allowed to enter the public sewerage system. Where possible developer should disconnect and cap all drainage links from the private site during demolition and future construction activity.*

2. Transportation Planning Division Recommendations:

*Prior to commencement of development, and on appointment of the main contractor, an updated 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, demolition phasing and programme, a detailed traffic management plan, hours of working, location of plant and labour compound, noise and dust management measures, and off-site disposal of construction/demolition waste. The appointed contractor shall liaise with DCC Road Works Control Division during the demolition period.*

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

As approval of a Part 8 application is a reserved function of the Elected Members of the Council, it is our intention to bring the proposal to the October 2021 Council meeting for formal approval.



Don Daly

Project Manager

Date: 3<sup>rd</sup> September 2021