

To the Chairman and Members of  
North West Area Committee.

Meeting: 14<sup>th</sup> December 2021

Item No: 4

**Re: Part 8 for the Demolition of the Community Centre & Construction of 3  
New Houses in Avila Park & Avila Close, Finglas West, Dublin 11.  
Intention to submit the Chief Executive's Report to the City Council.**

#### Introduction

This document is by way of notification to the Members of the Area Committee of the Housing Departments intention to seek approval from the City Council for the relevant Part 8 application.

#### Project Description

The proposal is to demolish the existing Community Centre in Avila Park, which has not been in use for some time, and to build 2 houses on the resultant site. Building another house on the vacant land at the end of Avila Close is also proposed. All 3 houses will be single storey. They are to have car parking spaces to the front and private amenity spaces to the rear. The Traveller Accommodation Unit of the Housing Department, Dublin City Council, is the sponsor for this proposal. Following its initiation the house designs were progressed and the scheme was lodged for Part 8 in September 2021. The Planning Application Number is 3557/21.

#### Draft Planning Report Recommendation

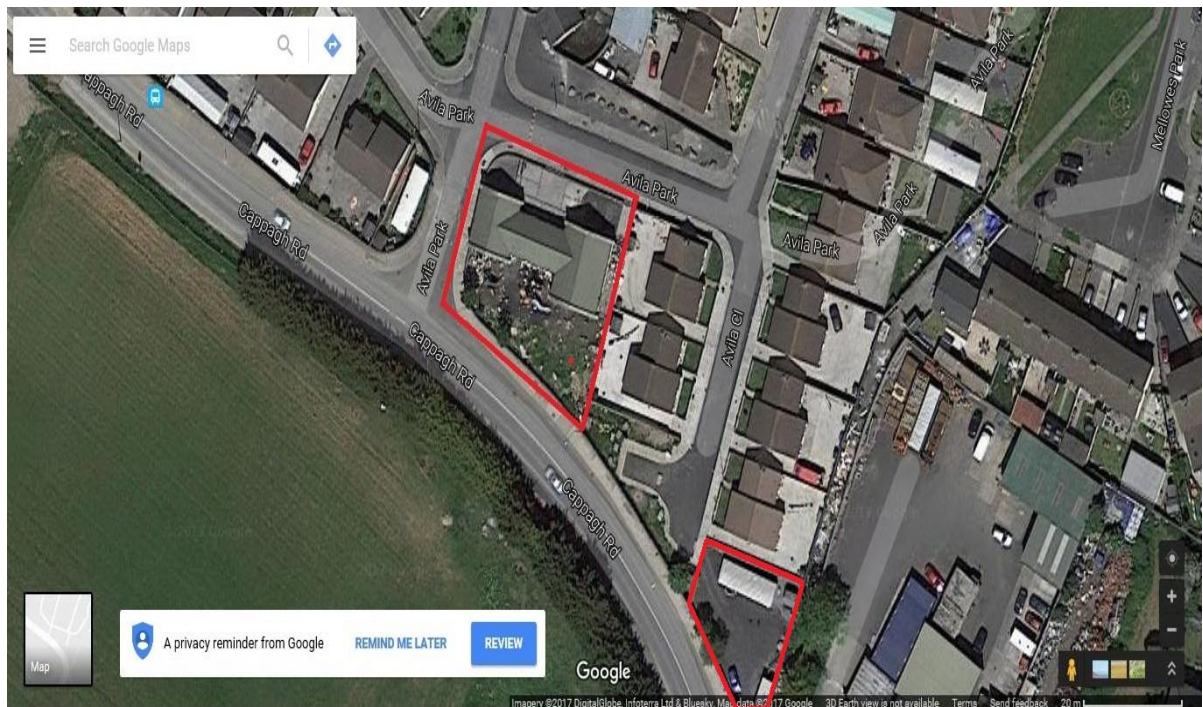
The public consultation period has ended and the Planning Department have drafted their report. Contained in it, is the recommendation that a decision be made by the elected members of Dublin City Council, to proceed with the proposed development subject to the Technical Departments' requirements. The requirements come from the Drainage Division, the Transport Planning Division and the Planning Department itself.

#### Next Step

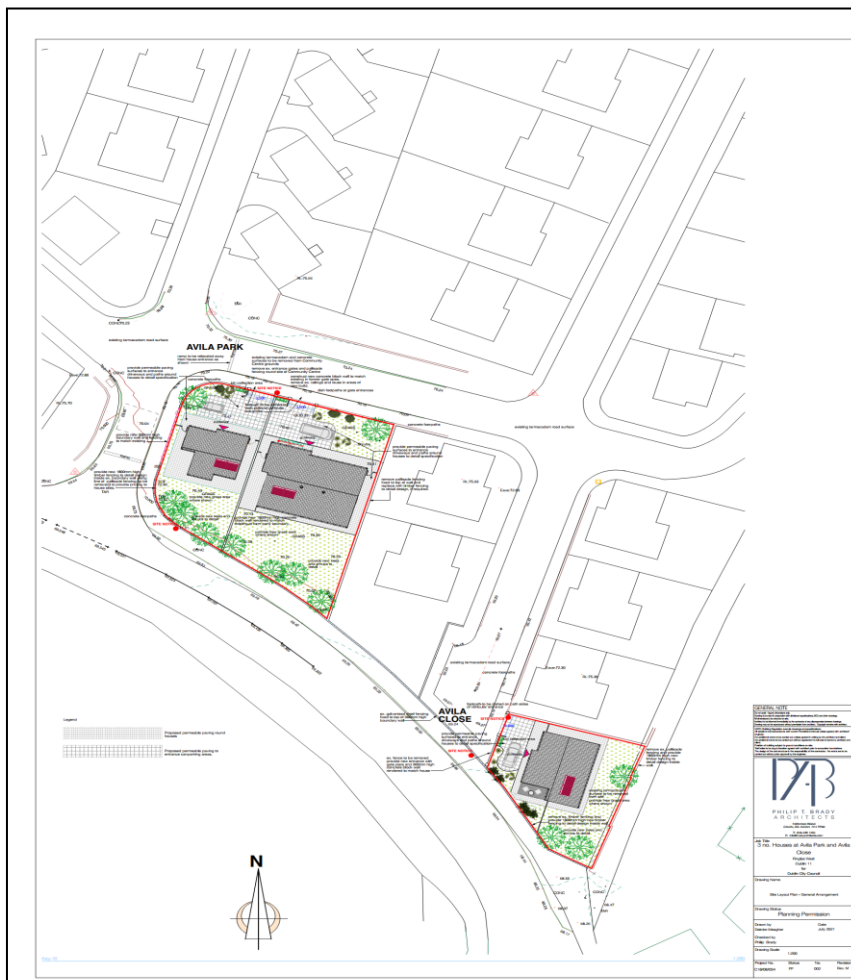
It is the intention of the Housing Department to request that the relevant Chief Executive's Report, when it is completed, be sent to the City Council for consideration at its meeting in January 2022.

John Flynn

Senior Executive Architect



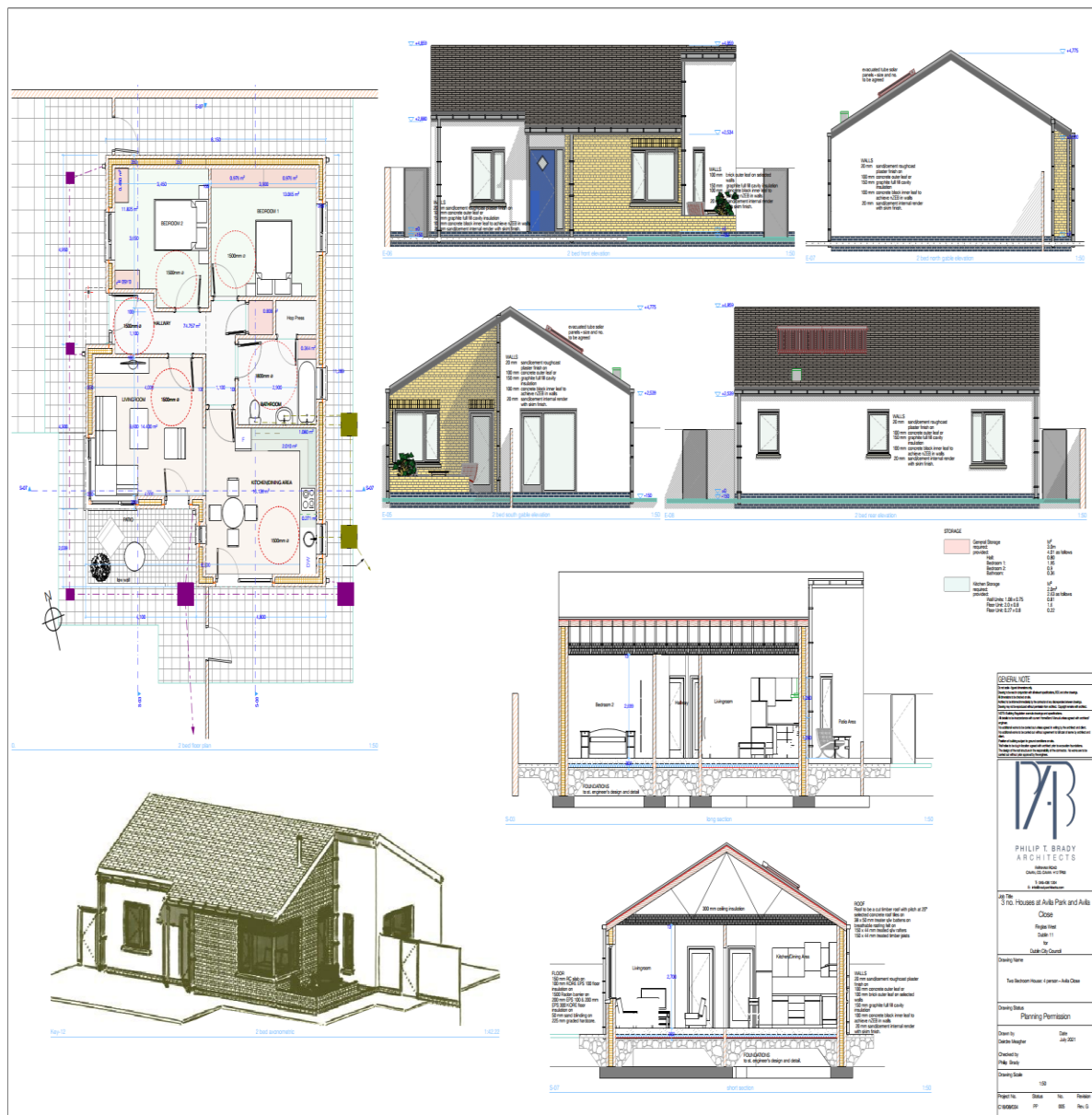
**Aerial View of the sites at Avila Park and Avila Close**



**Site Layout Plan**







Two Bedroom House



## Four Bedroom House