



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: 3741/21

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

Applicant: Executive Manager, Housing & Community Services Department, Dublin City Council

Location: Site between 57 Reuben St. and Earl's Court Apartments, Reuben Street, Dublin 8

Proposal: LAW: Pursuant to the requirements of the above, notice is hereby given of the proposal to build a new house on the vacant site between No. 57 Reuben Street and Earl's Court Apartment complex. This infill house will have 3 bedrooms and be 2 storeys in height. It will complete the eastern terrace along Reuben Street. The materials used will be typical of the area, with a brick wall frontage and slate roof. There will be new small front garden, with metal railings along the pavement in line with the existing neighbourhood front gardens. Vehicle parking to be on-street. Behind the house there will be a private garden. Ancillary site services works, together with hard and soft landscaping works and remedial works to rear boundary walls are proposed.

Site Notice:

Site notice(s) in order on the 3rd December 2021

Zoning & Policy:

The subject site comprises 2 no. land use zoning objectives, Land Use Zoning Objective Z1 'To protect, provide and improve residential amenities' and Z4 'To provide for and improve mixed-services facilities.' Residential development is permitted in principle within the land use zoning objectives for the site, subject to compliance with the relevant provisions of the Development Plan.

The subject site is also located within SDRA 16 Liberties and Newmarket Square

In addition the site is located within the Zone of Archaeological Constraint for the Recorded Monument DU018-04301 (watercourse), which is listed on the Record of Monuments and Places (RMP) and is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development 2016-22.

Relevant Policy from Development Plan 2016-2022

SC13: To promote sustainable densities, particularly in public transport corridors, which will enhance the urban form and spatial structure of the city, which are appropriate to their context, and which are supported by a full range of community infrastructure such as schools, shops and recreational areas, having regard to the safeguarding criteria set out in Chapter 16 (development standards), including the criteria and standards for good neighbourhoods, quality urban design and excellence in architecture. These sustainable densities will include due consideration for the protection of surrounding residents, households and communities.

SC14: To promote a variety of housing and apartment types which will create a distinctive sense of place in particular areas and neighbourhoods, including coherent streets and open spaces.

SC25: To promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate.

SC26: To promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to the city's acknowledged culture of enterprise and innovation, and which mitigates, and is resilient to, the impacts of climate change

QH6: To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive city.

QH7: To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area

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.

QH21: To ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity, in accordance with the standards for residential accommodation

QH22: To ensure that new housing development close to existing houses has regard to the character and scale of the existing houses unless there are strong design reasons for doing otherwise.

CHC9: To protect and preserve National Monuments.

Section 16.2.1: Design Principles

Section 16.10.2: Residential Quality Standards - Houses

Section 16.10.3: Residential Quality Standards – Apartments and Houses

Section 16.10.10: Infill Housing

Relevant Policy Guidelines

Guidelines for Planning Authorities, Sustainable Residential Development in Urban Areas & Best Practice Urban Design Manual, DoEHLG, December 2008.

Quality Housing for Sustainable Communities – Best Practice Guidelines for delivering Homes Sustaining Communities, DoEHLG, 2007.

Planning History:

There is no recent relevant planning history relating to the subject site:

Observations/Submissions:

Final date for observations was the 3rd December 2021. No submissions were received in relation to this application.

Interdepartmental Report(s):

Drainage Division: Report dated 17th November 2021. No objection subject to conditions.

Transportation Planning Division: Report dated 10th December 2021. No objection subject to conditions.

City Archaeologist: Report dated 30th November 2021. No objection subject to conditions.

Consultee's /Interested Parties:

Irish Water: No report to date.

Minister of Arts, Heritage, Regional, Rural and Gaeltacht Affairs: No report to date.

Planning Assessment:

The proposed development comprises a two storey house on the vacant site between No. 57 Reuben Street and the Earl's Court apartment complex. The proposed 2 storey, 3 bedroom house, is an infill building to complete the terrace along Reuben Street. The materials used are be typical of the surrounding area, with brick facades, slate roofs and timber windows. There is a small front garden to the front with metal railings along the pavement, similar to and in line with the existing houses. The house abuts No. 57 and Earl's Court to form a complete terrace. Private open space is proposed to the rear of the house.

Plot Ratio and Site Coverage

Indicative site coverage and plot ratio standards are set out in the Dublin City Development Plan 2016-2022. Site coverage standards for Z1 lands range from 45-60% and plot ratio standards range from 0.5-2.0. While Plot ratio standards for Z4 is 2.0 and site coverage standards is 80%. Given the site context which comprises two storey dwellings and apartment blocks, it is considered that the proposed site coverage and plot ratio accords with the Dublin City Development Plan 2016-2022.

Development Standards

The development standards set down in section 16.10.2 Residential Quality Standards are considered to be applicable to this proposed development.

1. Floor Area

The applicant proposes a 3 bedroom dwelling providing 6 no. bedspaces. The proposed houses has an overall floor area of 116.3sqm. It is considered that the proposed development complies with the space requirements as set out in the Dublin City Development Plan 2016-2022 and 'Quality Housing for Sustainable Communities – Best Practice Guidelines for delivering Homes Sustaining Communities', DoEHLG, 2007.

2. Aspect, Natural Lighting, Ventilation and sunlight penetration

Given the scale, aspect and location of the development, it is considered that the subject site would meet the requirements of the 'Site Planning for Daylight and Sunlight, A Good Practice Guide (Building Research Establishment Report, 2011) which recommends that at least 50% of the area of open space should receive at least two hours of sunlight on the 21st of March. In addition it is noted that all habitable rooms in the proposed development are naturally ventilated and lit.

3. Private Open Space

Section 16.10.2 Residential Quality Standards – Houses of the Dublin City Development Plan 2016-2022 requires that 10 sqm per bed space be provided and that states that generally up to 60-70 sqm of rear garden area is considered acceptable.

The development provides 67.2 sqm of private open space to the rear of the proposed dwelling. The provision of private open space accords with the requirements of the Dublin City Development Plan 2016-2022.

4. Access and Car Parking

No vehicular access to the site is proposed. One pedestrian entrance to the site is proposed from Reuben Street, with on-street parking proposed. Bin-storage is located within the front garden area. No access is proposed to the rear of the site. Given the established pattern of development within the existing terrace of houses at Reuben Street, the Transportation Planning Division has no objection to the development as proposed.

5. Impact on the residential amenities of adjoining sites

Having regard to the scale, location and aspect of the proposed dwelling it is considered unlikely that the proposal will negatively impact on adjoining residential amenity by overshadowing, overlooking or by appearing overbearing.

6. Impact on the character of the area

The proposed dwelling aligns with the front building line of the existing terrace of houses. The proposed house matches and complements the adjoining terrace in terms of ridge and eaves height. It is therefore not considered that the proposed development will have a negative impact on the character of the area.

Flood Risk Assessment

The subject site is located in Flood Zone C. It is noted that the Drainage Division has no objection to the development subject to conditions.

Appropriate Assessment:

The development has been screened for AA. It has been found that significant effects are not likely to arise, either alone or in combination with other plans and projects that will result in significant effects to any Natura 2000 area. A full Appropriate Assessment of this project is therefore not required.

Conclusion:

Having regard to the above the Planning Department would have no objections to the provision of a house at this location. It is considered that the proposed development would comply with the provisions of Section 16.10.9 of the Dublin City Development Plan 2016-2022 in relation to infill sites and would be consistent with the provisions of the Dublin 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 compliance with the requirements of the Drainage Division, Transportation Planning Division and City Archaeologist as outlined below:

1. Transportation Planning Division;

a) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

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

Reason: To ensure an adequate standard of development.

2. Drainage Division;

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).

b) 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).

c) Records of public surface water sewers are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all public surface water sewers that may be on the site. If surface water infrastructure is found that is not on public records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements.

d) Details for abandoning the redundant section of the 225mm public surface water sewer shall be agreed in writing with DCC Drainage Division.

e) A connection from this development to the public surface water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public surface water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out.

f) The development is to be drained on a completely separate foul and surface water system with surface water discharging to the public surface water system.

g) There is an existing public surface water sewer running through the site. A clear minimum distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.

h) The developer shall carry out both a pre- and post-construction CCTV survey on the 375mm diameter public surface water sewer (to the rear of the site) affected by this development, as agreed with Drainage Division. The pre-construction survey is to be submitted to the Drainage Division prior to works commencing on site. The post-construction survey is to be submitted to the Drainage Division for written approval and any damage to the sewer shall be rectified at the developer's expense.

Reason: To ensure a satisfactory standard of development.

3. City Archaeologist:

a) No construction or site preparation work may be carried out on the site until all archaeological requirements of the Planning Authority are complied with.

b) The project shall have an archaeological assessment (and impact assessment) of the proposed development, including all temporary and enabling works, geotechnical investigations, e.g. boreholes, engineering test pits, etc., carried out for this site as soon as possible and before any site clearance/construction work commences. The assessment shall be prepared by a suitably qualified archaeologist and shall address the following issues.

i) The archaeological and historical background of the site, to include industrial heritage.

ii) A paper record (written, drawn, and photographic, as appropriate) of any historic buildings and boundary treatments, etc.

iii) The nature, extent and location of archaeological material on site by way of archaeological testing &/or monitoring of the removal of overburden.

iv) The impact of the proposed development on such archaeological material.

c) The archaeologist shall forward their Method Statement in advance of commencement to the Planning Authority.

d) Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. The assessment shall be prepared on the basis of a comprehensive desktop study and, where appropriate/feasible, trial trenches excavated on the site by the archaeologist and/or remote sensing. The trial trenches shall be excavated to the top of the archaeological deposits only. The report containing the assessment shall include adequate ground-plan and cross-sectional drawings of the site, and of the proposed development, with the location and levels (corrected to Ordnance Datum) of all trial trenches and/or bore holes clearly indicated. A comprehensive mitigation strategy shall be prepared by the consultant archaeologist and included in the archaeological assessment report.

e) No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist retained by the project to carry out the assessment shall consult with the Planning Authority in advance regarding the procedure to be adopted in the assessment.

f) Two copies of a written report and a digital report (on compact disc) containing the results of the archaeological assessment shall be forwarded on completion to the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department Arts Heritage and Gaeltacht, shall determine the further archaeological resolution of the site.

g) The developer shall comply in full with any further archaeological requirement, including archaeological monitoring, and if necessary archaeological excavation and/or the preservation in situ of archaeological remains, which may negate the facilitation of all, or part of any basement.

h) The developer shall make provision for archaeological excavation in the project budget and timetable.

i) Before any site works commence the developer shall agree the foundation layout with the Planning Authority.

j) Following submission of the final report to the Planning Authority, where archaeological material is shown to be present the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council), and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.

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

4. In relation to individual houses the naming and numbering of dwelling units shall be in accordance with a naming and numbering scheme submitted to, and agreed in writing, by the Planning Authority, prior to the occupation of the dwelling(s).

Reason: In the interest of orderly street numbering.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meetings on the 16th March 2021 and 16th February 2022 respectively.

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 the contents of Report No. 74/2022 and hereby approves the contents therein.

Owen P Keegan
Chief Executive

22nd February 2022

Appendix A

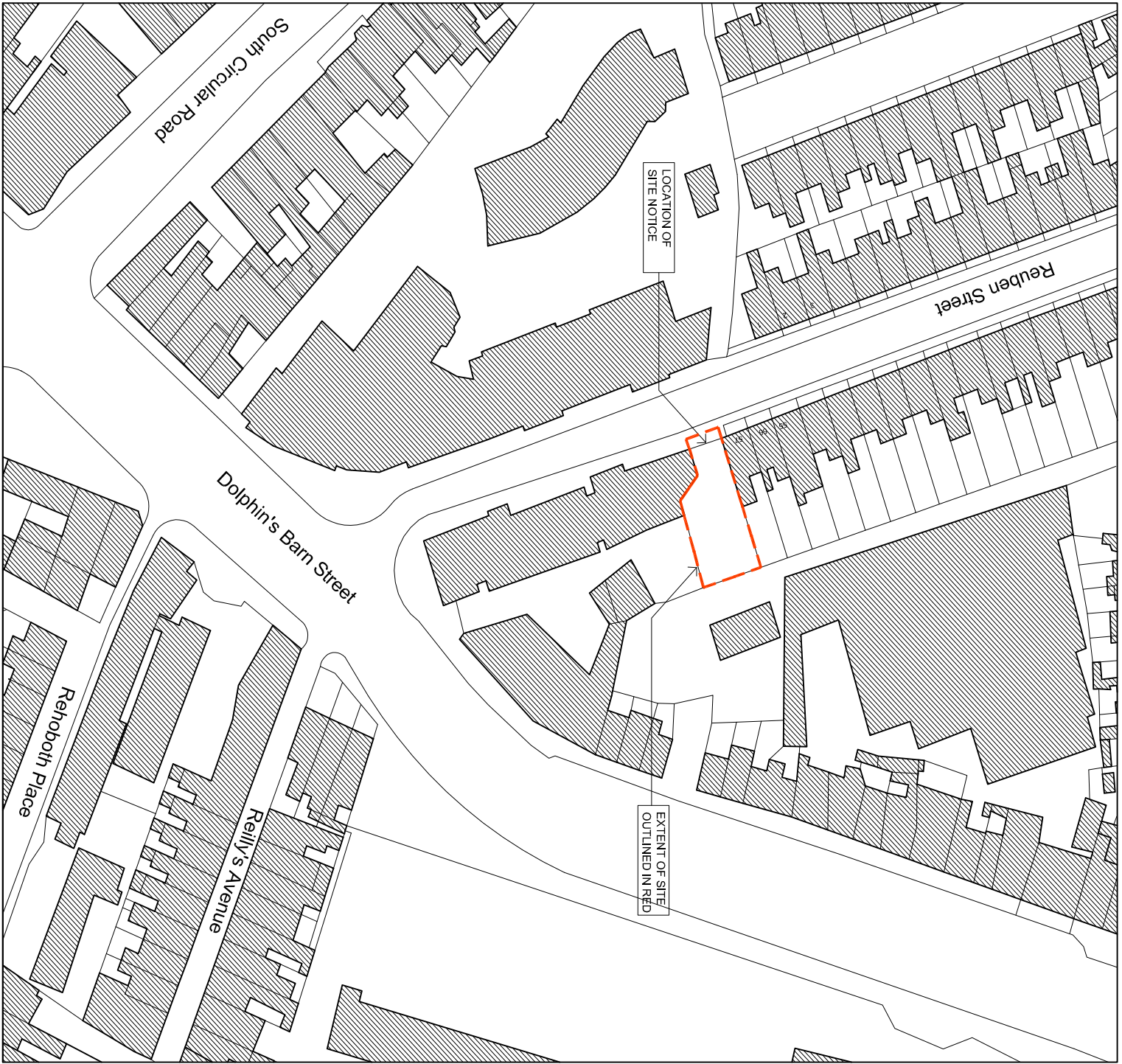
Consultees and Third Party Submissions/Observations

Consultees

Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1
Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs, Development Applications
Unit, Newtown Road, Wexford.

Third Party Submissions

No third party submissions received



DRAWING LIST

- PP-1 Rev. A
SITE LOCATION MAP AND
EXISTING SITE SURVEY.
- PP-2 Rev. A
SITE LAYOUT PLAN AND
PROPOSED FLOOR PLANS
- PP-3 Rev. A
ELEVATIONS AND
SECTIONS.
- PP-4 Rev. A
3-DIMENSIONAL VIEWS.
- PP-5 Rev A
DETAIL PLAN OF STREET
SHOWING NEW FRONT
GARDEN.

SITE LOCATION MAP Scale 1:1000

EXISTING SITE SURVEY Scale 1:200

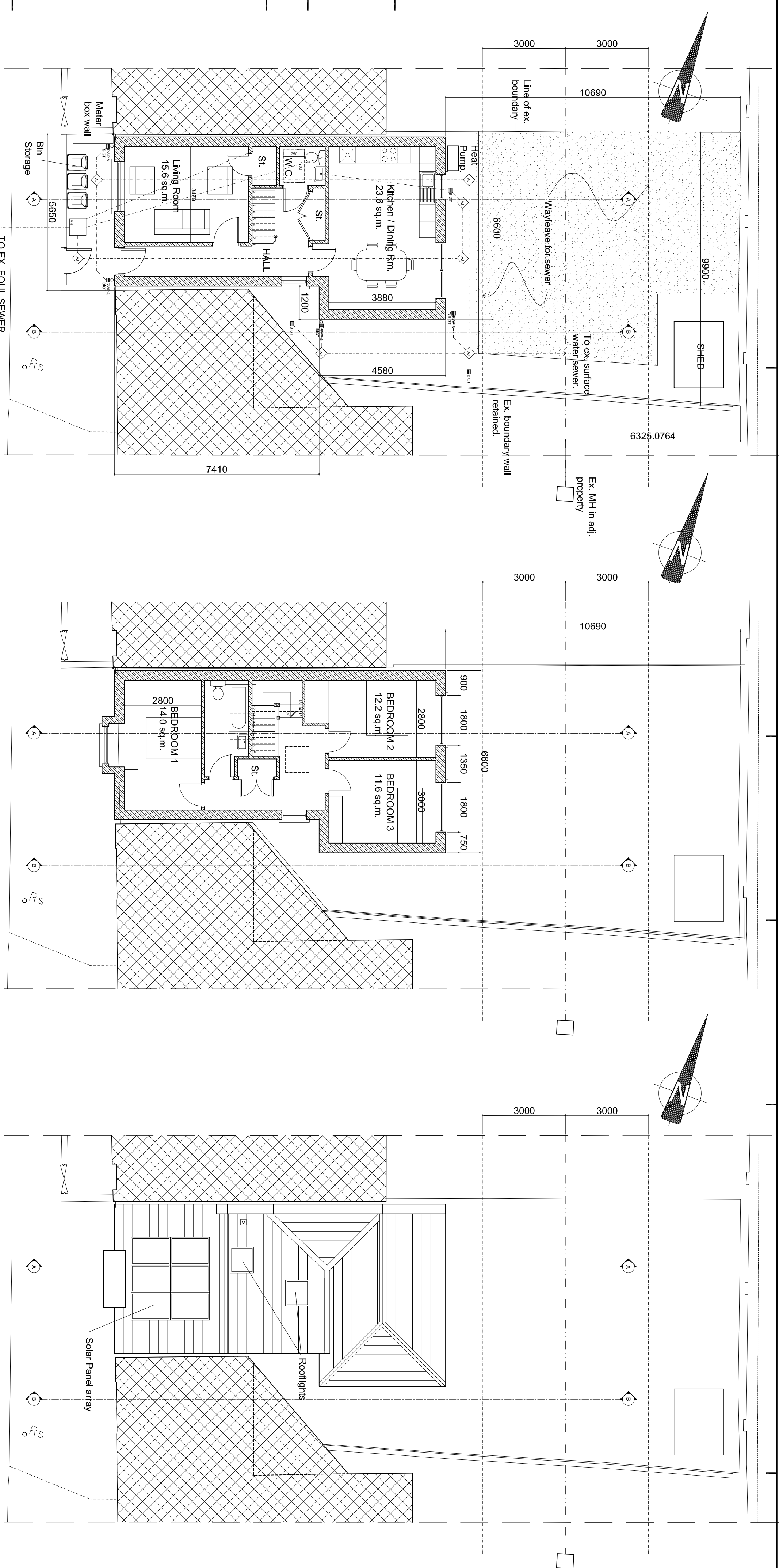
DRAWING LIST

PROPOSED NEW DWELLING HOUSE AT 57A, REUBEN STREET, DOLPHIN'S BARN, DUBLIN 8 FOR DUBLIN CITY COUNCIL

REV.	DATE	DESCRIPTION	DATE	DESCRIPTION
B	23-2-2021	PF	Site notice location added.	
A	18-2-2021	PF	House layout revised.	

PROJECT	NEW HOUSE AT 57A REUBEN STREET, DUBLIN 8
CLIENT	DUBLIN CITY COUNCIL
DRAWING NO.	11920 PP-1
REV.	8

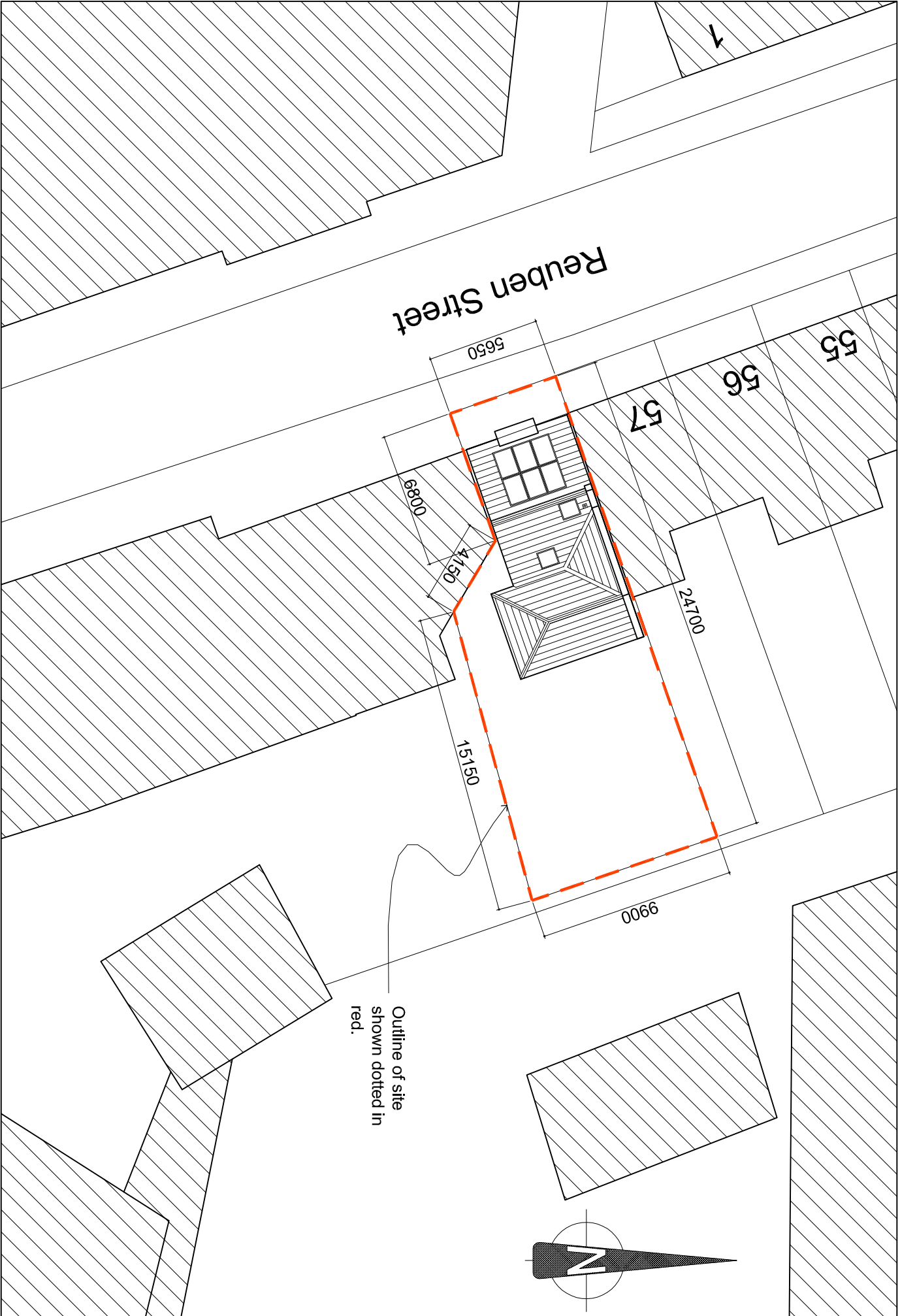
SCALE	1:1000, 1:200 (AT A1)
DATE	Nov. 2020
DRAWING NO.	11920 PP-1
REV.	8



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

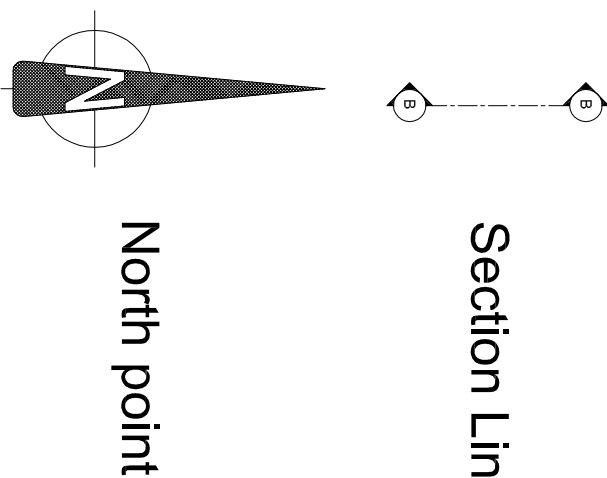
PROPOSED ROOF PLAN



SITE LAYOUT PLAN Scale 1:250

SITE AREA:		200.6 sq.m.
Grassed Area:		Front: 0 sq.m.
Rear: 67.2 sq.m.		
FLOOR AREAS:		
GROUND FLOOR		
Living Room	15.8 sq.m.	
Kitchen / Dining Room	23.6 sq.m.	
FIRST FLOOR		
Bedroom 1	14.0 sq.m.	
Bedroom 2	12.2 sq.m.	
Bedroom 3	11.6 sq.m.	
Ground Floor Area	57.7 sq.m.	
First Floor Area	58.6 sq.m.	
Gross Internal Floor Area:	116.3 sq.m.	

LEGEND



Section Lines

North point

C	18-10-2021	PF	Dimensions added.	
B	23-9-2021	PF	Dimensions added.	
A	16-2-2021	PF	House layout revised.	
REV.	DATE	DRWN.	DESCRIPTION	UNIT

FIGURED DIMENSIONS ONLY TO BE USED

F L A N A G A N
A R C H I T E C T S
8, Angus House, Greenmount Office Park, Harold's Cross, Dublin 6W
Tel: (01) 4730054 Fax: (01) 4730045 Email: info@flanaganarchitects.ie

PROJECT: NEW HOUSE AT 57A REUBEN STREET, DUBLIN 8

CLIENT: DUBLIN CITY COUNCIL

DRAWING: SITE LAYOUT PLAN AND PROPOSED FLOOR PLANS

SCALE:	1:100, 1:250 (AT A1)	DRAWING BY:	PF
DATE:	NOV. 2020	DRAWING NO.:	11/920 PP-2
		REV:	C