

Date: 5.12.2022

To the Chairman and Members of  
The Central Area Committee

---

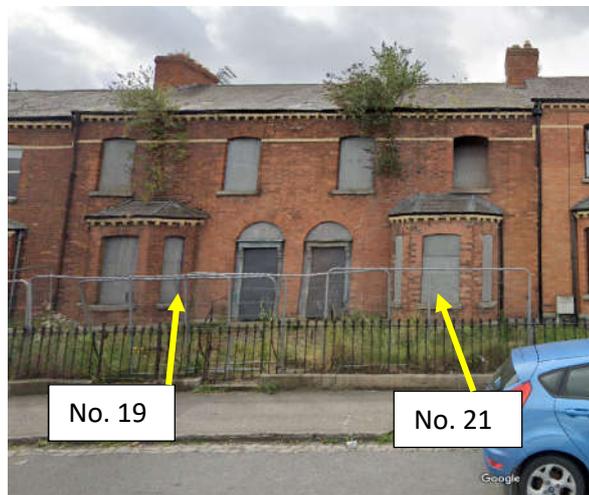
**Briefing document under Part 8 Planning and Development Regulations 2001  
Proposed partial demolition and reconstruction of 19 & 21 Connaught Street, Dublin 7.**

---

**Site Location and Proposed Plan**



**Aerial View**



**Street View**

Following the pre-part 8 planning process was presented to the Central Area Committee for noting on 13<sup>th</sup> September 2022. DCC's Housing Maintenance Section formally submitted the Part 8 Planning for public consultation on 27<sup>th</sup> September 2022. DCC's Planning & Property Development section prepared an updated report following this process. A summary of that report is detailed below.

LAW 4931/22: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: Dublin City Council, Housing and Community Services – Housing Maintenance Section

Location: 19 & 21 Connaught Street, Phibsborough, Dublin 7

Pursuant to the requirements of the above, notice is hereby given of the demolition of no. 19 & 21 Connaught Street while retaining and repairing the front elevations of both residential properties. Both properties have been derelict for many years and have fell into a state of disrepair beyond refurbishment. The proposed development is summarised as follow:

### **Development:**

- The demolition of 2 No. adjoining two storey mid terrace houses (No. 19 & 21) that are in a severe state of dilapidation. The front elevations of both houses will be retained and repaired. The demolition works also include the removal of a shed / garage in the rear garden of no. 21.
- The construction of 2 No. new two-storey houses, applying current standards to the accommodation and construction.
- Excavations and earthworks.
- Drainage works and associated site works.
- Internal fit out.
- Construction of external pavement surfaces to front and rear gardens of both properties.

Pre-Part 8 comments were received from the following DCC departments:

- Environmental & Transportation
- Architects Dept., including Conservation section
- Parks Dept.
- Area Manager

All pre-part 8 comments were noted and addressed as far as was reasonably practicable.

The Part 8 proposal is deemed to be consistent with the policies and objectives outlined in the Dublin City Development Plan 2016-2022.

### Technical issues

The application included additional responses from a number of DCC internal departments. A summary of the technical issues are set out below:

**Transportation Planning Division:** Report dated 8/11/22. No objection, subject to conditions.

**Drainage Division:** Report dated 25/10/22: No objection subject to conditions

**City Architects:** No response received.

**City Archaeologist:** No response received.

**Waste Management Services:** No response received.

### Consultees

**Irish Water:** No response received.

**Irish Rail:** No response required.

**National Transport Authority:** No response received.

**Transport Infrastructure Ireland:** No response received.

### Persons / bodies who made submissions:

One submission has been received. The main points of the submission are set out below:

- The proposal may cause structural damage to next door property; and
- Would have a negative impact on adjoining property.

This submission is noted and has been considered as part of the assessment of this application.

## **The conclusion and recommendation of the Planner's report is:**

### **Appropriate Assessment:**

Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no Appropriate Assessment issues arise and 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.

### **Conclusion**

The Planning Authority considers the proposed development to be consistent with the provisions of the Dublin City Development Plan 2016 -2022 and in accordance with the proper planning and sustainable development of the area, and considers that it should proceed having regard to the following:

1. The requirements of the Council's Drainage Division and Transportation Planning Division shall be complied with during the development.

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000 (as amended), subject to the provisions of Section 139 of the Local Government Act, 2001.

### **Recommendation**

Overall the development provides a well-designed and well considered response. The proposed residential units will deliver good residential amenity to future residents, and address the long-standing issue of dereliction. The retention of the front elevations in this Z2 residential conservation area is welcomed.

I recommend that the City Council be informed that the planning authority has no objection to the proposed development and that the proposal is in accordance with the proper planning and sustainable development of the area

Accordingly, the City Council should be advised to approve the proposed development subject to the following requirements;

1. Prior to the commencement of development the applicant shall comply with the following requirements of the **Transportation Planning Division** of Dublin City Council:
  - a) Prior to commencement of development, and on appointment of a demolition contractor and, a Demolition 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 detailed traffic management, hours of working, noise and dust management measures and off-site disposal of demolition waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The Demolition Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The appointed contractor shall liaise with DCC Road Works Control Division during the demolition period.
  - b) Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The Construction Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The appointed contractor shall liaise with DCC Road Works Control Division during construction period.

- c) One bicycle parking space shall be provided for each residential unit. This shall be secure, sheltered, well lit and separate to residential storage. Cycle parking design shall allow both wheel and frame to be locked.
2. Prior to the commencement of development the applicant shall comply with the following requirements of the **Drainage Division** of Dublin City Council:
- a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).
  - b) DCC Drainage Division does not require attenuation storage and flow control of surface water runoff from the development. However, the development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of these shall be agreed with Drainage Division prior to the commencement of construction.
  - c) The drainage for the proposed development shall be designed on a completely separate foul and surface water system with a combined final connection discharging into Irish Water's combined sewer system.
  - d) Records of public sewers are indicative and must be verified on site.
  - e) An appropriate Flood Risk Assessment, in accordance with the OPW Guidelines and the Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment, should be carried out for the proposed development.
  - f) The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
  - g) 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

DCC Planning & Property Development Dept.