

To the Chairman and Members of
The Central Area Committee

Briefing report under Part 8 Planning and Development Regulations 2001
Proposed refurbishment of 1 – 8 Tyrrell Place, Mountjoy, Dublin 1.

Site Location and Proposed Plan



Arial View



Street View

Following initiation of the part 8 planning process on 8th February 2023, DCC's Housing Maintenance Section is presenting an updated briefing report to the Central Area Committee following the public consultation period - (8th Feb – 22nd March). The Central Area Committee was previously briefed on 19th April 2023. However, it was noted subsequent to that meeting that a number of observations were inadvertently omitted from the Planner's report. This matter has now been rectified and the Planner's report amended accordingly.

Proposal:

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: 1 – 8 Tyrrell Place, Mountjoy, Dublin 1

Pursuant to the requirements of the above, notice is hereby given to partially demolish and rebuild rear extensions and refurbish dwellings at 1 – 8 Tyrrell Place while retaining and repairing the front elevations of all 8 no. properties. All properties have been derelict for a number of years and have fallen into a state of disrepair requiring extensive refurbishment. The proposed development is summarised as follows:

Development:

- The development comprises partial demolition of existing buildings, excluding existing Southeast (front) and Southwest (side) external walls, and demolition of existing rear extensions & rear boundary wall.
- Repairs to existing Southeast (front) and Southwest (side) external walls including new windows, doors & roofs.
- Reinstatement of one no. new two-storey dwelling, with one-storey rear extension, at No. 1 Tyrrell Place, and reinstatement of seven no. new two-storey dwellings, with two-storey rear extensions, at Nos. 2 to 8 Tyrrell Place.
- Reconstruction of the rear boundary wall, associated drainage, site boundary & site development works.

Comments were received from the following DCC departments:

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

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

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 Natura 2000 Impact Screening Report concluded that there would be no significant negative effects on any Natura 2000 site as a result of the proposed development. As a result, a Stage 2 Appropriate Assessment would therefore not be required.

Environmental Impact Assessment

The nature and extent of the proposed development is not considered to have likely significant effects on the environment (direct or indirect). The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

It is considered therefore, given the nature and scale of the development that an EIA is not required in this instance.

Conclusion

Four observations were received from members of the public during the public consultation period (8th Feb – 22nd March) and all observations have been considered in the assessment of this application. Notwithstanding the public observations received, the Planning Authority considers the proposed development to be consistent with the provisions of the Dublin City Development Plan 2022 - 2028 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, as set out below, 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 at the June 2023 Council Meeting 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

The Planning Authority considers the proposed development to be consistent with the provisions of the Dublin City Development Plan and in accordance with the proper planning and sustainable development of the area, and it is recommended that the Elected Members approve the proposed development, subject to the following:

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) 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.
 - d) The developer shall be obliged to comply with the requirements set out in the Code of Practice.
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 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
- 3) The developer shall comply with the following requirements of the Environmental Health Division – Noise Control and Air Quality Control during the demolition and construction phases of the project.