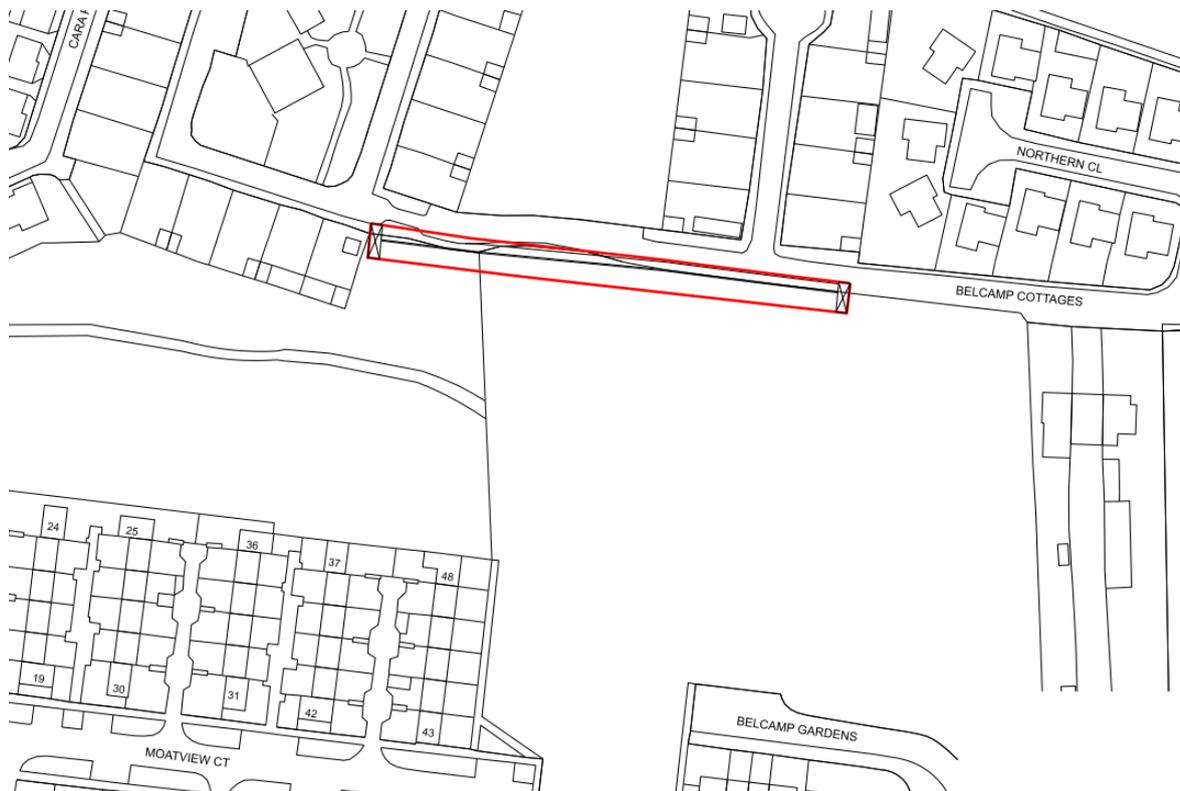




To the Chairperson and members
of the North Central Area Committee

Report on Proposed Part 8 for Belcamp Boundary Wall, Belcamp Cottages, Belcamp Lane, Darndale, Dublin 17 (4278/23)

The North Central Area Committee was informed by Marie Gavin of the Road Design Division, working on behalf of the Housing and Community Services Department, at the Committee Meeting on 17th April 2023 that Dublin City Council intended to initiate the Part 8 Process for Belcamp Boundary Wall, Belcamp Cottages, Belcamp Lane, Darndale, Dublin 17.



Site Location map

The proposal involves the construction of a 2m wide concrete footpath and a 2.5m high boundary wall (approx. 120m in length) along the northern boundary of the green open space area of Belcamp Park (currently in part occupied by a stockpile largely comprised of illegal construction and demolition waste). The proposed boundary wall will be constructed of a precast reinforced concrete construction. Minor landscaping works will be undertaken in the grassed area.



Existing illegal waste stockpile



Proposed boundary wall and footpath



Proposed re-landscaping of Belcamp Park

Information leaflets describing the proposed scheme have been distributed to over 3000 local residents, with contact details for anyone seeking additional information. No requests for additional information were received. The Traveller Accommodation Unit have engaged with members of the local travelling community to discuss the works and agree the location of the pedestrian entrances, wall finishes etc.

The local residents and other stakeholders in the area have also been advised of the plans through the Darndale Implementation Oversight Group and Darndale Residents Representation Forum. No negative comments have been received at either forum regarding the proposals

The Part 8 was formally submitted on 9th August 2023 and registered under 4278/23. The planner has concluded that the scheme is broadly in compliance with the Dublin City Development Plan 2022 – 2028.

Only one external submission was received on the application and this was in support of the proposed works.

Following consideration of the received observations, the Planning Officer recommended approval by the elected members subject to the following conditions:

1. Planning and Property Development

The sloped wall top from gates to full wall height as proposed may allow a climbing route along the wall. Any wall erected should ensure that it does not allow for ease of climbing in order to deter anti-social behavior

2. 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.

3. City Archaeologist:

If, during the course of site works any archaeological material is discovered, the City Archaeologist should be notified immediately. Further, it is obligatory under the National Monuments Act that the National Monuments Service, Dept. of Housing, Heritage and Local Government and the National Museum of Ireland are notified.

4. Parks, Bio-diversity and Landscape Services:

The proposing department shall liaise with Parks Bio-diversity and Landscape Services prior to commencement, during construction of the project, with regard to invasive species, grading/levels, wall finishes/treatments and gate arrangement/design.

5. Public lighting and Services:

The existing lighting regime in the area shall be reviewed during the detailed design stage and the need for additional lighting will be assessed with any subsequent required change to the local lighting regime implemented in coordination with the subject project.

6. Drainage Planning, Policy & Development Control Division (DPPDC)

- a) The proposed development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- b) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of these shall be agreed in writing with Drainage Planning, Policy & Development Control (DPPDC) Section prior to commencement of construction.
- c) The proposed development shall include a filter drain at the back of the wall to capture run-off from the grassed area. The filter drain will outfall to a suitably designed soakaway.
- d) Detailed designs shall be sent to the DPPDC and the Flood Defence Project office for approval prior to the construction stage'.

7. Air Quality and Noise Control Unit:

- a) The developer shall adhere to Dublin City Councils Construction and Demolition Good Practice Guide for Construction Sites for mitigation measures regarding air, noise and vibration pollution throughout the duration of the works. The company / contractor must make reference to this document in their construction management plan.
- b) If deemed applicable due to the close proximity of residents, real time noise, vibration and air pollution monitoring may be required to be in place for the construction works taking place and the monitoring data must be made available upon request to this Unit.
- c) A Construction Management Plan shall be submitted to the Air Quality Monitoring and Noise Control Unit for review and approval before the works commence.

On foot of the above, the Planning Department has recommended approval for the proposed development.

The intention is to submit the Chief Executive's Report to the City Council for approval at its meeting on 6th November 2023.

The approval of a Part 8 planning application is a reserved function of the City Council.

A consultant has been appointed to prepare tender documents for the construction of the wall and the removal of the waste.

**Marie Gavin
Senior Executive Engineer
Road Design Division**