

Pre Part 8 Comments

Received: By ShareFile 30/08/22 from Housing and Community Services

Response required from Planning and Property Development: By 05/10/22

Proposing Department: Housing and Community Services

Location: The site is located at 1-8 Tyrell Place, a terrace of two storey dwellings, running perpendicular to Charles Lane, Dublin 1.

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 Tyrell Place, and reinstatement of seven no. new two-storey dwellings, with two-storey rear extensions, at Nos. 2 to 8 Tyrell Place. Reconstruction of the rear boundary wall, associated drainage, site boundary & site development works.

Site Location:

No.'s 1-8 Tyrell Place form a terrace of two storey dwellings, running perpendicular to Charles Lane, which in turn runs perpendicular to roads at Charles Street and Fitzgibbon Street.

Planning Context:

Zoning & Policy – Dublin City Development Plan 2016 - 2022

The land is zoned “Z1: To protect, provide and improve residential amenities.”

The subject site is within the Mountjoy Square Architectural Conservation Area.

Relevant Plan Sections include the following:

Chapter 1: Strategic Context for the City Development Plan 2016 – 2022

Chapter 2 of the City Development Plan – Vision and Core Strategy:

Section 4.5.9 ‘Urban Form and Architecture’, Section 5.5.2 ‘Sustainable Residential Areas’, Section 5.5.4 ‘Quality Housing for All’, Section 16.2.1 ‘Design Principles’, Section 16.10.3 ‘Residential Quality Standards – Apartments and Houses’, Section 16.10.12 ‘Extensions and Alterations to Dwellings’, Standard 16.38 ‘Car Parking Standards’ Appendix 14 ‘Safety and Security Design Guidelines’ and Appendix 15 ‘Access for All’ are also of relevance.

Relevant Ministerial Guidelines and Frameworks

Project Ireland 2040 including the National Planning Framework 2040 (NPF), and also the Regional Spatial and Economic Strategy 2019 -2031.

Recent Planning History:

No relevant planning history

Assessment

Proposal

Renovation works are required to eight no. two storey terraced houses at Tyrell Place. The existing buildings on the site are in a dilapidated condition, with damage to external walls, floors, roof, internal

walls and stairs throughout both properties. The proposal is to retain & repair the existing front external walls and partially demolish the remaining elements of the two buildings, existing outbuildings and boundary walls to the rear. Eight two-storey dwellings with rear extensions (1 no. one storey extension, 7 no. 2 storey extensions) will be constructed in place of the existing dwellings.

The redevelopment will provide 4 no. 1 bedroom 1 person houses, and 4 no. 1 bedroom 1-2 person houses. The house sizes range from 35.5 sq. m to 47.7 sq. m.

Development Standards: Extensions and Alterations to Dwellings

According to the City Development Plan the design of residential extensions should have regard to the amenities of adjoining properties and in particular the need for light and privacy. In addition, extensions shall not have an adverse impact on the scale and character of the dwelling.

The proposed alterations, including the replacement one and two storey extensions, in general, follow the form of the existing terrace. The new terrace rear elevation only marginally extends further to the rear. The ridge height and eaves level are retained as existing. The front façade of the terrace will be retained in order to protect and enhance the character and appearance of the Architectural Conservation Area of which it is part.

In order to limit the extent of overlooking to the adjoining properties, it is proposed to have no first floor windows or doors in the new two storey rear parapet walls and no roof access, as currently exists. It is proposed that the windows in the ground floor kitchens, required for daylight and ventilation, will have opaque glazing and restricted opening to maintain the privacy of the adjoining property. The sensitivities regarding overlooking of the adjoining Garda site and yard to north are noted and the mitigation to overlooking proposed seems reasonable.

It is considered that the proposed development is in accordance with the development standards as they relate to extensions and alterations to dwellings set out in the 2016-2022 City Development Plan.

Height, Design and Layout

The height of the existing terrace will be retained as per existing. The existing façade of the terrace will be repaired and retained given its location within an ACA. The internal ceiling heights will be raised to 2.4m to meet residential standards.

The existing chimneys and chimney breasts are to be demolished to meet internal accommodation recommendations and new false chimneys, which match the existing brick chimneys will be constructed to maintain the character of the terrace. It is proposed that there will be no open or solid flue fires provided in the renovated properties.

The existing rear boundary wall is currently in poor condition and this will be reconstructed. The intention is to reduce the finished height of the wall by 300mm to permit natural light and ventilation to the ground floor kitchen area.

A Conservation Report has been submitted supporting the proposed works which enables modern habitation and protection of the significant elements of nos. 1 to 8 Tyrell Place, whilst maintaining the architectural quality in the context of the residential conservation area.

Residential mix and dwelling typology

The proposed development comprises of 8 no. 1 bedroom units as per the existing arrangement.

Given the nature of the existing terrace, and the proposal to refurbish the existing one bedroom units and retaining the front façade, this typology is considered appropriate in this instance.

Residential Quality/standards

The proposed development seeks to refurbishment the existing terrace and make improvements to layout to accommodate minimum residential standard where possible.

It is noted that 50% of the units fall below the minimum floor area (45 sq. m) requirement for one bedroom houses (Department of Housing, Local Government and Heritage: Quality Housing for Sustainable Communities, 2007). The other 50% of units slightly exceed the requirement. Given the nature of the proposal which is refurbishment works to an existing historic terrace on a restricted site, some flexibility should be observed. It is noted that the proposed refurbishment works will allow for a significant improvement to the existing residential amenity of the dwellings which is supported by the Planning Authority.

No private open space is provided to the units as per the existing. It is noted that some of the existing houses had access onto flat roofs overlooking the adjoining Garda station site. The report notes that objections had been made to recent applications which would further impose on the Garda Station site and the current design has mitigated any potential overlooking with no roof access and limitation on windows at first floor level. It is noted that the terrace is in close proximity to Mountjoy Square Park which is situated less than 350m to the west. Given the location of the terrace and its existing site constraints and the works proposed; close proximity to city centre amenities lessens the requirement for private open space and it is not considered essential in this instance.

It is noted that the proposal does not provide car parking which reflects the current arrangement. The Transportation Planning Department have raised no objection.

Materials

In terms of materials, it is proposed to repair the existing front external walls and maintain the brick features, while installing new windows, doors and roofs to the buildings. A Conservation Report has been submitted providing a method statement on the repair of the brickwork. The report states that the impact on the wider context of the ACA will be positive as the front façade contributes to the appearance and character of the area.

The proposed new two storey rear extensions will be slightly taller than the original constructed extensions. Design details and materials proposed are modern but have been considered and dimensioned to be in keeping with the character of the area and without exceeding the ridge height of the existing terrace.

According to the Conservation Report overall the proposed works including the retention and repair of the front façade is in keeping with the architectural and historical character of the ACA, maintaining the character and setting whilst enabling continued use of the buildings.

Overall, the retention of the front façade and refurbishment works area welcomed and will significantly improve the visual amenities of the area.

Technical issues

Pre-planning comments from the Drainage Division, City Architects and the Transportation Planning Division have been received and the reports attached. The comments from these departments should be addressed.

Requirement for 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

While the proposal would appear to be broadly consistent with the proper planning and sustainable development of the area there are a number of minor issues which should be addressed prior to the submission of the final application, as follows: -

- All elevations and sections should be submitted with the height indicated on the drawings.
- The separation distances to boundaries should be indicated on the floor plans.
- The formal Part 8 should address all the issues raised by the Transportation Planning Division, Drainage Division and City Architects Division.
- The Public Lighting & Electrical Services Division must be contacted prior to detailed design.

Note: The Applicant should note that Article 81(2)(ca) of the Planning and Development Regulations 2001 (as amended) require that public notices indicate the conclusion under article 120(1)(b)(i) of the Planning and Development (Environmental Impact Assessment) Regulations 2018. It has been concluded that there is no real likelihood of significant effects on the environment and as such an EIAR is not required.

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27/09/22

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