Part VIII Planning Report

Dolphin House Phase 2, Demolition Works (Flats 45 – 68 & 69 – 92)

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1.0 Site Location

The site is located at Dolphin House flat complex in Dolphins Barn, Dublin 8 which is in the Dublin City Council South Central Area. The Dolphin House complex was constructed in the 1950’s and the complex itself sits on 18.5 acres and once comprised of over 430 homes (made up of flats in 6 blocks through the estate and also senior citizen units). A phased regeneration is currently underway with Phase 1 completed in 2018/2019. The second phase of the regeneration requires the demolition of two flat blocks which are located to the eastern side of the Dolphin House complex as shown in Figure 1 below. Each block contains 24 flats, each which are a mixture of 1 and 2 bed units.

![Aerial View of two blocks to be demolished, Flats 45 – 68 & 69 -92.](image)

**Figure 1:** Aerial View of two blocks to be demolished, Flats 45 – 68 & 69 -92.

2.0 Dublin City Council Development Plan

Chapter 2, Vision and Core Strategy of the Dublin City Council Development Plan 2016 – 2022 outlines 18 Strategic Development and Regeneration Areas (SDRA) throughout the city. These areas represent significant areas of the inner and outer city with substantial development capacity and the potential to deliver the residential, employment and recreational needs of the city. The development plan also states that the majority of SDRAs relate to a zoning objective which seeks the social, economic, physical development or rejuvenation of an area with residential, employment and mixed-uses (Z14).

3.0 Proposed Development

This Part 8 planning application is for the demolition of the existing two blocks.
(Flats 45 – 68 & 69 – 92) which are known as the ‘Long Blocks’. No new construction works are proposed as part of this planning application other than those necessary to secure the site or divert services. The two blocks are mostly empty as residents have been moved to new homes over the last number of months. The redevelopment of the site will be the subject of separate planning application. It is proposed to demolish the two blocks entirely, together with grubbing up the existing road, footpaths and hardstanding to the north and east of the blocks. It is also proposed to demolish the small service block located to the north of the site. The foundations of the buildings will be removed, and all services will be removed insofar as this is practicable. The existing hard standing/parking area and roads and footpaths on the site will be replaced with a grassed finish and surrounded with a low slipform kerb or boundary fence with access gates for grass cutting and general maintenance.

The future development plans for the site have not been finalised to date but the demolition of the two flat blocks has been brought forward to mitigate against ongoing anti-social behaviour and as such will also facilitate future development plans for the area. The anti-social behaviour is an ongoing problem in and around the empty flat blocks. This is especially the case in the area to the north of the two blocks as it is mostly hidden from public view and as such the removal of the two blocks will greatly improve the passive surveillance of the area from the pedestrian route located to the south of the existing blocks.

4.0 Consultation to date

The proposal was circulated to Dublin City Council Technical Departments, and no objections to the proposed works were received. A number of observations and comments were submitted by a number of the internal DCC departments. The scheme has been refined in response to issues raised. The Part VIII proposal was presented to the South Central Area Committee on 20th November 2019 who agreed to lodge the proposal and it is now brought to public consultation.

5.0 Appropriate Assessment

A screening for Appropriate Assessment has been carried out by an external consultant Brady Shipman Martin and they concluded the following:

This report concludes on the best scientific evidence that it can be clearly demonstrated that no elements of the project will result in any likely significant impact on any relevant European site, either on their own or in combination with other plans or projects, in light of their conservation objectives.

As such no mitigation measures are required for the protection of these European sites.
The full screening for Appropriate Assessment is included in Part VIII submission.

6.0 Environmental Impact Assessment Screening

A screening for Environmental Impact Assessment has been carried out by an external consultant Brady Shipman Martin and they concluded the following:

The Proposed Development is not a development for which an EIA is mandatory. This Preliminary Examination has considered the nature, size and location of the Proposed Development and having regard to the criteria set out in Schedule 7 of the Planning and development Regulations, 2001-2019, concludes, in accordance with Article 120(1)(b)(i) that

“there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required.”

This conclusion is made on the basis that the Proposed Development:

- is of a small-scale on a site of circa 0.5 hectares;
- will not give rise to any likelihood of significant effects on the environment;
- will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects; and
- falls significantly below any thresholds for EIA set out in any applicable Class of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2019.

The full EIA Screening is included in Part VIII submission.

7.0 Conclusion

This report supports a Part VIII application for the demolition of the existing two blocks (Flats 45 – 68 & 69 -92) will allow for the future redevelopment of the cleared site. The redevelopment of the site is in accordance with the Development Plan 2016-2022 in relation to Dolphin House being identified as a Strategic Development and Regeneration Area. The ongoing anti-social behaviour in and around the empty flats is a persistent problem to the local community and the opening up of this space will provide passive security to the area which will limit the opportunity for anti-social behaviour.

The proposed development is considered to be in accordance with the proper planning and sustainable development of the area.
Photo 1: Southern side of the Flats 45 – 68 & 69 -92

Photo 2: Southern side of the Flats 45 – 68
Photo 3: Northern side of the Flats 45 – 68 & 69 -92

Photo 4: Northern side of the Flats 45 – 68 & 69 -92 including open surfaced area bordering Rialto Cinema
Photo 5: Northern side of the Flats 45 – 68
Photo 6: Northern side of the Flats 69 -92 looking east towards Dolphins Barn Road (R110)

Photo 7: Northern side of the Flats 69 -92 looking west towards bin store block
Appendix B - Accompanying Drawings

List of Drawings included in the Part VIII Application:

DH-DCCA-XX-XX-DR-CS-1001 Site Location
DH-DCCA-XX-XX-DR-CS-1002 Demolition Site Plan
DH-DCCA-XX-XX-DR-CS-1003 Existing plans, elevations - Blocks 45 56 and 57 68
DH-DCCA-XX-XX-DR-CS-1004 Existing plans, elevations - Blocks 69 80 and 81 92
DH-DCCA-XX-XX-DR-CS-1005 Proposed Site Plan
Appendix C - Accompanying Reports

List of Reports included in the Part VIII Application

AA Screening Report
EIA Screening Report
Bat Survey Report
Outline Construction & Demolition Waste Management Plan