

AGENDA ITEM 42

MEETING OF DUNDRUM AREA COMMITTEE

28th May 2012

Fleming Site

This site is no longer being considered under the Derelict Sites Act, 1990 because a contractor has been appointed and is already on site to complete the boulevard. The owners are tendering for a contractor to clean up and secure the remaining unfinished part of the development.

The County Architects Department reports as follows:-

"An earlier inspection on foot of a complaint found the boundary fencing to the site to be in a secure state. On foot of a Garda complaint received on 16 May 2012, the Dangerous Buildings Inspector carried out a further inspection at the former Sentinel building in Sandyford Industrial Estate on the same day. He reported that the stairwells were open to the public and there was evidence provided by the Gardaí that building materials were being thrown from a height from the building. The Inspector recommended that the stairwell be secured at ground level to prevent people accessing the higher levels of the building.

The directors of the company in ownership of the building agreed to temporarily secure the stairwells for the night of the 16 May, and to provide a more permanent solution on 17 May. Further inspections have been carried out and we are satisfied that the stairwells, which have been blocked on the ground and first floor levels, are not now accessible to the public. The developer has also boarded up all window/door openings at ground floor level, and has been instructed to attend to small gaps which have been left at the top of some openings. Warning signage will be erected, which we expect to be completed before the end of this week. We will continue to monitor this building."

The parent permission for this development Ref D05A/1159 was granted an extension of duration of permission for a period of 5 years from 26th July, 2011. Permission was granted by An Bord Pleanála - Register Ref D11A/0031 - on 10th November, 2011 for modifications to permitted and existing development, which included inter alia, modifications to design and use of the permitted vehicular access off Blackthorn Drive to provide temporary works and access arrangements to serve Blocks A and D, and also for modifications to existing and permitted landscaping treatments along the central boulevard through the site. Work commenced on this permission on Monday 16th April, 2012, the works to be completed within 3 months. Building Control confirm that the works are proceeding on programme. When the current works are completed as conditioned in D11A/0031 the boulevard will be complete to allow access from Luas Station to Beacon South Quarter through the Rockbrook Development.

Preplanning discussions in relation to the Sentinel Building are scheduled to take place on Monday 28th May, 2012 with the Senior Planner for the area.

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