

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

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28-Nov-2022

Ciaran O'Connor,
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3rd Floor, 1GQ, Georges Quay
Dublin 2
D02 Y098

Application No.	4951/22
Registration Date	29-Sep-2022
Decision Date	23-Nov-2022
Decision Order No	P5266
Location	National Concert Hall, Earlsfort Terrace, Dublin 2
Proposal	<p>PROTECTED STRUCTURE: The development will consist of the conservation and refurbishment of the existing north wing and part of the east wing of the National Concert Hall and the Real Tennis Court building and the construction of a new four storey over basement extension with a planetarium dome to the west of the north wing at the boundary of the Iveagh Gardens. The development includes the change of use of the former UCD School of Civil Engineering to the National Children's Science Centre. The total floor area of the development is approx. 9580 sq.m. The National Concert Hall, Real Tennis Court and Iveagh House (Department of Foreign Affairs) and Iveagh Gardens, including stone garden folly are designated Protected Structures (References RPS 2425, 2426 and 7791). In order to facilitate the new extension, the following demolitions are required:</p> <ul style="list-style-type: none">- 450 sq.m two storey stone building, which houses a workshop, plant area and ancillary items; and a 120 sq.m maintenance shed located in the north western corner of the site;- A section of the boundary along the Iveagh Gardens, allowing for a new access ramp and steps into the Iveagh Gardens.- A 200 sq.m single storey lean-to structure located to the south side of the Real Tennis Court building, providing for universal access to the Real Tennis Court building. <p>The Real Tennis Court building will be refurbished including the restoration of the tennis court (to a playable condition), and to facilitate space for temporary displays and exhibitions. Construction of a single storey structure to the south side of the Real Tennis Court building will provide universal access, and will include a lobby, toilets, tea station, stairs, lift and ancillary works. Existing windows and roof lights are to be repaired, restored and upgraded as required. The construction of a new link tunnel with a single storey glazed box roof light will connect the Real Tennis Court building to the north east corner of the National Concert Hall. The restoration and refurbishment works to the north and east wings of the former UCD School of Engineering will include a new entrance to the</p>

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existing north wing,new fire doors to corridors,new lift core to link all levels and permanent interactive display spaces from basement to second floor,a gift shop,lecture theatre,science demonstration laboratory,classrooms,schools lunch area,offices,new sanitary facilities and additional ancillary accommodation. Refurbishment work will also include the restoration of existing external and internal windows and doors,upgrading of the existing roof and roof lights and all minor/ repair work. All existing plant to be removed from roof and replaced with new plant to be located on both the existing and new roof extension. The new extension will connect to the existing building through a glazed link and will include interactive display spaces,a domed planetarium,and external balcony,café,circulation cores and ancillary spaces. Additional plant,toilets and support accommodation will be housed in the basement. The external works will comprise of hard and soft landscaping,lighting,new steps and ramps to facilitate universal access to the existing north wing and Iveagh Gardens,a section of new decorative railings to Iveagh Gardens to replace the proposed section of wall to be removed 26 no. bicycle stands,new surface water attenuation,new foul connection and all associated ancillary works on a site area of circa. 0.837 hectares. The development has been screened for both Appropriate Assessment and Environmental Impact Assessment.

Applicant

The Commissioners of Public Works in Ireland

Application Type

Permission

- **If you have any queries regarding this Decision, please contact the number or email shown above**

IMPORTANT NOTE:

Please be advised that a compliance submission(s) can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

NOTIFICATION OF DECISION TO GRANT PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 (as amended) Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 23-Nov-2022 decided to GRANT PERMISSION for the development described above, subject to the following condition(s).

CONDITION(S) AND REASON(S) FOR CONDITION(S)

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1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. A development contribution in the sum of €284,395.98 shall be paid to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. A development contribution in the sum of €103,854.00 shall be paid to the Planning Authority in respect of the LUAS Cross City Scheme. This contribution shall be paid prior to the commencement of development or in such a manner as may otherwise be agreed in writing with the Planning Authority.

The amount due is payable on commencement of development. Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution in respect of the public infrastructure and facilities benefitting development in the Luas Cross City area as provided for on the Supplementary Development Contribution Scheme made for the area of the proposed under Section 49 of the Planning & Development Act 2000 (as amended).

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4. Information boards providing a brief history and rules of the game of real tennis and its association with the Real Tennis Building including its original purpose shall be displayed in the building in prominent locations. Details of the content and location shall be submitted to, and agreed in writing with, the planning authority prior to the opening of the National Children's Science Centre.

Reason: In the interest of the protection of the cultural and social heritage of the area.

5. The developer shall submit a detailed proposal to the planning authority for the temporary re-instatement of the penthouse galleries and any other essential features required for playing Real Tennis matches. The temporary structures shall be robust and durable and designed in a manner which allow for efficient on-site assembly, dismantling and storage. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the protection of the cultural, sporting and architectural heritage of the area.

6. a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

7. (a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

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8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

9. The developer shall comply with the following requirements of the Drainage Division of Dublin City Council;

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads)

b) 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.

c) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

d) All surface water discharge from this development must be attenuated to two litres per second in accordance Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

e) To minimise the risk of basement flooding, all internal basement drainage must be lifted, via pumping, to a maximum depth of 1.5 metres below ground level before being discharged by gravity from the site to the public sewer

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

Reason: To ensure a satisfactory standard of development.

10. The following requirements of the Council's Conservation Department shall be complied with:

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a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

b) All works to the protected structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

c) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.

d) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

e) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

f) The Applicant is requested to facilitate a site visit(s) by the Conservation Officer to inspect the works and samples/exemplars at key stages, or to discuss any previously undiscovered items that come to light during the stripping out works.

g) The Applicant is requested to submit the following information in the interests of clarity and for the written approval of the Planning Authority:

New Building:

New Roof Louvres:

- Reconsider the position, height and detailing of new louvres indicated at roof level, as the placement of plant and equipment on the new flat roof should be avoided altogether if possible, and if necessary should only be located in the least visible/prominent positions and kept to a minimum. Submit revised 3D visualisations to indicate the additional louvre structures to facilitate the proper assessment of these structures and revised drawings that either omit all roof plant and acoustic louvred screens, or present a rationalised and more sensitive approach to the design.

New louvres at roof level on the Butler Building:

- Clarify the purpose and key dimensions of the louvres indicated above parapet level

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on the north elevation of the Butler Building, and clarify whether these will be visible from the new access connection at ground level.

Proposed bin store (10m long x 3m wide x 3m high):

- Consider whether there an alternative location where these could be placed to avoid the visual impact on the Protected Structure, or alternatively lowered in height (Ref. drawings 026 and 111).

Revised railing arrangement (omissions) - west elevation:

- Clarify the amendments to the railing arrangement between the piloti on the west elevation of the new building, and submit 1:20 plans, sections and elevations of a typical bay, indicating the fixing position and meeting rails, as these will have a significant visual impact on the presentation of the new building to the Iveagh Gardens.

Samples:

- Submit samples of the proposed new stone cladding materials to ensure a light-coloured warm hue as illustrated on the rendered drawings for the agreement of the Planning Authority

Landscaping:

- The retention of the Count John McCormack statue in its existing location as indicated on Drawing 005-1 is somewhat arbitrary within the context of the new landscaping arrangement and will require further careful consideration.
- The Applicant is requested to submit clear comparative drawings (plans, sections, elevations) of the entirety of the northwest corner of the Iveagh Gardens that is to be altered to accommodate new gravel and stone ramped paths, planted beds, and steps, indicating how these areas will be retained by walls/banked earth/other means and clearly indicating the trees that will be removed and the protection of roots, to indicate the above-ground beams / foundation details for the new building that will avoid damage to tree roots

Demolition methodologies:

- Ensure that the stone boundary wall, stone walls and slate roofs to the workshop, red and yellow brick walls to the Real Tennis Building (south elevation) are carefully dismantled so that the salvaged stones, bricks and slates can be reused preferably within the site, for conservation repairs and landscaping works.
- The Applicant is requested to devise an approach to highlight the original internal partition locations to facilitate an understanding of the historic floor plan and submit details to the Planning Authority

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Real Tennis Court Building:

- The Applicant is requested to engage the input of a Real Tennis specialist in the Design Team to ensure that all of the key features are designed in accordance with all relevant Real Tennis Guidelines, and that no improvement works including the design of the Penthouses, wall and floor surfaces, services and additional or widened openings will interfere with the use of the Real Tennis Court for Real Tennis.
- Submit a detailed strategy for temporary exhibitions/other uses to include protection measures for the floors and walls, and details of any demountable panels within the penthouses to facilitate additional access into the Real Tennis Court play area.
- Submit 1:20 details of the proposed new penthouse construction including viewing glazing/windows and all proposed repairs to the walls and finishes: a compromise shall be reached to address the damage to the previously polished limestone wall surface (BAA AHIA p.120) and providing a suitable surface for the playing of Real Tennis (if a highly polished surface is not desirable as noted in 3rd party observation and submit detailed internal and external elevations marked-up with proposed conservation repairs where damage has been caused by previous insensitive interventions.

Butler Building:

Roof Lanterns:

- Submit 1:20 section drawing(s) of the lantern types, including details of AOVs and key timber profiles and lead details, endeavouring to retain as much of the historic timbers and glass as possible where it is sound, and provide a record as-built drawing indicating historic and new materials.

Floor finishes:

- Submit a set of floor plans indicating existing all historic floor finishes (tiles, stone, timber), defects and proposed repairs where required, and proposed floor finishes.

Conservation Repairs:

- Repairs to all historic fabric must be carried out to best conservation practice and agreed with the design team conservation architect and conservation officer prior to commencement of the works.

Ceiling and Wall Finishes:

- Carry out paint analysis in key locations to determine historic decorative finishes, and provides a set of drawings indicating proposed colours for the final decorative scheme (avoiding the colour choices indicated in AHIA Image 4.11 Corridor Ceilings).

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Strengthening of concrete downstands and floor slabs:

- Submit reflected ceiling plans (RCPs) clearly indicating all existing decorative features and where strengthening interventions are required, accompanied by a 1:10 section detail illustrating the proposed approach, avoiding the loss of decorative mouldings and cornices, which would not be supported by the Conservation Officer. All proposed losses of decorative features to be indicated on the RCPS.

Butler Building Second Floor staircase and lightwell:

- Submit 1:20 plans, sections and elevations illustrating the proposed intervention to provide the required guarding height to the balustrade surrounding the lightwell and original staircase.

Basement water proofing strategy:

- Submit a detailed method statement for addressing damp issues in the basement for the approval of the Conservation Officer, noting that there is not an issue with rising damp in the walls or water penetration from the street level above (AHIA p.123).
- Proposed science show theatre: clarify anomaly between Drawing 111 (which implies stepped wall linings) and Drawing 148 and submit 1:20 plans, sections and elevations of the proposed theatre layout and riser doors.
- Clarify the riser layouts and door arrangements on Drawings 111 and 148 - as this elevation, albeit a new intervention, will be prominent within the room and will need to be sensitively detailed.

Existing and Proposed Doors/Openings:

- Submit a detailed door schedule which identifies all historic glass to be retained, and where new glass to match existing is required (where damaged/missing), key defects and proposed conservation repairs and clarify what works are intended by the dotted hatch on Drawing 140 on doors DG03-01,02,03,04 and DG04-01 which is not included in the legend.
- Demonstrate that all alternatives have been investigated to retain the original doors where fire rated performance is sought
- Proposed Main Entrance Doors DG01-01 (north elevation of the Butler Building): Submit 1:20 part elevation that includes the proposed new entrance doors, the intermediate decorative spandrel and window at first floor level, and first bay on either side of the breakfront to determine the appropriate proportions and detailing of the doors and over-panel, include 1:20 plan and section through new doors and 1:10 key details.
- Clarify whether proposed door DB 10-02 (Drawing 602) is timber or metal, and investigate/demonstrate suitable proximate doors/windows to determine the best position for the horizontal rail/door head/glazed over-panel on the new door, to ensure

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visual consistency.

- Clarify proposed alterations and linings to pair of openings in Lift Lobby on annotated 1:20 drawings (all floor levels)
- Proposed draught lobby to the new main entrance and ticket office on the north elevation of the Butler Building on the Ground Floor Plan Drawing 111: clarify anomaly with what is indicated on Drawing 147 and provide 1:20 plans, sections and elevations of the proposed draught lobby and doors

Existing and Proposed Windows:

- Submit a detailed window schedule that records all surviving historic glass and required replacements of damaged glass only, key defects and proposed conservation repairs, removal of film and vents etc. The repair rather than replacement of original windows is guided in all instances when dealing with historic properties. An experienced conservator of historic joinery / heritage contractor is recommended.
- Clarify what works are intended for the dotted hatch indicated on e.g. drawing 140
- Real Tennis Window Type 7 Drawing 601 - submit a 1:20 section and plan of the louvre window and all proposed secondary glazing to the interior, avoiding any interference with the playable surface of the court interior. If the windows are to be sealed to upgrade the thermal performance, confirm the ventilation proposals for the space.
- In addition to the aforementioned items, submit detailed methodologies for brickwork and stone repair and re-pointing where required; cleaning of and repairs to historic render and decorative work; repairs of historic boundary walls and railings

Cross referencing of documentation:

- Provide window and door reference numbers on all drawings submitted where works are proposed so that cross-referencing and efficient assessment of the proposed works are facilitated. (e.g. Real Tennis Court ground floor plan Drwg. No. 211 - new ground floor doors into Rear Tennis Court; first floor plan windows on Drwg. No. 212).
- Provide Room Reference Names that relate to the Proposed Plan Drawings (110 - 114 inclusive) to accompany the Door/Window Reference Nos. on drawings 600, 601, 602, 603, 604 to facilitate cross-referencing, locating and assessment.
- Include the constructed First Defenders' Memorial Garden in the updated site layout, notwithstanding its location outside the subject site, but within the receiving environment.
- Indicate levels for all existing and new parapet and apex heights, dimensions of set-backs from the existing Protected Structures and dimensions (height and width) of proposed new openings within the Protected Structures.

h) A copy of the finalised report regarding the historic structure to be demolished, historic building to be re-used and their original plan form, character, historic arrangement and details to be placed with the Irish

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Architectural Archives and the Local Authority for record purposes.

Reason: To ensure that the integrity of this protected structure is maintained and that the proposed repair works are carried out in accordance with best conservation practice with no unauthorised or unnecessary damage or loss of historic building fabric and to protect the fabric, character and integrity of the protected structure.

11. The following requirements of Dublin City Council's Archaeology Department shall be complied with

- a) No construction or site preparation work may be carried out on the site until all archaeological requirements of the Planning Authority are complied with.
- b) The project shall have an archaeological assessment (and impact assessment) of the proposed development, including all temporary and enabling works, geotechnical investigations, e.g. boreholes, engineering test pits, etc., carried out for this site as soon as possible and before any site clearance/construction work commences. The assessment shall be prepared by a suitably qualified archaeologist and shall address the following issues.
 - i. The archaeological and historical background of the site, to include industrial heritage.
 - ii. A paper record (written, drawn, and photographic, as appropriate) of any historic buildings and boundary treatments, etc.
 - iii. The nature, extent and location of archaeological material on site by way of archaeological testing &/or monitoring of the removal of overburden.
 - iv. The impact of the proposed development on such archaeological material.
- c) The archaeologist shall forward their Method Statement in advance of commencement to the Planning Authority.
- d) Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. The assessment shall be prepared on the basis of a comprehensive desktop study and, where appropriate/feasible, trial trenches excavated on the site by the archaeologist and/or remote sensing. The trial trenches shall be excavated to the top of the archaeological deposits only. The report containing the assessment shall include adequate ground-plan and cross-sectional drawings of the site, and of the proposed development, with the location and levels (corrected to Ordnance Datum) of all trial trenches and/or bore holes clearly indicated. A comprehensive mitigation

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strategy shall be prepared by the consultant archaeologist and included in the archaeological assessment report.

e) No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist retained by the project to carry out the assessment shall consult with the Planning Authority in advance regarding the procedure to be adopted in the assessment.

f) One hard copy and 1 digital copy in pdf format containing the results of the archaeological assessment shall be forwarded on completion to the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Dept. of Housing, Local Government and Heritage, shall determine the further archaeological resolution of the site.

g) The developer shall comply in full with any further archaeological requirement, including archaeological monitoring, and if necessary archaeological excavation and/or the preservation in situ of archaeological remains, which may negate the facilitation of all, or part of any basement.

h) The developer shall make provision for archaeological excavation in the project budget and timetable.

i) Should archaeological excavation occur the following shall be submitted to the Planning Authority:

i. A bi weekly report on the archaeological excavation during the excavation and post excavation period.

ii. A preliminary report on the archaeological excavation not later than four weeks after the completion of the excavation.

iii. A final report on the archaeological excavations not later than twelve months after the completion of the excavation.

j) Before any site works commence the developer shall agree the foundation layout with the Planning Authority.

k) Following submission of the final report to the Planning Authority, where archaeological material is shown to be present the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council), and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

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12. The developer shall comply with the following Environmental Health requirements from Dublin City Council;

a) The works must be carried out having regard to a revised Construction Management Plan submitted with the application. The plan must be written having regard to this Unit's Good Practice Guide for Construction and Demolition (below link). The plan must be approved by the Planning Department before work commences.

<https://www.dublincity.ie/residential/environment/air-quality-monitoring-and-noise-control-unit/good-practice-guide-construction-and-demolition>.

b) The LAeq level measured over 15 minutes (daytime) or 5 minutes (nighttime) at a noise sensitive premises when plant is operating shall not exceed the LA90 (15 minutes day or 5 minutes night), by 5 decibels or more, measured from the same position, under the same conditions and during a comparable period with no plant in operation.

c) No emissions, including odours, from the activities carried on at the address associated with the development shall result in an impairment of, or an interference with amenities or the environment beyond the site boundary or any other legitimate uses of the environment beyond the site boundary.

Reason: To ensure a satisfactory standard of development

13. The developer shall comply with the following requirement of the Transportation Planning Division

a) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

b) Prior to commencement of development, the Applicant shall liaise with MetroLink / NTA for their written agreement to ensure the design of any substratum works, basements, underpasses and/or foundations are compatible with proposed Metrolink infrastructure. Liaison shall be facilitated by MetroLink / NTA.

c) Prior to commencement of development, and on appointment of a demolition contractor, 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 traffic management plan, hours of working, noise and dust management measures and off-site disposal of demolition waste.

d) Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning

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authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management plan, hours of working, noise and dust management measures and off-site disposal of construction waste.

e) Prior to commencement of works, the Applicant shall submit revised plans for the written agreement of the Planning Authority that demonstrate the provision of 20 no. Sheffield style cycle parking stands dedicated to staff parking. These stands shall be provided in a dedicated cycle parking compound, be secure, sheltered, convenient and well lit. Key/fob access shall be provided for the staff bicycle compound. Staff cycle parking shall be separate from visitor cycle parking and not be located within or adjoining bin stores.

f) A minimum of 24 no. Sheffield style cycle parking stands and 4 no. cargo bike parking stands shall be provided for visitors. Cycle parking shall be secure, conveniently located, allow both wheel and frame to be locked.

g) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of development, shall be at the expense of the developer.

h) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interests of orderly development

14. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit or a bond of an insurance company/bank .

(a) to secure the satisfactory maintenance, completion and any reinstatement of services/infrastructure currently in the charge of Dublin City Council, including roads, open spaces, car parking spaces, public lighting, sewers and drains.

or

(b) to secure the satisfactory completion of services until taking in charge by a Management Company or by the Local Authority of roads, footpaths, open spaces, street lighting, sewers and drains to the standard required by Dublin City Council.

The form and amount of the security shall be as agreed between the planning authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof.

In the event that land to be used as open space is taken in charge, the title of any such land must be transferred to Dublin City Council at the time of taking in charge.

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

t. (01) 222 2288

e. planning@dublincity.ie

Reason: To achieve a satisfactory completion of the development.

The applicant should note that development on foot of this **Decision to Grant** may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanála following consideration of an appeal.

N.B. It should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal and that a person shall not be entitled solely by reason of a planning permission to carry out any development.

1. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
2. A grant of Planning Permission does not entitle the applicant to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
3. Any observations or submissions received by the Planning Authority in relation to this application have been noted.

Note to Applicant:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- Appeals must be received by An Bord Pleanála within FOUR WEEKS beginning on 23-Nov-2022. (N.B. this is not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal MUST BE FULLY COMPLETE in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.

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- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council:

For Administrative Officer

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage