

COISTE AN LÁRCHEANTAR

CENTRAL AREA COMMITTEE MEETING

Tuesday 10th February, 2015 at 10.00 am.

Agenda

- 6013** Minutes of the Central Area Committee meeting held on 13th January, 2015
(Attached) pages 4-6
- 6014** Questions to the Area Manager
(Attached) pages 131-134

Planning and Development Matters

- 6015** With reference to Phibsborough Centre - Draft Architectural Conservation Area Report
(Report Attached) pages 9-36
- 6016** With further reference to Part 8 Planning and Development Regulations 2001 - Demolition of no 6 Ballybough Road and demolition of existing outbuildings and boundary walls to the rear of nos. 2, 3, 4 & 5 Ballybough Road, Dublin 3 and the proposed redevelopment of nos. 2, 3, 4 & 5 Ballybough Road, Dublin 3 incorporating new extensions and staircases to the rear of nos. 3, 4 and 5 Ballybough Road, Dublin 3 to provide seven new housing units and the provision of a new access road to the rear of the development.
(Report & Map Attached) pages 37-42
- 6017** With further reference to Part 8 Planning and Development Regulations 2001 – Proposed refurbishment and improvement works at Dublin City Wholesale Fruit and Vegetable Market, Mary's Lane, Dublin 7, a Protected Structure.
(Report Attached) pages 43-63
- 6018** With reference to a recommendation for the addition of Tyrone House & associated gate lodge, former Model School & Scoil Chaoimhín, Department of Education, Marlborough Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.
(Report Attached) pages 64-73
- 6019** With reference to a recommendation for deletion of 1 St. Mary's Place North, Dublin 7 from the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 and the addition of: 2 St. Mary's Place North, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.
(Report Attached) pages 74-79
- 6020** With reference to a recommendation for the addition of 14-16 Great Denmark Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.
(Report Attached) pages 80-86
- 6021** With reference to Planning Enforcement quarterly report.
(Report Attached) pages 87-99

Roads & Traffic Department Matters

- 6022** With reference to the minutes of the Traffic Advisory Group meetings held on 21st January, 2015.
(Report Attached) pages 100-108

Culture, Recreation, Amenity and Community

- 6023** With reference to the Central Area Community Grants Scheme
(Report Attached) pages 109-114

Central Area Matters

- 6024** With reference to Discretionary Funding Works Programme - draft report.
- 6025** With reference to an update on NICLAG
(Report Attached) pages 115-116
- 6026** Updates on the following:
Environmental Services Unit ***pages 117-120***
North East Inner City Housing Issues ***pages 121-125***
North West Inner City Housing Issues ***pages 126-130***
(Reports Attached)

Motions

- 6027** **Motion in the name of Lord Mayor Christy Burke**

That this Committee agrees that Dublin City Council proceed with the Part 8 application for 78 housing units at Dominick Street, Dublin 7.

- 6028** **Motion in the name of Lord Mayor Christy Burke**

That this Committee agrees to erect a structure in honour of the 9 innocent civilians who were murdered by British forces at North King Street, Dublin 7 (on 28th April 1916). The location for the structure could be on the small parapet at North King Street.

- 6029** **Motion in the name of Councillor Nial Ring**

That this Committee agrees to meet with representatives of the long established business operating out of Smithfield market in order to ensure that their concerns, issues and ideas about the development of the Markets Area are communicated and known to us and taken into account, where appropriate, as the development progresses.

- 6030** **Motion in the name of Councillor Janice Boylan**

That this Central Area Committee calls on Minister Alan Kelly to liaise with residents in areas when it comes to him making decisions that will ultimately affect them. For example in O'Devaney Gardens and Croke Villas with the homeless initiative that he put forward. The Minister should have got the opinions of all the people concerned before making any decisions.

6031 Motion in the name of Councillor Janice Boylan

That this Central Area Committee calls on the Council to honour the men and women of 1916 by erecting a monument in our Capital City, on O'Connell Street. These brave men and women have no monument erected in their honour and they certainly deserve to have one.

6032 Motion in the name of Councillor Janice Boylan

That this Central Area Committee calls on all outside bodies engaging with DCC when housing people, to be transparent, to be held accountable and to disclose any issues that may arise in the process of negotiations. We cannot and should not have another episode like we seen with Father Scully House.

6033 Motion in the name of Councillor Ciaran Cuffe

That this Central Area Committee assists the Stoneybatter/O'Devaney Gardens Area Community Garden Project with their proposal entitled 'Growing Food at O'Devaney Gardens, Dublin.

6034 Motion in the name of Councillor Ciaran Cuffe

That this Central Area Committee work with An Garda Siochana to reduce the amount of parking of Garda vehicles on footpaths and cycle lanes in the vicinity of the new Courts on Parkgate Street.

NEXT MEETING 10th March, 2015

CLOSING DATE FOR RECEIPT OF MOTIONS AND QUESTIONS

12 noon on Friday 27th February, 2015

Tuesday 13th January, 2015 at 10.00 am.

Minutes

- 5997 Minutes of the Central Area Committee meeting held on 9th December, 2014
ORDER: Agreed.
- 5998 Questions to the Area Manager
ORDER: Noted.
- 5999 With reference to an update on Croke Villas.
ORDER: Presentation noted. Councillors requested a briefing on the plan with Croke Park when it is agreed.
- 5999(a) With reference to Father Scully House
ORDER: Noted that Councillors to be informed of the outcome of the meeting with CHAS this week and that a meeting be organised in the Lord Mayor's Office with the City Council Group Reps, Dublin City Council Officials and CHAS.

Planning and Development Matters

- 6000 With reference to the proposed disposal of a further licence of Units G05 – G07 of the Markets Area Community Resource Organisation (MACRO) Building, Green Street/North King Street, Dublin 7.
ORDER: Agreed. Recommend to City Council.
- 6001 With reference to the proposed disposal of a further licence of Units S06 – S10 of the Markets Area Community Resource Organisation (MACRO) Building, Green Street/North King Street, Dublin 7.
ORDER: Agreed. Recommend to City Council.
- 6002 With reference to the proposed disposal of a further licence of Unit F14 of the Markets Area Community Resource Organisation (MACRO) Building, Green Street/North King Street, Dublin 7.
ORDER: Agreed. Recommend to City Council.
- 6003 With reference to Derelict Sites quarterly report.
ORDER: Report noted. The Councillors requested the following;
(a) That the quarterly report to the Committee be amended to include more details i.e. name of owner.
(b) That a report is submitted to the February meeting giving the legal views on the long term challenges of derelict sites and why DCC do not acquire the sites.
(c) That Planning and Development SPC are asked to examine the Derelict Sites Legislation and lobby for changes to it to make it more effective.
- 6004 With reference to a recommendation for the amendment of the current entry of the buildings in the grounds of the former Richmond Hospital on the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.
ORDER: Agreed. Recommend to City Council.
- 6005 With reference to a recommendation: Addition of Former Welsh Chapel, 77a Talbot Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.
ORDER: Agreed. Recommend to City Council.
- 6006 With reference to a draft report on the Great Western Square & Environs Architectural Conservation Area (ACA).

ORDER: Report noted.

Roads & Traffic Department Matters

6007 With reference to the minutes of the Traffic Advisory Group meetings held on 16th December, 2014.

ORDER: Report noted.

Central Area Matters

6008 Updates on the following:
Environmental Services Unit
North East Inner City Housing Issues
North West Inner City Housing Issues

ORDER: Reports noted.

Motions

The following motion was deferred from the November meeting of the Central Area Committee:

5971 Motion in the name of Councillor Nial Ring

That this Committee agrees that negotiations with Croke Park on the Croke Villas site are terminated and that this complex be refurbished and put back into housing stock either by DCC or a voluntary body and financed by the recently announced housing capital budget.

ORDER: Motion withdrawn.

6009 Motion in the name of Lord Mayor Christy Burke

That this Committee requests a meeting with senior Health Service Executive Management to attend the CAC Meeting and also to outline how the Health Service Executive monitor Nursing Homes in the Dublin area and finally to outline what type of process is in place regarding the well-being of residents in Nursing Homes.

ORDER: Agreed. Letter to be sent to HSE.

6010 Motion in the name of Councillor Nial Ring

That this Committee sends its condolences to the family of the late Maureen Burke of East Wall Road and puts on record our appreciation of the tireless and selfless work carried out by Maureen on behalf of her neighbours, friends and the wider North Strand / East Wall community.

ORDER: Agreed. Letter to be sent to the family of the late Maureen Burke.

6011 Motion in the name of Councillor Ciaran Cuffe

That this Committee requests the Chief Executive to replace the unreadable street sign at Montpelier Drive and put in place a plan to provide decent readable street signs at every significant junction in the city.

ORDER: Agreed. Report to Councillor.

6012 Motion in the name of Councillor Ciaran Cuffe

Given the positive contribution of outdoor seating in facilitating public life on the street, improving the amenity of outdoor areas and attracting tourism, and given that cities such as Copenhagen have decided not to charge for street furniture licenses that the City Council trial a waiver of street furniture licenses for a nine month period in the north inner city area, in the expectation that the loss of revenue will be more than offset by a rise in business custom in the city.

ORDER: Agreed. Motion to be forwarded to the Transportation SPC to be included on their agenda.

ATTENDANCE

Cllr. Janice Boylan (Chairperson)

Cllr. Nial Ring (Vice Chairperson)

Lordmayor Christy Burke

Cllr. Ray McAdam

Cllr. Ciaran Cuffe

Cllr. Éilis Ryan

Cllr. Gary Gannon

Apologies

Cllr. Jonathan Dowdall

Officials

Rose Kenny, Executive Manager, Central Area

Eileen Gleeson, Senior Executive Officer, Central Area

Gerry Geraghty, Executive Manager, Housing and Residential Services

Paraic Fallon, Senior Planner, Heritage, Archaeology & Conservation

Paul Crowe, Senior Staff Officer, Derelict Sites Section

Eoin Walsh, Assistant Engineer, Traffic Division

Chris Butler, Area Housing Manager, Central Area

Sean Smith, Area Housing Manager, Central Area

John McPartlan, Public Domain Officer, Central Area

Cathy Cassidy, Acting Senior Staff Officer, Central Area

Sandra Walley, Assistant Staff Officer, Central Area

Councillor Janice Boylan

Chairperson

13th January, 2015

Motions with Replies
Central Area Committee Meeting
13th January, 2015

Item 6009

Motion in the name of Lord Mayor Christy Burke

That this Committee requests a meeting with senior Health Service Executive Management to attend the CAC Meeting and also to outline how the Health Service Executive monitor Nursing Homes in the Dublin area and finally to outline what type of process is in place regarding the well-being of residents in Nursing Homes.

Report

A letter will be forwarded to the H.S.E. if the members agree the terms of the motion.

Item 6010

Motion in the name of Councillor Nial Ring

That this Committee sends its condolences to the family of the late Maureen Burke of East Wall Road and puts on record our appreciation of the tireless and selfless work carried out by Maureen on behalf of her neighbours, friends and the wider North Strand / East Wall community.

Report

A letter will issue if agreed by the members of the Central Area Committee.

Item 6011

Motion in the name of Councillor Ciaran Cuffe

That this Committee requests the Chief Executive to replace the unreadable street sign at Montpelier Drive and put in place a plan to provide decent readable street signs at every significant junction in the city.

Report

Road Maintenance has replaced the nameplate on Montpelier Drive. The replacement of nameplates throughout the city is an ongoing process to which Road Maintenance are committed.

Item 6012

Motion in the name of Councillor Ciaran Cuffe

Given the positive contribution of outdoor seating in facilitating public life on the street, improving the amenity of outdoor areas and attracting tourism, and given that cities such as Copenhagen have decided not to charge for street furniture licenses that the City Council trial a waiver of street furniture licenses for a nine month period in the north inner city area, in the expectation that the loss of revenue will be more than offset by a rise in business custom in the city.

Report

In February 2005 the Members of the Traffic & Transportation Strategic Policy Committee considered a report on the licensing of tables and chairs on public footpaths in the City Council area. The report stated that the primary objective of the relevant Section of the

Planning & Development Act, 2000 (Section 254) which deals with the licensing of street furniture is to facilitate the development of a 'continental style coffee society', close to shopping areas where pedestrians and tourists can sit for short periods and enjoy light refreshment.

The process of setting the rates for Street Furniture charges was set out in April 2005 and provided for a phased introduction of the charges up to June 2007. This was reported to the Traffic and Transportation Strategic Policy Committee and fully discussed at the time. There has been no increase in fees since then and there is no current proposal to review the charges.

This policy has not been the subject of widespread complaint and it has been accepted as a fair balance between different interests.

PHIBSBOROUGH CENTRE

Draft Architectural Conservation Area Report

Character Appraisal and Policy Framework



Architectural Conservation Area Report: PHIBSBOROUGH CENTRE

Draft Report Publication Date: 26/01/15

Status: Planning Policy Document

Hard copies available from:

Architectural Conservation Area Report,
Department of Planning and Development,
Dublin City Council,
Civic Offices, Wood Quay,
Dublin 8.

E-mail: conservation@dublincity.ie

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1 Phibsborough Centre, Introduction & Location

1.1 Introduction

Dublin's distinctive character is based on its topography, its architectural heritage and the unique form of its historic development. Compiling a record of historic structures and designating Architectural Conservation Areas (ACAs) are the means by which Dublin City Council fulfils its duty in the protection and enhancement of this heritage. Conservation Area character appraisals provide a detailed assessment of the essential character of the ACA. Its principal purpose is to define the key elements, essential features and special quality in order to reinforce the Dublin City Council's policy objectives of promoting, protecting and enhancing its environment.

Dublin City Council has designated a number of Architectural Conservation Areas within the city in accordance with a list of proposed ACAs contained in Appendix 11 of the 2011-2017 Dublin City Development Plan; with a proposed Phibsborough Centre ACA at No. 10 on that list. The Architectural Conservation Area will provide a legal basis to preserve and enhance the built heritage of established residential and commercial centre and to safeguard this area from loss of their architectural integrity through inappropriate subdivision, fenestration, shopfronts, extensions etc.

The current revised boundary of the Phibsborough Centre is delineated on Map 1 and this report contains a detailed description of the architectural character and special interest of the area.

Guidelines for appropriate development will carry significant weight in determining applications for planning permission within the designated area. These policies will be implemented as part of a controlled and positive management of change. The avoidance of unnecessarily detailed controls over householders whilst ensuring that any new development will accord with the areas special architectural or historic interest is the primary objective of the Architectural Conservation Area. Planning permission for development proposals within or adjacent to an Architectural Conservation Area will be granted provided that they preserve or enhance the character or appearance of the ACA.

1.2 Location

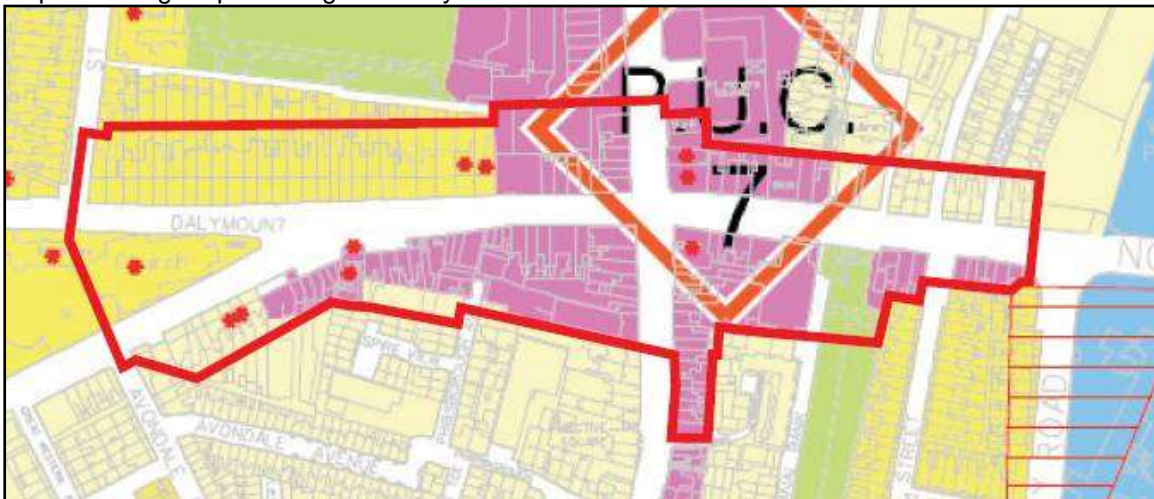
This area runs from west from St. Peter's Church at the junction of Cabra Road and the North Circular Road and the junction of Berkeley Road and the North Circular Road. This includes the lands zoned Z4 around Doyle's Corner, the lands zoned Z1 and Z2 at the western and eastern parts of the proposed ACA including the Victorian Terraces on North Circular Road and Dalymount.

Map1:

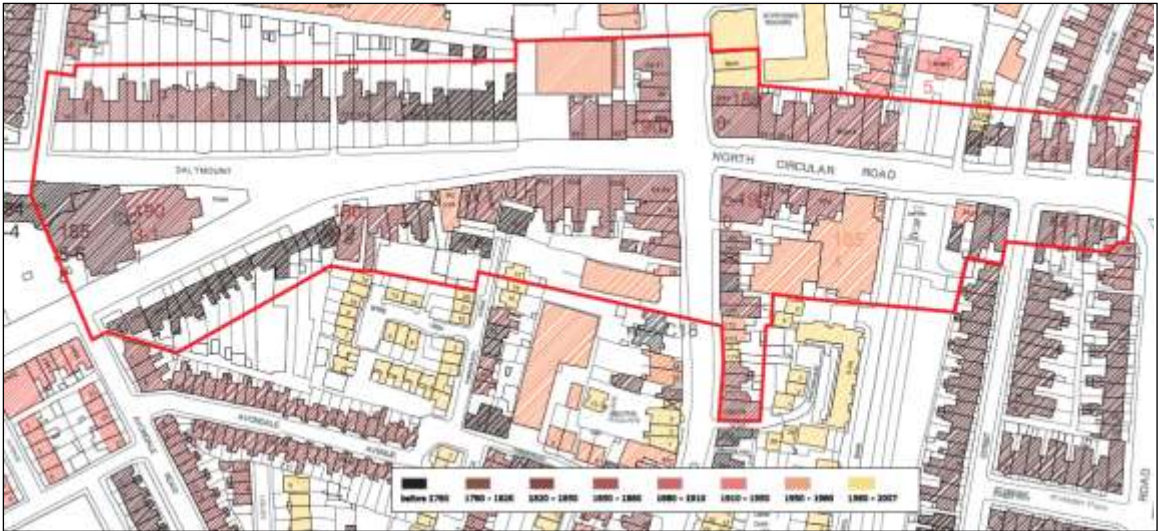


Current proposed outline of ACA Boundary encompassing the rear boundary lines of the principle street fronted structures in Phibsborough centre. The boundary of the ACA has been altered to ensure that individual sites are not subdivided.

Map 2: Zoning map showing boundary of Architectural Conservation Area.



Zoning map with outline of proposed ACA dated 06/10/08



Extract from Phibsborough/Mountjoy Local Area Plan, adopted by Dublin City Council on 06/10/08, showing historic evolution of proposed ACA area.

2 Photographs

2.1 Doyle's Corner





2.2 North Circular Road





2.3 Dalymount







2.4 Phibsborough Road

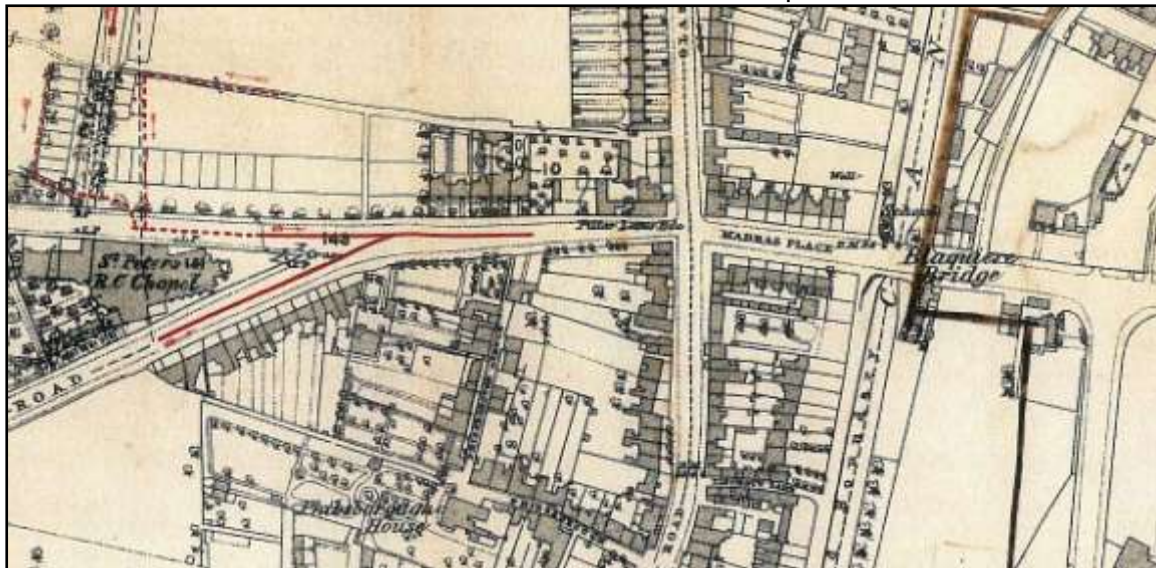


3. Historic Development

Phibsborough developed from the second half of the 18th century on the main road north to Finglas and Glasnevin. Christine Casey in her book 'Buildings of Ireland', published by Yale University Press, writes that the Phipps family bought property in the area during this period. Other landowners were the Moncks, Gardiners and the Earls of Blessington (Casey 2005, 273). The urban core of Phibsborough dates largely to this time.

Developments such as the layout of North Circular Road and the Royal Canal in the late 18th century followed by the Midlands and Great Western Railway in the 1840's accelerated development the 1840's accelerated development. The overall character of Phibsborough is defined by large areas of residential development mainly Victorian in date but also includes

Georgian, Edwardian and modern buildings. A number of houses from the first half of the 19th century survive, generally built of yellow-brown brick with parapet fronts and steps up to the ground floors. The consolidated development in the latter half of the 19th century left a fine stock of red-brick terraces associated with the Victorian period.



Extract from Ordnance Survey, Sheet XVIII-7 (1:2500) (1864).



Extract from Ordnance Survey, Sheet XVIII-7 (1:2500) (1936).

4 General Character

4.1 Phibsborough Road

Phibsborough Road is a broad thoroughfare leading northward from the Broadstone, forming one of the historic radial routes which converge on the medieval centre of the city. North of Monck Place, the scale and width of Phibsborough Road is quite intimate, with small one and two-storey buildings of varying size and materials built out to the pavement, many with shops at ground level. The architectural character of this part of the street is in the main determined by simple Victorian red-brick buildings with decorative features such as curved gables, timber bargeboards and brick detailing.

4.1 Doyle's Corner

The main road junction of North Circular Road and Phibsborough Road, known as Doyle's corner forms the hub of the village of Phibsborough. It is articulated by four, three-storey late 19th century buildings, three of which are protected structures, which underpin the commercial character and urban density and are an identifiable landmark of Phibsborough. North of Doyle's Corner, Phibsborough Road widens and the historic character of the road makes way for a number of modern buildings, the most dominant of which is the concrete-panel clad office tower of the Shopping Centre.

4.2 North Circular Road

The North Circular Road was laid out in open countryside in the 1780's, forming an arc from the Phoenix Park to the harbour at North Wall. It marked the periphery of the expanding 19th-century city and varies in character along its length. St. Peter's Gothic Revival Church at the western end of the proposed Architectural Conservation is a dominant landmark which terminates the vista looking from Doyle's Corner west. Fine two-storey residential Victorian terraces border the northern side of the North Circular Road at Dalymount. There are a number of shops located on the southern side of the street. From Doyle's Corner, the North Circular Road slopes downward towards Dorset Street. There are a number of Victorian shop buildings along this stretch.

4.4 Character Appraisal

The special architectural and historic interest that justifies the designation of Phibsborough Centre as an Architectural Conservation Area is derived from the following features:

- It forms part of the surviving Victorian/Edwardian suburbs dating from the 1840s to the 1920s that characterize the development of the city outside the canal ring after the arrival of efficient public transport.
- The attractive scale, proportions and detailing is typical of Victorian and Edwardian retail and commercial architecture. The village centre has a wide range of building types from an early twentieth century library and former cinema to varying scale and age retail units to places of worship and public houses.
- The strong visual quality of the varying groupings of terraced brick buildings and the rhythmic architectural pattern provide an attractive built environment with eclectic detailing. The building pattern is diverse and has evolved with quite a dense grain. Apart from the crossroads formation the dramatic forked s
- The ACA contains a number of significant buildings retained on the RPS due to their more unique architectural characteristics and earlier date of construction.
- The quality usage of historic building materials in the elevations shopfronts and boundary treatments of the historic buildings, historic paving.

5 Existing Designations

5.1 Zoning: St. Peter's Church and the terrace of Victorian and late Georgian houses on the northern side of Dalymount and the North Circular Road is zoned Z2: 'To protect, provide and improve residential amenities'. The area around Doyle's Corner (junction of Phibsborough Road and North Circular Road) is zoned Z4: 'To provide for and improve mixed services facilities'. The southwestern and northeastern areas of the proposed ACA are zoned Z1: 'To protect, provide and improve residential amenities'. The area along Royal Canal Bank is zoned z9: 'To preserve, provide and improve residential amenity and open space'.

5.2 Record of Protected Structures(RPS):

There are eleven Protected Structures located within the proposed ACA. The National Inventory of Architectural Heritage survey has not been carried out for this part of Phibsborough to date.

Dublin City Development Plan 2011-2017		
RPS Ref.	Address	Description
1730	St. Peter's Church	St. Peter's Church
1728	308 North Circular Road	House
1729	310 North Circular Road	House
1732	North Circular Road	Former Baptist Church (between even no.s 326 & 328 Circular Road North): main façade, tower/belfry, main building to line of rear of belfry
1733	341 North Circular Road	House
1734	343 North Circular Road	House
6734	159 Phibsborough Road	Licensed Premises
6735	160-161 Phibsborough Road	Licensed Premises
6736	162-165 Phibsborough Road	Allied Irish Bank (former)
Structures added to the RPS post adoption of Dublin City Development Plan 2011-2017		
Adopted on 13/05/2013	66, Phibsborough Road, Dublin 7	
Adopted on 13/05/2013	64-65, Phibsborough Road, Dublin 7 – excluding the interior & exterior of the modern commercial premises at ground floor level	

6 ACA Policy

To seek to preserve, protect and enhance the architectural quality, character and setting of the eighteenth, nineteenth and early twentieth century building characteristics within the Architectural Conservation Area (ACA) and to ensure that any changes complement and add to its character.

7 General Objectives

7.1 List of Objectives

- To encourage the retention of original windows, doors, shopfronts, brickwork, renders, roof coverings and other significant features of historic buildings and landscape features such as trees within the ACA.
- To encourage reinstatement of original features (see Section 8.3 for details).
- To ensure that any development, modifications, alterations, or extensions affecting a structure within the ACA are sited and designed appropriately, comply with development standards and are not detrimental to the general character of the ACA.

- To encourage the removal of redundant modern signage and wiring which detract from the visual quality of the public realm.
- Dublin City Council will endeavor to ensure that works to the public domain, such as works of environmental improvement, or of utilities improvements, are of the highest standards and do not detract from, nor add clutter to, the character of the area.
- Dublin City Council will seek to ensure that any surviving historic streetscape features such as historic public lighting, granite kerbstones and stone setts in the public realm will be retained.

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7.2 Problems & Pressures

In this historic setting the main issues and pressure for development concern:

- Infill or backland development which can have an adverse impact on the unity and harmony of the existing development. Newer development can result in the erosion of the area's character with over sized extensions or infill development which does not match the quality of the Victorian or Edwardian building in terms of scale, materials, proportions or detailing.
- Over proliferation of signage on commercial/retail units often obscuring historic shop fascia, pilasters and shop windows.
- Small incremental changes can quickly erode the appearance of historic buildings. In particular, the use of double glazing, uPVC window and door frames and signage and satellite dishes erode the architectural character and appearance of the buildings.
- Bin storage, necessitated by subdivided units leads to a deterioration of visual appearance.
- Porches, extensions, roof alterations which have an impact on the frontages of buildings in the area and an adverse impact on its character.
- The use of small front gardens to provide for car parking results in the loss of front boundary treatments. Soft landscaping for car parking degrades the character of the streetscape and buildings.

8 Guidelines to Owners/Occupiers in Architectural Conservation Areas

8.1 All Applications

All applications for development within the ACA area will be consistent with the following:

- Development will be sympathetic in design and/or materials to the original building and/or ACA area as a whole.
- Development will not adversely affect the setting or views to and from the ACA.
- Development allows for the reinstatement of features where the original and historic features have been lost or replaced.
- Demolition of historic buildings within ACAs to be avoided as the removal of a historic building either in whole or in part, may seriously detract from the character of the area.
- Alterations and extensions to existing buildings should be carried out in materials to match existing or in keeping with the character and appearance of the ACA. The normal exemptions to replacement windows, porches or garage frontages would not apply (see section 8.2 for further details).

8.2 General Alterations and Domestic Extensions

Alterations that would be considered to materially affect the character of the ACA would require permission. The works set out in Classes 5, 6 (b ii), and 7 of the Planning and Development Regulations 2001 are not exempted development.

Rear domestic extensions (Class 1) in accordance with the conditions and limitations set out in Schedule 2, Part 1 of the Planning and Development Regulations 2001 are exempted development and do not require planning permission.

Where works are proposed to the late 20th century and early 21st century buildings within the ACA, Section 4 (1) (h) still applies in that the following shall be exempted developments: *development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.*

Planning and Development Regulations 2001-2010	
Class 5	The construction, erection or alteration, within or bounding the curtilage of a house, gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.
Class 6 (b) (ii)	The provision to the front or side of the house of a hard surface for the parking of not more than 2 motor vehicles used for a purpose incidental to the enjoyment of the house as such.
Class 7	The construction or erection of a porch outside any external door of a house.

8.3 Guidance for Works to Particular Elements of Buildings

Note: Before starting any work, building owners/occupiers are advised to contact the Conservation Section of Dublin City Council.

8.3.1 Roofs



The roof is often an important feature of a historic building that can make a significant contribution to the character of an area. Historic roof materials and features such as chimneystacks, chimneypots, natural slates, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and should be retained.

The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings. Dublin City Council encourages the retention and reinstatement of traditional roofing materials. When roofing materials are replaced, it is important that as much as possible of the original material is re-used. Replacement materials should respect the design and material of the original and the age and character of the building and/or the area.

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal planning.

Exempted Works	Works that require permission
Retention and reinstatement of traditional roofing materials	Alteration of historic materials and features that alter the character and appearance of the roofscape. Addition of modern features to the front pitch only e.g. roof lights, solar renewable
The replacement of later inappropriate roof coverings with natural slate	Change of roof pitch
Repair of chimneystacks using appropriate/traditional materials	Removal or inappropriate alteration of chimneystacks and chimneypots

The Department of Environment, Heritage and Local Government Advice Series publication on [Roofs: A Guide to the Repair of Historic Roofs \(2010\)](#) provides useful advice and guidance on works to roofs and should be consulted.

8.3.2 Walls



Walls are the main structural fabric of any building. Every effort should be made to retain or re-use original facing brickwork, stonework or render styles. Alterations or repairs to external walls should respect the original material and endeavour to match it in appearance.

Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimise damage to historic building material: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath.

Particular care is required in relation to the painting or repainting and cleaning of historic buildings. In particular, cleaning can have a marked effect on the character of historic buildings. All cleaning methods can cause damage if carelessly handled. Guidance on what works require permission are provided in the table below.

Exempted Works	Works that require permission
Retention and reinstatement of traditional materials	Removal of original render (such as rough-dash lime render)
Painting of previously painted elements in a colour appropriate to the context.	Painting or re-painting involving a change of colour or painting over previously unpainted surfaces
	Cleaning of front and side elevations of historic buildings
Small scale localised repointing	Whole scale repointing

The Department of Environment, Heritage and Local Government Advice Series publications *Brick: A Guide to the Repair of Historic Brickwork* (2009) and *Maintenance: A Guide to the Care of Older Buildings* (2007) provides useful guidance on such works and should be consulted.

8.3.3 Windows and Doors



Door and window openings establish the character of an elevation; they should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of the building. The size and shape of window openings, window frame details, arrangement and detail of glazing bars, and the method of opening are important characteristics of a historic building. Wherever possible original windows should be retained and repaired. Improved heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures, rather than replacement of the original window.

Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, stained glass panes, fanlight, steps, bootscrapers and original door furniture, doors can provide a significant and prominent feature.

Exempted Works	Works that require permission
Repair or replacement of windows that accurately replicate the size, shape or	Replacing original timber windows with new materials such as uPVC

original timber frames and glazing bars	
Replacement of later inappropriate windows with timber sash windows where appropriate and timber casement windows where appropriate, to match the original samples which survive in each terrace all to have a painted finish.	Installation of inappropriately detailed double glazing to historic buildings.
Repairs to doors that accurately replicate the original design using appropriate/traditional materials	Replacement of historic front doors with modern doors of inappropriate materials and design
The replacement of later inappropriate doors with painted timber panelled doors or timber battened doors to match original samples which survive in each terrace	Installation of porches or recessing of doorways to front and prevalent side elevations.

The Department of Environment, Heritage and Local Government Advice Series publication *Windows: A Guide to a Repair of Historic Windows* (2007) provides useful guidance on such works and should be consulted.

8.3.4 Commercial/Retail



Being a historic commercial centre, the area retains a diverse range of highly ornate retail, commercial and public house exteriors. There is a wide variety of original brick, stone and timber shop fronts including original fascias, corbels, pillars, display windows and entrance doors. The front façade of some premises is decorated with terracotta tiles, stone or stucco capitals with polychromatic brick elevation detail and gable fronts to the roof line. Much of this quality design has been disguised an unstructured accretion of signage, wiring and the painting of stone and brickwork.

Every effort should be made to retain or re-use original shopfronts and pub fronts. Alterations or repairs to shopfronts, brickwork, stonework or render styles should respect the original material and endeavour to match it in appearance. The removal of redundant signage and redundant wiring should be encouraged and every effort made to uncover original features to expose their original architectural quality. Where alterations are being made to traditional shopfronts, care must be taken to ensure that they are in keeping with and do not detract from the integrity of the original design. Where new shop fronts are being established, the use of reproduction, traditional style shop fronts should generally be avoided unless dictated by the particular context. Instead the establishment of good-quality modern shopfronts will be encouraged having a crisp, simple and streamlined design. While less ornate than their traditional counterparts, the design should comprise strong frameworks, including a well defined fascia panel, pilasters and a strongly defined base (known as a plinth or stallriser).

Exempted Works	Works that require permission
Repair or localised replacement of elements of historic shop fronts	Replacement of later inappropriate shop fronts have regard to the architectural fabric and fine grain of traditional retail frontage, whilst providing for modern retail formats
	Removal of separate access to upper floors
	Replacement/concealing of original shop front details

	Establishment of new shop fronts
Removal of redundant wiring and signage ensuring minimal impact to the historic shop front materials	Establishment of all new signage, lighting and cabling routes on the front and prevalent side elevations
Painting of previously painted surfaces in a colour appropriate to the context	Painting of previously unpainted surfaces

Dublin City Council’s publication Shopfront Design Guide (2003) provides useful advice and guidance on such works and should be consulted.

8.3.5 Gable fronts, Finials and Ridge Combs



Features such as gable fronts, finials and ridge combs should be preserved and, if replacement becomes necessary, it should replicate the design and material of those original to the building.

Exempted Works	Works that require permission
Retention and reinstatement of traditional materials	Addition of bargeboards and fascias to buildings that did not previously have such features
Reinstatement and repair that replicates the design and material of the original	Replacement with non traditional materials

The Department of Environment, Heritage and Local Government Advice Series publication on Roofs: A Guide to the Repair of Historic Roofs (2010) provides useful advice and guidance on such works and should be consulted. A Guide to the Care of Older Buildings (2007) and Iron: The Repair of Wrought and Cast Ironwork (2009) should also be consulted.

8.3.6 Rainwater Goods



Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained should last many years longer than replacement plastic goods. Cast iron gutters, down pipes and hopper heads etc should be retained wherever possible. Plastic rainwater goods are not considered appropriate on buildings where cast iron has been previously used.

Exempted Works	Works that require permission
Replacement of defective rainwater goods that are of cast-iron and match the original profile and design. Suitably profiled cast aluminium may be an acceptable alternative to cast iron.	Additional rainwater goods that disturb or break through any decorative architectural features.
The replacement of later plastic rainwater goods with cast-iron to match original profile	Replacement of existing rainwater goods using inappropriate materials

The Department of Environment, Heritage and Local Government Advice Series publication on Roofs: A Guide to the Repair of Historic Roofs (2010) provides useful advice and guidance on such works and should be consulted.

8.3.7 Boundary Walls and Railings



Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time will be detrimental to the overall character of the area. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinth piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original. Particular care should be taken to repair or reinstate existing walls using appropriate techniques and materials. Stonework, if appropriate, should be locally sourced. Special care should be taken to use the correct lime mortar mix and method of pointing in brick or stone walls.

Exempted Works	Works that require permission
Repair of boundary elements using appropriate techniques and detailed to match the original.	Erection, construction or alteration of any gate, fence, wall, or other means of enclosure to the front side or rear boundaries.

The Department of Environment, Heritage and Local Government Advice Series publications on Maintenance: A Guide to the Care of Older Buildings (2007) and Iron: The Repair of Wrought and Cast Ironwork (2009) provides useful advice and guidance on such works and should be consulted.

8.3.8 Historic Kerbing and Paving



Existing stone kerbstones and traditional paving as well as are important streetscape features to be retained.

Exempted Works	Works that require permission
Repair of historic kerbing and paving using appropriate techniques and detailed to match the original.	Removal of historic kerbing and paving.

8.3.9 Other General Works to Public Realm: landscaping, parking, additions and signage



All works to the public domain including environmental and utilities improvements and public lighting should not detract from, nor add clutter to the character of the area. The retention of historic public lighting will be encouraged where possible. Any new public lighting, whether

reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

Natural features such as trees, hedges or landscaping that contribute to the character of the ACA should be retained and protected in new developments.

The ACA should not be adversely affected because of additional traffic generation, servicing or parking.

Addition of features to the front elevation of buildings is not permitted and the optimum solution would be the attachment of such additions to rear elevations. In terms of wiring, new electrical and other wiring should be underground. Redundant wiring should be carefully removed.

Exempted Works	Works that require permission
Addition of features such as solar panels, aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the rear of buildings	Addition of features such as solar panels, aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the front of buildings
	All commercial and advertising and public signage regardless of size and location

The Department of Environment, Heritage and Local Government Advice Series publication on Energy Efficiency in Traditional Buildings (2010) provides useful advice and guidance on energy efficiency upgrades to the buildings and should be consulted in respect of any such installations.

The Chairperson and Members
Central Area Committee.

(a) **Planning and Development Acts 2000 – 2012 & Planning & Development Regulations 2001 – 2012 (Part 8)**

(b) **Part 8 - Local Government Act 2001.**

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 and Part 8 of the Planning and Development Regulations 2001 – 2012 and in compliance with the provisions of the Local Government Act 2001, I hereby notify you that it is proposed to carry out the following development:

Pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Demolition of no 6 Ballybough Road and demolition of existing outbuildings and boundary walls to the rear of nos. 2, 3, 4 & 5 Ballybough Road, Dublin 3 and the proposed redevelopment of nos. 2, 3, 4 & 5 Ballybough Road, Dublin 3 incorporating new extensions and staircases to the rear of nos. 3, 4 and 5 Ballybough Road, Dublin 3 to provide seven new housing units and the provision of a new access road to the rear of the development.

It is proposed to demolish no 6 Ballybough Road and to provide a new wall with windows to the gable of no 5 and it is proposed to redevelop the existing terrace to provide the following accommodation:

- No 2 Ballybough Road - 4 Bedroom House
- No 3 Ballybough Road - 2 bedroom duplex over 1 bedroom apartment
- No 4 Ballybough Road - 2 bedroom duplex over 1 bedroom apartment
- No 5 Ballybough Road - 2 bedroom duplex over 1 bedroom apartment

Total seven housing units

(A) The Site

The site is located north of the Royal Canal and Clarkes Bridge on Ballybough Road. The site is bounded to the north-east by Sackville Avenue, and to the northwest and southwest by an existing laneway which provides access to the rear of terraced houses at Sackville Gardens. The Croke Villas Housing complex lies to the north-east. Croke Park GAA Stadium

is further to the east and Sackville Avenue provides access to the GAA car park. The site comprises a terrace of 2-storey over basement houses together with lands to the rear at Nos. 2-6 Ballybough Road. The adjoining house at No.1 Ballybough Road is not included in the site. Each house is three bay with central arched entrance door with granite steps and landing. The basement areas at the front have wrought iron railings. The existing buildings and structures are shown in the submitted drawings and described in the accompanying reports. The houses were formerly known as Edward Terrace and were constructed c. 1830. The houses appear to have been in continual residential use until 1984. More recently they have been vacant and fallen into disrepair. Following a fire in No.3 that building was demolished down to 1st floor level.

(B) The Proposal

The Part 8 Planning Application is to provide seven new housing units in four of the existing houses at Nos. 2 to 5 Ballybough Road and it is proposed to demolish No. 6 Ballybough Road and to construct a new rendered gable wall at the exterior of the existing party wall with No.5. No. 6 is to be demolished to open up and widen the junction between Ballybough Road and Sackville Avenue. Initially the widened area will be grassed. Its long term use will include enhancing the egress and emergency evacuation provision for Croke Park Stadium, and provide scope for upgrading the current Event Management Plan.

It is proposed to provide the following accommodation:

No 2 Ballybough Road - 4 Bedroom House

No 3 Ballybough Road - 2 bedroom duplex over 1 bedroom apartment

No 4 Ballybough Road - 2 bedroom duplex over 1 bedroom apartment

No 5 Ballybough Road - 2 bedroom duplex over 1 bedroom apartment

It is proposed to demolish existing outbuildings and boundary walls and to construct new extensions and staircases to the rear. The proposed 1-bed apartment units at lower ground floor level are to be entered from the rear and are to have new kitchen extensions. Each of the seven units is to have a garden and bin storage area to the rear and the duplex units also have a rear terrace at upper ground floor level. The duplex units are entered from the street at upper ground floor level. They are connected to the rear garden level by an external staircase connecting to the garden level.

The Conservation / Restoration Method Statement notes that It is proposed to conserve and restore the facades fronting onto Ballybough Road and sets out details of repairs and reinstatement for brickwork, granite stonework (copings, cills, string courses, steps etc.) railings. Replacement doorcases and doors are to be based on houses in the general area of similar age. Roofs are to be slated with Blue Bangor slates.

It is proposed to provide a new access road to the rear of the development, incorporating 4 parking bays and a small turning area. A portion of the original terrace's rear gardens are to be fenced off for the future redevelopment of the adjacent Croke Villas Housing complex.

(C) Submissions

The proposal was advertised in the Irish Times on the 7th November 2014. The closing date for submissions or observations was Friday 16th January 2015. No submissions or observations were received.

(D) Evaluation

The zoning objective for the Part 8 site is **Z14** 'To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and 'Z6' would be the predominant uses'.

Strategic Development and Regeneration Area SDRA14, Croke Villas. The site is located in SDRA 14

The Conservation Report states:

“Notwithstanding the fact that the terrace buildings are not listed as protected structures, they are however historic structures (1830’s) and the intention to restore the facades as far as possible is very positive from both a conservation and restoration viewpoint.”

The Planner concurs with this view and considers that the proposed development will enhance the streetscape on the Ballybough Road and make a significant contribution to the residential and visual amenities of the local area.

It is considered that the apartment layouts have been very well worked out and provide for a good standard of accommodation whilst maintaining the principle room arrangements and features of the original houses.

The Development Plan requirements for private amenity space have been met.

It is considered that the proposed development will provide for housing accommodation of a high standard and provide for the rehabilitation of derelict buildings and is therefore in accordance with the proper planning and sustainable development of the area.

Having regard to the provisions of Article 6 of the Habitats Directive (92/43/EEC) and having regard to the location of the subject site in relation to Natura 2000 sites and to the nature and scale of the proposed redevelopment of existing residential dwellings, the Planner is satisfied that the proposed project will not adversely affect the integrity of any Natura 2000 sites. It is therefore considered that an Appropriate Assessment under article 6(3) of the Directive is not required.

Conclusion

It is considered that the proposed development would be consistent with the Dublin City Development Plan 2011 – 2017 and with the proper planning and sustainable development

of the area. It is recommended that the proposed development should proceed having regard to the following:

1. All works to be carried out in accordance with the best conservation practice and the Architectural Heritage Protection Guidelines issued by the DoAHG.

The repair works shall retain the maximum amount of surviving historic fabric in situ and shall be designed to cause minimum interference to the building's structure and/or fabric.

Items that have to be removed for their protection shall be recorded prior to removal, catalogued and numbered.

Reason: To protect and improve the architectural character and integrity of the historic terrace and in the interest of the proper planning and sustainable development of the area.

2. The development shall comply with the requirements set out in the Code of Practice (Roads, Streets and Traffic). All works to the public road in particular the introduction of new access road, indented car parking, new public footpaths and public lighting shall be agreed with the Environment and Transportation Department.

Reason: To ensure a satisfactory standard of development

3. The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. A comprehensive site survey shall be undertaken to establish all drainage services on the site and detailed "as constructed" drainage layouts for the scheme shall be submitted to Drainage for written approval.

Reason: To ensure a satisfactory standard of development.

4. The development shall comply with the Air Quality and Noise Control requirements in relation to noise and vibration control:

a) Ongoing noise and vibration monitoring shall be carried out during demolition and construction - monitoring points and methodology to be agreed with the Council's Air Quality and Noise Control Section in accordance with BS 5228: Code of Practice for noise and vibration control on construction and open sites Part 1 (BSI 2009).

b) Prior to demolition and construction residential notification procedures (informing residents of sensitive premises in the area of the proposals) shall be drafted and approved by the City Council's Air Quality and Noise Control Section.

c) Ongoing air particulate monitoring should be carried out during the demolition and construction phase. The monitoring points and methodology used should be subject to the approval of the Air Quality and Noise Control Section.

d) The whole site should be dampened as necessary to minimise / prevent wind blown dust. This shall include the daily washing down of pavements or other public areas to prevent dust nuisance. Dust suppression equipment must be used

where source emissions are likely. .

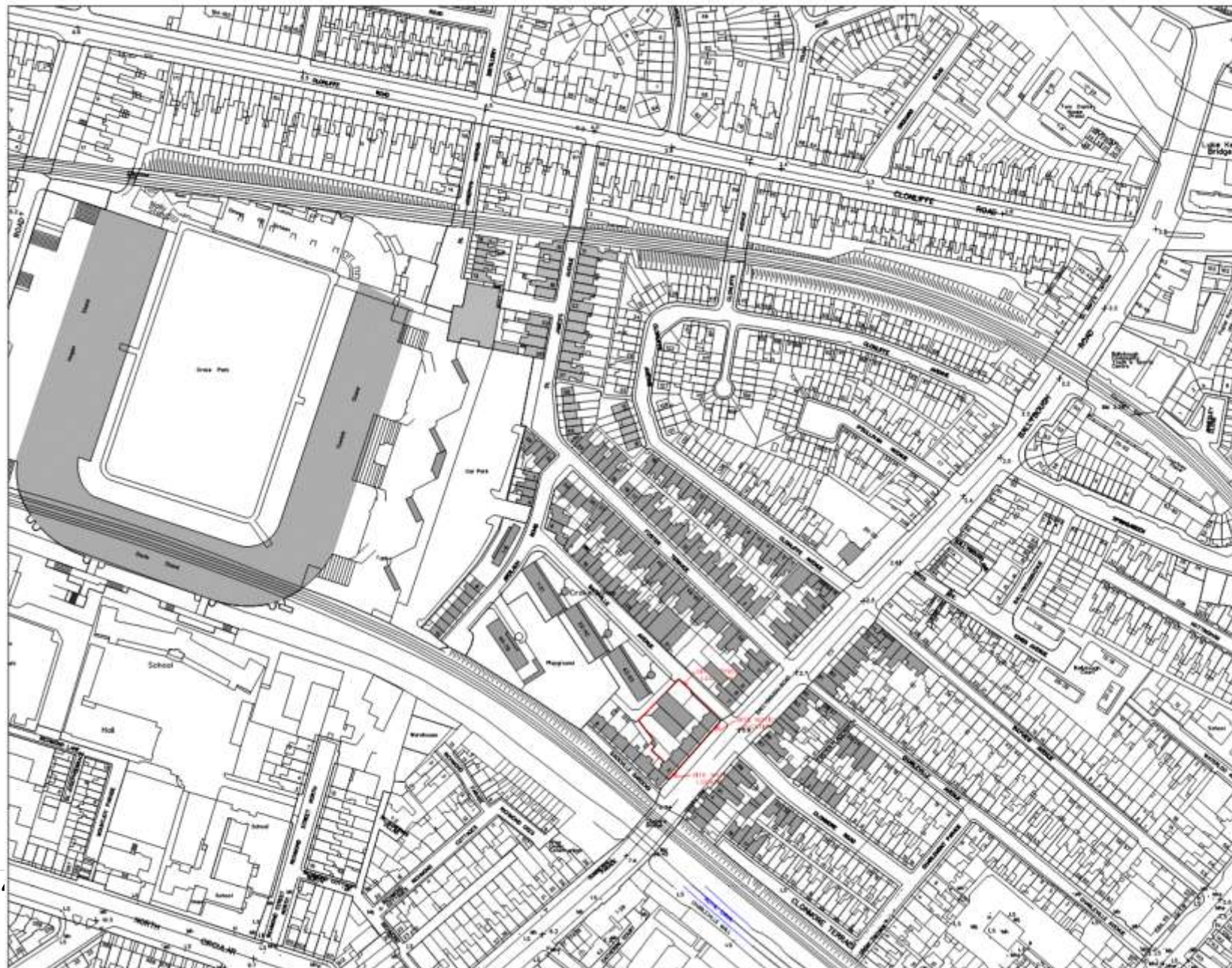
Reason: To protect the amenities of residents and businesses in the vicinity.

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000, subject to the provisions of Section 139 of the Local Government Act, 2001.

Dick Brady

Assistant Chief Executive

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.



**PART B
 PLANNING**

Project No.	4471-2
Client	City of Dublin
Scale	1:1000
Date	10/10/2018
Dublin City Council <small>Corporation of Dublin</small>	
CITY ARCHITECTS DIVISION <small>ARCHITECTS & PLANNERS</small>	
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100, South Circular Road, Dublin 8	01 854 6200

To the Chairperson and Members
of the Central Area Committee

- (a) Planning and Development Act 2000 & Planning and Development Regulations 2001 (Part 8)**
(b) Local Government Act 2001

Proposed refurbishment and improvement works at Dublin City Wholesale Fruit and Vegetable Market, Mary's Lane, Dublin 7, a Protected Structure.

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 and Part 8 of the Planning and Development Regulations 2001 and in compliance with the provisions of the Local Government Act 2001, I hereby notify you that it is proposed to carry out the following development:

Proposed refurbishment and improvement works at Dublin City Wholesale Fruit and Vegetable Market, Mary's Lane, Dublin 7, a Protected Structure.

The proposed Part 8 development was put on public display from 1st October 2014 to 13th November 2014 and plans and particulars of the scheme were available for display in the Civic Offices, Wood Quay, and the North West Inner City Area/Housing Office, Parnell Street, Dublin 1.

(A) The Site

The site has a stated area of c.1.3hectares and is divided by St. Michan's Street (a public road) into two areas – the eastern part of c. 8623sq.m. containing the Wholesale Markets site and the western part of 4531sq.m containing the car park (former fish market) site.

The principal works are proposed to be carried out within the curtilage of the Wholesale Fruit and Vegetable Markets building. This arcaded brick-faced building is bounded to the north by Mary's Lane, to the west by St. Michan's Street, to the south by Chancery Street and to the east by the rear of properties on Arran Street East. The markets building has yards on two sides – a delivery yard to the south accessed from Chancery Street, and the former Daisy market to the east accessed from Arran Street East.

The western site is currently used as a public car park, following the demolition of the former Fish Market. The site is enclosed by parts of the former structure, supported on steel props and by palisade fencing. Controlled access to the car park which has c.130 spaces is from Mary's Lane. The car park site is bounded to the west by St. Michan's House flats complex. Between the car park and Chancery Street the site is bounded by commercial premises – Hughes Public House at Nos. 19 - 20, Fegan's Cash and Carry at Nos. 13 – 18 and a

Charity shop/offices at the southern end of St. Michan's Street. There is a disused access to the former Fish Market at St. Michan's Place, a cul-de-sac laneway at the side of Hughes Public House and Fegan's Cash and Carry.

The Markets building was constructed in 1892, and the Fish Markets in 1897. The Market's cast and wrought iron structure covers 6000sq.m. of open trading space. The main building has a number of later single-storey additions on the eastern and southern sides, containing stores and toilet facilities.

The principal building entrance is centrally located on St. Michan's Street which has a further 6 entrances at intervals. There is a central entrance from Mary's Lane and a further 2 corner entrances from this street. There is also a central entrance on the southern side from the Chancery Street yard and from Arran Street East through the former Daisy Market. The entrances provide access for fork lift trucks which load and off-load on St. Michan's Street and Mary's Lane.

(B) The Proposal

This is a proposal by the Planning, Property, Enterprise and Economic Development Department of Dublin City Council for part change of use, renovations and improvements to the Wholesale Fruit and Vegetable Market. The change of use comprises the introduction of a retail food market and café/restaurants within the structure of the existing wholesale food market

In support of the application the following documents have been submitted:

- Part 8 Planning Report
- Conservation Report
- Safety Review of Proposed Revised Loading Arrangements

The submitted Part 8 Planning Report describes the background and the rationale for the proposed works to be carried out. These are summarised in the Report and shown in the submitted Drawings CA1126 001 – 010. These include:

- Change of use from wholesale trading to wholesale and retail trading, café/restaurant use in part of existing building
- The wholesale market is to continue in the western half of the building with direct access for deliveries from St. Michan's Street. A mesh screen with sliding gates is to be provided to secure the wholesale trading banks when retail is trading
- The new retail market is to be established in the eastern half of the markets building to complement the existing wholesale market. It is proposed to fit out approximately half of the new market with demountable retail stalls/cages designed to provide a unifying market theme
- 'Umbrella traders' which are smaller concerns possibly providing prepared foods are to be accommodated with minimal impact on the building.
- Existing single-storey ancillary rooms on the eastern side are to be renovated to provide visitors toilets, offices, stores, food prep areas, boiler room and switch room.
- Two of the larger ancillary rooms are to be renovated to provide a shop and a small café / restaurant. The café is to open onto an outdoor seating area in the Daisy Market yard.

- The existing derelict toilet block and disused urinals on the southern side of the building are to be demolished, and a new block constructed comprising toilets for wholesale traders, retail traders and visitors.
- A new entrance forecourt is to be provided in the existing Chancery Street yard. This space on the southern side of the building is to be landscaped to facilitate open food markets or public events. A new glazed wall is to be provided with the entrance leading to the central aisle of the market hall.
- The entrance forecourt is to have glass canopies to each side of the entrance walkway providing cover for the outdoor market.
- It is proposed to provide new railings and planting as boundary treatment to the forecourt.
- The Daisy Market yard is to have the outdoor café described above and will also contain a small number of lock-up stores for the ‘umbrella traders’ and secure storage for market furniture.
- The two existing vehicle entrances from Arran Street East are to be retained providing access to loading bays for the retail traders. Compactors, bins, skips and waste disposal facilities are to be located in a fenced compound adjoining the shop annex to the east of the main building. A separate wheelie bin area is located to the south of this compound.
- It is proposed to separate the existing route from Arran Street East (traders entrance) from the service yard by a timber panelled wall.

The submitted Planning Report includes a photographic record of the markets building, annotated to describe its features. The submitted Conservation Report contains a history of the Markets Complex, including the Fish Market and Daisy Market. A detailed analysis of the building structure and its construction is included together with an assessment of the building significance. The Conservation Report describes the existing building condition and the works already carried out as part of the Phase 1 Conservation Strategy, such as the cleaning and repair of the existing iron structure. The proposed works are described and the impacts assessed. The report concludes:

‘A generally accepted principle of conservation is that the original use of a building is its most appropriate use. The most significant beneficial impact on this building is its continued use as a working market. This will respect the significant materials and pattern of circulation and activity. Any negative impact on the architectural heritage will be compensated for by the retention and enhancement of the building’s significant features of architectural merit.’

The submitted Planning Report and Drg. No. CA1126010 describe the proposed works to be carried out on the car park site:

- Upgrading and levelling the existing car park.
- Removal of remnants of Fish Market structures and buttresses and the provision of a new boundary wall to the St. Michan’s flats and new railings to the street frontages.
- Providing a new entrance to the car park and re-opening an existing entrance to the loading area from St. Michan’s Place.
- Parking for cars and delivery vehicles, including 84 public spaces.
- Provision of bicycle parking.
- The provision of a Multi-Use Games Area (MUGA) on the western and northern boundary adjoining the St. Michan’s Street flats.
- Provision of a dedicated loading bay for the market traders including recycling/waste disposal facilities. The dedicated wholesale loading area is 808sqm and is to service

the wholesale traders and includes provision for 20 van parking spaces. In addition, access is provided to an additional 10 spaces at peak times of wholesale trading via a controlled barrier to the southern end of the site.

The works proposed on St. Michan's Street include the removal of all existing parking and loading and the provision of a fork lift contraflow lane on the eastern side of St. Michan's Street for forklifts to travel from the loading area in the car park to the market building. It is proposed that the footpath be widened to provide a safer pedestrian environment. Pedestrians will be encouraged to cross the road at the junction of St. Michan's Street and Mary's Lane with a pedestrian crossing.

Traffic Safety Audit

The Planning Report Section 6.0 states that a traffic safety audit was undertaken and the recommendations were for significant improvements and traffic management along Mary's Lane and in particular at St. Michan's Street.

The Safety Review notes that potential conflicts will continue to exist where loading/unloading operations occur within areas accessible to the general public. The provision of the new loading bay in the car park off St. Michan's Street will minimize the current potential for conflicts on St. Michan's Street. However it is noted that potential conflicts will continue on Mary's Lane.

The Safety Review recommends that pedestrians wishing to access the markets from the car park be permitted to do so only at selected locations, and that measures be put in place to guide pedestrians to these crossings and that the crossings facilitate vulnerable road users. The provision of distinct crossing locations would increase forklift operators awareness of the likelihood of pedestrian crossing manoeuvres. The safety review also recommended that the forklift contra flow be put on the eastern side of the St. Michan's Street to minimize interaction between forklifts and other traffic. This has been incorporated into the proposal.

Consultation

The submitted Part 8 Planning Report Section 4.0 describes the pre-Part 8 consultation undertaken with relevant departments of DCC and with the Wholesale Traders. A series of meetings were held to gather input from the Wholesale Market Traders, City Business interests and food business experts. The Part 8 proposal was presented to the Markets and Casual Trading Sub Committee on 21st February and to the Central Area Committee on 11th March and 8th July 2014. The CAC agreed to initiate the proposal and the Part 8 application was lodged on 1st October 2014.

(C) SUBMISSIONS AND OBSERVATIONS

The proposed Part 8 development was put on public display from 1st October 2014 to 13th November 2014 and plans and particulars of the scheme were available for display in the Civic Offices, Wood Quay and North West Inner City Area/Housing Office, Parnell Street, Dublin 1. Submissions or observations in relation to the proposed development could be made, in writing, to be received before 16.30hrs on Thursday 27th November 2014. .

Observations

The closing date for submissions/observations was Thursday 27th November 2014.

A large number of submissions/observations were received as follows:

The Taste Council, a representative group of the smaller food business sector.

This submission may be summarised as follows:

- Believe the project to be of very great importance to the Irish speciality food industry.
- A permanent indoor food market in the capital city would reinforce for visiting tourists Ireland's position as a country with substantial food culture.
- Huge potential for artisan and farmhouse food sector to grow and develop.
- Single greatest barrier hindering development is the route to market - this market will provide a direct route to customers.
- 'Incubation sales platform' will dramatically increase potential success rate of early stage businesses.
- Improved access to healthy food for 60,000 residents living within 15 minutes of the location.
- Hundreds of restaurants within 5 kilometres.
- Strategic location opens up new business to business base and could potentially grow the fruit and veg wholesale business.

Dublin City BID, trading as Dublin Town

This submission may be summarised as follows:

- Markets directly adjacent to Business Improvement District, key retail /leisure area of Henry Street, Mary Street and Capel Street.
- Notes relationship between strong retail sector (Henry Street)and café/bar area (Capel Street).
- Quality food market and café/dining options would benefit shoppers and those working around the Four Courts area.
- They propose pedestrianisation of the western end of Mary Street and public realm improvements to deliver additional footfall to the Markets area.
- Welcome proposals for 'family friendly space' and multiple use games area
- Welcome proposals for public toilets in the Markets.
- Request that car park opening hours are extended beyond 5.30 to cater for markets and late-night shopping on Thursdays/Fridays.

Michael and Marie Hughes, Hughes Public House, 19-20 Chancery Street

This submission, prepared by John Spain Associates may be summarised as follows:

- Notes that clients are both local business owners/operators and local residents.
- Have no objection in principal to the proposed refurbishment and improvement of the markets.
- Have no objection to the opening of a pedestrian access from St. Michan's Place to the car park.
- Have concerns in relation to the impact of the proposals on their property in respect of traffic, safety of pedestrians/patrons and residential amenity.
- Concerns in relation to location of loading area and waste disposal area at southern end of car park and potential for noise and odour pollution.
- Concerns re proposals to allow vehicular traffic to use St. Michan's Place, currently a cul-de-sac and to introduce a one-way system to access the car park.

- Concerns re potential structural damage (from vibration and impact) from vehicles including vans and potentially trucks.
- No other properties have access from St. Michan's Place, and it has no footpaths – Hughes Public House have a service access and emergency exit.
- Concerns re impact on parking of delivery vehicles for the pub and access to basement loading.
- The public house has no dedicated smoking area and patrons congregate at the corner entrance and on St. Michan's Place.

The submission requests that the proposal to access the loading area via St. Michan's Place be omitted, and in the event that DCC facilitates additional traffic movements in St. Michan's place that measures are put in place as a minimum – Figure 5 on page 10 of the submission illustrates these measures:

- Provision of a footpath on east side of St. Michan's Place connecting car park to Chancery Street.
- Pedestrian safety barrier on outer edge of footpath opposite doors and cellar entrance to public house.
- Pedestrian crossing facility on St. Michan's Place as a continuation of Chancery Street footpath.
- Appropriate new surfacing to St. Michan's Place to minimise noise pollution.
- Control of hours of vehicular use of St. Michan's Place to protect residential amenities.
- Height control barrier to the car park and loading area to restrict access to cars and small vans only.
- Appropriate road markings and junction improvements to deter vehicles stopping and queuing on St. Michan's Place.

Bluett and O'Donoghue Architects, No.1 Chancery Street

This submission may be summarised as follows:

- Owners and occupiers of the premises at corner of Chancery Street / Arran Street East.
- Support the proposals for improvement of the wholesale fruit and vegetable markets.
- Support the proposals to create a public space on Chancery Street which can double up as market area at weekends.
- States concerns in relation to proposals at their property boundary.
- Requests review of the design of the boundary fence (wall) on Chancery Street adjacent to their property.
- Requests detail of proposed retaining wall adjacent to their property, and reassessment of proposal to plant trees beside their property.
- Requests that any works to the side entrance lane from Arran Street East to the Market do not impede pedestrian and car access to their gated lane.
- Support provision of window from market office onto the lane and request review of lighting onto the lane.
- Requests that carpark opening times be extended to take account of the proposed multi-purpose use of the development and that it would continue to be available to market visitors and local businesses.
- Notes issues with graffiti and suggests active ongoing management of the complex , working with adjoining stakeholders, including CCTV and enhanced lighting provision.

Fanning and Rice Ltd. Fruit Market
Leonard Potato Merchants Ltd. Fruit Market
J and N Lawlor, Corporation Fruit Market (J.Lawlor)
J and N Lawlor, Corporation Fruit Market (Niamh Lawlor)
Analín Ltd, trading as K & M Fruit and Veg, Corporation Fruit and Veg.
Madden's Stores, Corporation Fruit Market
Butler's Wholesale
LW Flowers

These eight submissions from traders at the Market are generally similar in content and may be summarised as follows:

- Concerns for the future of the Wholesale Fruit Market if proposed plans go ahead
- In general no objection to the retail market but removal of car park and main road will negatively impact Wholesale Traders.
- Proposed loading facility has not enough space and would cause disagreement among traders.
- Proposed loading facility at too far a distance to facilitate continuous loading/unloading of vehicles throughout the day.
- Concerns regarding provision of parking for articulated trucks.
- Proposed fence system will segregate the current wholesale traders from the marketplace. Roadway (central aisle) is in constant use and is a main artery to each business.
- Concerns re consultation before plans were presented and requests for changes.
- Request Dublin City Council / relevant committee meet with traders before a decision is reached.

The submission from Niamh Lawlor is similar in content to the above, but also raises the following issues:

- Concerns relating to current working conditions of Wholesale Traders.
- Consultants were paid Hefty Fees for their ridiculous plans.
- Concerns relating to the expertise within Dublin City council relating to the operation of a Market.

The submission from LW Flowers is similar in content to the above, but also raises the following issues:

- LW Flowers owns the building at the north end of the area described in the project plans as the Daisy Market. It is not clear what, if any, redevelopment of this structure/building is intended. This building – or any proposals in respect of its development - do not appear on the project plans or accompanying map.
- Project plans fail to acknowledge that LW Flowers has an existing and continuing right to use and work from the structure at Stall J2.
- Project plans do not acknowledge that LW Flowers rents the office/stores at 'R7' and fail to address how restriction of access to this area will impact on business of LW Flowers.

- Reject the categorisation of the market as ‘underutilised’ and as ‘presenting a dilapidated appearance to the public’.
- LW Flowers disputes the contention that an EIS is not required in respect of the project. The implications of the intended creation of a link between the market area and the main shopping areas of the city require assessment.

An additional issue is raised in a second submission from Analin Ltd.

- The bottom car park in the Fruit and Vegetable Market is referred to as the Chancery Street Yard.
- It is not a yard, it is a car park used by traders and their customers since the market opened.
- No alternative provision has been made for this space which caters for in excess of 20 cars.

John Condren, 3 St. Michan’s Street

This submission may be summarised as follows:

- Concerns related to the size of the Wholesale Traders space.
- Restrictions on access and installation of steel gates will be a restraint on trade leading to fall-off in business.
- Proposal will remove most of the spaces in the Chancery St. car park.
- Concerns re loading provision at St. Mary’s Lane, Chancery St., St Michan’s Street and The Fish Market site.
- Proposed loading space in the Fish Market is far too little and too far removed from the trading areas.
- Proposal will make it very hard to conduct business – longer times to load vans, customers will give up coming into the market as they won’t be able to park.
- Proposal will severely damage the wholesale business in the market and lead to job losses.

Joseph M. Duffy and Sons Ltd, Corporation Fruit Market

This submission may be summarised as follows:

- Concerned regarding removal of customer’s parking facilities.
- Customers must be facilitated as close as possible to our business.
- Convenient access is vital for awkward and weighty flower arrangements.
- Fencing off the access road within market will cause major inconvenience.
- Request that DCC set up a trader’s meeting.

Mr. Chao Chen, Clogher Road

This submission may be summarised as follows:

- Good to improve the shopping environment but would bring up the trading cost.
- Concern re number of similar Markets in the city.
- Prefers to keep original feature and wholesale status.
- Upgrading quality is good but may destroy nature of local business.

Lynda Duignan, Market Hacienda Bar, 34 East Arran St
 Conor Reddan, WLC catering supplies, 43 East Arran St
 Nadeem Nazir, Veg-EX, 32-33 East Arran Street
 Val Connellan, 45 East Arran Street
 Philip Jones, 47 Arran Street East
 Eddie Brown, c/o Coles catering
 Charlotte Sheridan, owner, 42 East Arran Street
 Kevin Woods, owner, 42 Arran Street East
 Eamonn Coyle, Principal Contractors Ltd. 42, Arran Street East
 Raymond Cullen, Principal Construction, 42 Arran Street East
 Pascal Mahoney, 42 Arran Street East
 Elaine Mahoney, Mahoney Architecture, 42 Arran Street East
 Aideen English, Mahoney Architecture, 42 Arran Street East
 Fergus Devine, Mahoney Architecture, 42 Arran Street East
 Jonathon Cardy, Mahoney Architecture, 42 Arran Street East
 Dan Balosanu, Mahoney Architecture, 42 Arran Street East
 These sixteen submissions from Businesses and Residents of Arran Street East and the Neighbouring Area are similar in layout and content and may be summarised as follows:

- Support the principal of Mixed Wholesale and Retail Market.
- Object to use of Daisy Market for Bins / Recycling/ Parking and Storage.
- Too large for the proposed use – unsustainable use of valuable land.
- Will cause traffic congestion.
- Would present negative aspect to neighbouring residents and businesses.
- Would significantly affect property values and redevelopment opportunities.
- Would detract from Heritage and Cultural importance of Daisy Market.
- Ideal location for outdoor market close to shopping streets of Henry Street, Little Mary Street, Capel Street.
- Object to the Proposed Glass Canopy to Chancery Street as an unnecessary very expensive structure, providing little shelter due to its height and orientation, premature until Retail Market develops, a cheaper intervention could provide a signal and market space, and its funding could go towards public realm improvements to link the Market with main shopping streets.
- Object on the grounds that the Part 8 documents do not comply with Planning and Development Regulations due to insufficient detail relation to the application.
- Object that consultation with DCBA is not representative of the neighbouring businesses and residents most affected by the proposals.

These sixteen submissions put forward an Alternative Strategy by Sheridan Woods, Architects and Urban Planners:

- Daisy Market to be used as a flexible Outdoor and Garden Market, well located near Henry Street and Mary Street, increasing access points (permeability from the eastern side) and retaining historical and cultural market use.
- Will retain this site which can be more appropriately developed if required when market needs have been established .
- Waste Services to be located on Chancery Street (existing compactor / service area) behind a display screen wall.
- Smaller Public Market Space at Chancery Street at a fraction of the cost of the Part 8 proposal – cost saving can be directed to public realm improvements.
- Proposes a Scheme of Public Realm Improvements to connect Market to Mary Street and Capel Street and the environs.

Mr. Patrick Coyne, Arran Street East

This submission may be summarised as follows:

- Residential part of Markets area remains a neighbourly community.
- Concerned re detrimental effect of alcohol in Temple Bar and requests a condition that 'No alcohol, tobacco or other drugs shall ever be sold, consumed or distributed in any and all parts of these market premises'.
- Notes smoking area in Daisy Market and suggests omission.
- Notes loud high pitched beeping of reversing forklifts in early morning – can anything be done about the noise?

Ann Marie Kane, Ormond Square

This submission may be summarised as follows:

- Welcomes the Multi-Use games area, though concerned at lack of toilet facilities.
- Requests sufficient facilities and input into particulars of the design and management
- Thanks members of the Central Area Committee for listening to residents.

Stephen Coyne Donnycarney Dublin 9

This submission may be summarised as follows:

- Welcomes proposals to create a destination retail market in this historic building.
- Concerns re absence of public realm plan for the area, or provision for pedestrian improvements on routes such as Chancery Lane, Little Mary Street.
- Proposal to convert former Fish Market Site to surface car park represents dated thinking and is not sustainable use of city centre land.
- Concerns related to the Fish Market Car Park.
- Part 8 application makes no mention of the old ironwork of the Fish Market, although when it was demolished it was said that it would be incorporated into an outdoor element of the Fruit and Veg Market.

Michael Waddely, Mayfield Road Dublin 8

This submission may be summarised as follows:

- A brilliant plan, long overdue.
- The City Council are to be commended.

Felicity McCartan, McCartan and Bourke, Solicitors, Smithfield

This submission may be summarised as follows:

- Wonderful scheme to revitalise the Markets Area.
- Few people who are unconnected with the area currently visit – for the market buildings to survive they need to develop a more consumer/local market ethos and atmosphere.
- Smithfield developments do not have critical mass of street life – a vibrant city markets area would bring life to area from Smithfield to Capel Street.
- Development has potential to benefit surrounding mixed community with obvious employment opportunities.

Irish Wheelchair Association Housing and Access Advisory Service

The submission recommends that :

- The design for the refurbishment of the Daisy Market conform with the access guidance as set out in the Irish Wheelchair Association *Best Practice Access Guidelines Book edition 3 2014 (AG3 book)*; available at www.iwa.ie
- Specifically the various elements in the refurbishment of the Daisy Market should conform with Part M (2010) and with the above referenced guidelines.

Agency Observations:

The letter from the Railway Procurement Agency (RPA) dated 27th October 2014 (received on 27th November 2014) states that the RPA are broadly in support of the proposed development, but wish to make an observation in relation to a number of issues.

- The Luas Red Line on Chancery Street is separated from the from the footpath bordering the existing market yard area by a vehicular carriageway.
- Having the existing loading bays occupy a vehicular carriageway immediately adjacent Luas represents a less than ideal traffic management scenario as well as a potentially unsafe environment as forklifts may enter into the Luas swept path when loading and unloading .
- Loading bays at junctions severely curtail Luas driver sight lines and driver/ vehicle/ pedestrian inter-visibility.
- Welcomes the integration of loading bays into the former fish market parking lot and introduction of the contraflow on St. Michan's Lane.
- RPA submits that details re Luas /Chancery Street have not been discussed in the planning report or the safety review.
- RPA looks forward to further correspondence from DCC in this regard.
- Erection of glass canopies may require a permit issued by the Luas Operator in accordance with the Light Railway (Regulation of Works) Bye-Laws 2004 (S.I. number 101 of 2004).

Interdepartmental Reports

The report of the Conservation Officer dated 8th November 2014 notes that:

“The proposed site is at the heart of the historic city and its long term use and management is of particular conservation importance. The area of development is within a previous service yard area to the perimeter of the protected structure. The building has remained largely unaltered since it was constructed – the proposed development has had sufficient regard to the location of the extant historic fabric and it is the understanding of the CO that where possible historic fabric will be retained and re-used”.

She also notes that in general the submission has addressed many of the conservation issues identified at the outset of the project but requests that the proposal drawings should be reviewed/revised as part of the construction phase to include full details of the primary fabric, the scope and detail of the conservation works including structural intervention and services installations. In relation to the proposed interventions she states that:

“The proposed design and interface with the extant fabric appears to be in general carefully considered so that it can be adapted/incorporated as part of the function of the original structure. The proposed and the major intervention of the scheme is proposed

within the external wall Chancery Street affords a 'new visual link' and may be considered in the context of the overall site as a reasonable scale of intervention. The detailed design proposal for the external space, canopies and seating with landscaping should be approved by the Local Authority as this 'space' is regarded as being of civic importance and should relate to the over-riding character of the market complex in terms of quality and presentation."

The Conservation Officer recommends conditions be applied to deal with any conservation concerns and are incorporated into the overall recommendation.

The report of the Roads and Traffic Planning Division dated 27th November 2014 states that:

"The Wholesale Market will continue in the western half of the building with the wholesale traders still having direct access to the street and their deliveries and to the main building when the retail is not open to the public. A security barrier with sliding gates will be provided to secure the wholesale trading banks when retail is trading. Forklift access to the main avenue of the building will not be allowed during retail hours to ensure pedestrian safety within the building."

"A traffic safety audit was undertaken as part of the proposal. The recommendations were for significant improvements and traffic management along Mary's Lane and in particular at St. Michan's Street. St. Michan's Street currently operates as a one way street with vehicles entering from the north, at its junction with Mary's Lane, and exiting at the south onto Chancery Street where vehicles must turn left and travel eastbound in the traffic lane adjacent to the Luas line. Currently loading/unloading of the vehicles associated with the markets occurs along St. Michan's Street and also from vehicles parked on the adjacent Mary's Lane. The loading/unloading operations are facilitated by manual and powered forklifts."

The Roads and Traffic Planning Division report states no objection to the proposal subject to the conditions shown below.

1. Final traffic management, access and servicing arrangements on the public road network shall be agreed with Environment and Transport Department prior to commencement of development. St. Michan's Place shall be upgraded and measures put in place to provide for improved access for pedestrians and to cater for the movement requirements of public vehicles accessing the car park, traders accessing the loading area and vehicles servicing the existing commercial premises. Height restrictions shall be put in place at the entrance to the market car park and loading area at this location.
2. Details regarding the proposed forklift contraflow including any physical segregation shall be agreed in writing with the Environment and Transport Department".
3. A full design of the junction of St. Michan's Street and Mary's lane including pedestrian crossing facilities shall be undertaken and constructed as part of the development works.
4. Suitable mitigation measures shall be put in place to facilitate traffic flow during construction periods. Details to be agreed with Roads and Traffic Planning Division prior to commencement of development.

5. All works to the public road in particular the widening of the public footpath on St. Michan's Street shall be agreed with Roads Maintenance Division.
6. 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.
7. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

The report of the Dublin City Archaeologist dated 14th October 2014 notes that

The proposed development is within the Zone of Archaeological Constraint for the Recorded Monuments DU018-020 (Dublin City), DU018-343 (Religious House), DU018-020381 (Bridge), DU018-020127 (Mill) and DU018-020235 (Mill) which are subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development 2011-17.

The site is also one of Industrial Heritage Interest with the following feature recorded on the Dublin City Industrial Heritage Record (DCIHR): 18 11 036 Fish Market. Some remains of the Fish Market survive in sections of the west, south and east elevations, red brick Flemish bond walls, a cast-iron downpipe, a lunette with a brick arch and two square-headed door openings, now blocked, to the eastern and western elevations. The remains are of architectural, industrial heritage and local significance.

The Dublin City Archaeologist recommends conditions be applied to deal with any archaeological concerns and are incorporated into the overall recommendation.

Appropriate Assessment Screening Statement

Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) states:

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

The submitted Planning Report states:

The nearest Natura 2000 sites are located at Dublin Bay at the eastern end of the city. The nature and extent of the proposed development comprises improvements to existing facilities, a modest new structure replacing existing outbuildings and provision for parking, deliveries and outdoor markets, connected to existing wastewater services, which are to be substantially upgraded. No significant increase is proposed to the existing surface water drainage.

Owing to a combination of significant distance from any Natura 2000 site, the existing connections to the city drainage system, and the nature of the proposed development i.e. a refurbishment of an existing facility, there is no significant potential for direct, indirect, or cumulative impact on these identified Natura 2000 sites. As such an Appropriate Assessment is not required for the development.

The AA screening statement and its assessment have been considered by the Planning Authority and its conclusions are acceptable.

Planning Assessment

Zoning and Proposed Change of Use

In the Dublin City Development Plan 2011 – 2017 the site is zoned Z5.

Development Plan Appendix 1 – Schedule of Non-Statutory Plans includes the City Markets Framework Development Plan. A core objective of this plan is the provision of a retail market facility for the public at the Wholesale Fruit and Vegetable Market

Development Plan Policy RD6 is

‘To promote and facilitate a range of indoor and outdoor markets.’

Development Plan Objective RDO3 is

‘To promote and facilitate the early implementation of the City Markets Project, a vibrant retail food market, restaurant and leisure market, and a crucial development in integrating the city centre area’

It is considered that the proposed change of use from wholesale trading to wholesale and retail trading and café/restaurant use is in accordance with the Z5 zoning objective to consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity and is consistent with above-mentioned policies and objectives of the Dublin City Development Plan 2011 – 2017. It is also considered that the introduction of a retail food market would create a destination, midway between Smithfield and the Henry Street/Mary St retail area, located on a strategic pedestrian route (Development Plan Fig. 8) which can revitalise the surrounding area and support the development of a safe and accessible pedestrian network in accordance with Policy SI 11 of the Development Plan.

Conservation

The submitted Conservation Report contains a detailed description and assessment of the existing protected structure together with impact assessments for the proposed works. The Site Strategy states that the Chancery Street yard was selected for new building works and general upgrading due to its southerly aspect and proximity to the Luas. The Chancery Street elevation is presently obscured with high walled toilet and utility structures. It is proposed to remove the existing structures and to create an inviting glazed central entrance with a new single-storey toilet block of lightweight massing to one side.

I note the comments of the Conservation Officer in relation to the proposed interventions:

The proposed design and interface with the extant fabric appears to be in general carefully considered so that it can be adapted/incorporated as part of the function of

the original structure. The proposed and the major intervention of the scheme is proposed within the external wall Chancery Street affords a 'new visual link' and may be considered in the context of the overall site as a reasonable scale of intervention.

It is clear from the submitted reports and annotated photographs that the existing structure requires essential repair and maintenance, particularly to the roof and parapet walls. Furthermore the interior is marred by ad-hoc installations such as electrical cabling and other services, particularly where these are located so as to obscure the detail of the structure.

It is considered that the proposed works would secure the historic fabric from further deterioration and would allow for a more considered approach to alterations which could complement and enhance the character of the protected structure. In this regard the Conservation Officer has recommended that the proposal drawings should be reviewed/ revised as part of the construction phase to include full details of the primary fabric, the scope and detail of the conservation works including structural intervention and services installations. It is considered that the necessary level of detailed survey and recording of this important Protected Structure would appropriately be carried out as part of the construction phase and this can be dealt with by way of a recommendation.

I note the report of the Dublin City Archaeologist and that the former Fish Market is recorded in the *Dublin City Industrial Heritage Record (DCIHR): 18 11 036 Fish Market*. Some remains of the Fish Market survive and are of architectural, industrial heritage and local significance.

The proposed development provides for the retention of the surviving redbrick walls at the southern end of the car park (former Fish Market) and for the retention of the lunette with brick arch which is located over the proposed re-opened entrance on St. Michan's Place. It is considered that the conservation of the brick walls should be provided for in the proposed development and this can be dealt with by way of a recommendation.

New Outdoor Market Spaces

A number of submissions have put forward an alternative strategy for the Daisy Market to be used as a flexible Outdoor and Garden Market, well located near Henry Street and Mary Street, increasing access points (permeability from the eastern side) and retaining historical and cultural market use. It is noted that the Markets building is highly permeable and that there are 3 attractive entrances on Mary's Lane providing a direct access from the Mary Street / Henry Street shopping area and the strategic pedestrian route. While acknowledging that the Daisy Market could in the future provide for the expansion of the retail market it is not considered that a public entrance or market space on Arran Street East is necessary at this time.

Furthermore the alternative strategy would require the relocation of the waste and recycling operations to part of the Chancery Street yard. I would concur with the statement in the Conservation Officer's report regarding the 'new visual link' and that the Chancery Street space *'is regarded as being of civic importance and should relate to the over-riding character of the market complex in terms of quality and presentation.*

The location of waste management services in the Chancery Street space would detract from the setting and presentation of the Markets building and would not be considered acceptable.

A number of submissions have requested that the design of the Chancery Street space be reviewed and that the design of the canopies, seating, and landscaping should be reconsidered as a more modest intervention. I would concur with the views of the Conservation Officer that the design of the space should relate to the character of the market complex in terms of quality and presentation. It is considered that the detailed design of this space requires further development and should be subject to the agreement of the Planning Authority and the Conservation Officer. This can be dealt with by way of a recommendation.

Public Realm Improvements

A number of submissions have emphasised the importance of developing an attractive pedestrian route from the Henry St retail area to the Markets building.

The Part 8 Planning Report states that the introduction of a retail food market will have a beneficial impact on surrounding streets and lanes, encouraging retail or commercial uses. Little Mary Street provides a vital link to the main shopping district of the city and public realm improvements and/or a reduction in vehicular access would be likely to have a positive impact. The Conservation Report Site Strategy (p.170 states that the proposals have been considered in the context of the wider markets area. Complementary public improvements are in the pipeline to encourage pedestrian flow along Little Mary Street.

The delivery of the Strategic Pedestrian Route is being implemented in stages as part of the Public Realm Strategy – for example the route has been upgraded at the western end with the provision of new paving, landscaping and lighting to May Lane as part of the Smithfield Public Realm Works

Traffic and Parking Issues

I note the comments of the Roads and Traffic Planning Department that ;

“A traffic safety audit was undertaken as part of the proposal. The recommendations were for significant improvements and traffic management along Mary’s Lane and in particular at St. Michan’s Street, including the removal of all parking/unloading and the provision of a forklift contraflow lane.”

The Roads and Traffic Planning Report indicates no objection to the proposal subject to compliance with a number of specified conditions. It also notes the submission on behalf of Hughes Public House, 19-20 Chancery Street. This submission outlines a number of concerns in relation to allowing vehicular traffic to use St. Michan’s Place, currently a cul de sac, to access the Fruit and Vegetable market. The submission also outlines a number of mitigating measures that should be put in place if the proposal is to allow vehicular traffic from St. Michan’s Place. These include the provision of a safety barrier to ensure that there is no conflict between vehicles and pedestrians, provision of a pedestrian crossing on St. Michan’s Place, new surfacing, restriction on the hours of use of St. Michan’s Place, and restriction on the type of vehicles that can use St. Michan’s Place.

There is also a submission on file from the Rail Procurement Agency. The submission notes that, while the integration of the loading bays into the former fish market parking lot and the introduction of the contraflow arrangement are welcomed, no detail of forklift movements and loading arrangements in Chancery Street or the interface of new traffic arrangements with Luas have been discussed in the planning report or the safety review. The submission notes that the proposed development provides an opportunity to improve the traffic interface to

Luas at this location by relocating the loading bays in Chancery Street and elimination of forklift movements.

This division has no objection to the proposal. It is considered necessary that upgrading works be undertaken to St. Michan's Place to improve access for pedestrians and to cater for the movement requirements of public vehicles accessing the car park, traders accessing the loading area and vehicles servicing the existing commercial premises. Height restrictions should also be put in place at the entrance to the market car park and loading area at this location.

A submission stated concerns that trucks and articulated vehicles would access the loading area from St. Michan's Place. However due to the height limitations of the existing entrance to be re-opened the loading area will be accessible to cars and vans only.

Submissions have requested that car park opening times be extended beyond 5.30 to take account of the proposed multi-purpose use of the development. It is considered that this is an operational matter and does not require to be conditioned in the Part 8 decision. .

Loading Areas and Waste Disposal

A loading area for the retail traders is to be located in the former Daisy Market, together with a number of lock-up stores. Compactors, bins, skips and waste disposal facilities area also to be located in this area. The boundary between the former Daisy Market and Arran Street East consists of a high brick wall with vehicular entrances at the northern and southern ends and it is considered that this is the most appropriate area for the location of such services for the Markets.

However I would have some reservations regarding the extent and location of waste management facilities proposed for the former Daisy Market and would consider that the service areas could be reduced / relocated. This should allow for an improved visual amenity and landscaping to the space which is overlooked by the proposed external café space and by the offices at No. 44 Arran Street. This can be dealt with by way of a recommendation.

- The Daisy Market yard is to have the outdoor café described above and will also contain a small number of lock-up stores for the 'umbrella traders' and secure storage for market furniture.
- The two existing vehicle entrances from Arran Street East are to be retained providing access to loading bays for the retail traders and are to be located in a fenced compound adjoining the shop annex to the east of the main building. A separate wheelie bin area is located to the south of this compound.
- It is proposed to separate the existing route from Arran Street East (traders entrance) from the service yard by a timber panelled wall.

Hughes Public House and St. Michan's Place

The submission on behalf of Hughes Public House states that no other properties have access onto St. Michan's Place. This is incorrect – Fegan's Cash and Carry have an access door from the lane, and also appear to have a private parking area outside their premises. The re-opened Fish Market entrance will be used by traders only, and due to the times of operation of the Market this should not conflict with pedestrian access to the Public House. The waste compound for traders in the loading area is at a distance from Hughes, separated

by Fegan's premises and by a high brick wall. Subject to appropriate management it is not considered that this would cause a disamenity to Hughes.

Other Adjoining Properties

The owners of No.1 Chancery Street have requested a review of the design of the boundary fence (wall) on Chancery Street adjacent to their property, and have requested detail of proposed retaining wall adjacent to their property, and reassessment of proposal to plant trees beside their property. It is considered that these matters can be dealt with by way of a recommendation.

Recommendation:

The proposed development has been assessed and it is considered that it would be consistent with the Dublin City Development Plan 2011 – 2017 and with the proper planning and sustainable development of the area. Therefore, I recommend that the proposed development should proceed having regard to the following terms and considerations:.

1.a) The services of a Grade 1 Conservation Architect to be appointed to the detailed design and implementation process to ensure that the integrity of the Protected Structure is safeguarded and that the Conservation Report for the Wholesale Fruit and Vegetable Market as prepared by City Architects is referenced during the design process to ensure that there is no conflict with the statement of significance of the site and its fabric.

1.b) A Registered Heritage Contractor to be appointed to the construction phase of the works.

1.c) All works shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines issued by the DoAHG. The stabilisation works shall retain the maximum amount of surviving historic fabric in situ and shall be designed to cause minimum interference to the building's structure and/or fabric. Items that have to be removed for their protection shall be recorded prior to removal, catalogued and numbered.

1.d) Stripping out demolitions work to be detailed and approved on site with Conservation Officer. A site sample of cement render to be removed to be trialled - where the cement render is not easily removed the proposal to be re-considered to avoid adverse impact on the external fabric.

1.e) Conservation repairs to the external masonry fabric to be approved on site by site exemplars with Conservation Officer.

1.f) Conservation repairs and details of capping for the remaining brick walls of the former Fish Market at the southern end of the car park to be agreed with the Conservation Officer including proposals for the lunette window and the re-opening of the vehicular entrance under the window.

1.g) A conservation report on the final project to be provide to the files of the Local Authority/CO files on protected structures.

Reason: To protect and improve the architectural character and integrity of the protected structure and in the interest of the proper planning and sustainable development of the area.

2. a) Final traffic management, access and servicing arrangements on the public road network shall be agreed with E&T Department prior to commencement of development. St. Michan's Place shall be upgraded and measures put in place to provide for improved access for pedestrians and to cater for the movement requirements of public vehicles accessing the car park, traders accessing the loading area and vehicles servicing the existing commercial premises. Height restrictions shall be put in place at the entrance to the market car park and loading area at this location.

2.b) Details regarding the proposed forklift contraflow including any physical segregation shall be agreed in writing with the Environment and Transportation Department.

2.c) A full design of the junction of St. Michan's Street and Mary's lane including pedestrian crossing facilities shall be undertaken and constructed as part of the development works.

2.d) Suitable mitigation measures shall be put in place to facilitate traffic flow during construction periods. Details to be agreed with Roads & Traffic Department prior to commencement of development.

2.e) All works to the public road in particular the widening of the public footpath on St. Michan's Street shall be agreed with Roads Maintenance Department.

2.f) 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.

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

Reason: In the interest of orderly and safe development.

3. The design proposal for the external space at Chancery Street yard including canopies, seating, lighting, signage, play area, hard and soft landscaping and boundary treatment/retaining wall to No.1 Chancery Street shall be subject to further detailed design development, having regard to providing a high-quality presentation of the Markets building and a new space of civic importance. The detailed proposals shall be subject to the agreement of the Conservation Officer and the Planning Authority.

Reason: To enhance the setting of the Markets protected structure and to provide for a high quality public realm.

4.a) No construction or site preparation work may be carried out on the site until all archaeological requirements of the City Archaeologist are complied with.

4.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.

4.c) The archaeologist shall forward their Method Statement in advance of commencement to the City Archaeologist.

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

4.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 City Archaeologist in advance regarding the procedure to be adopted in the assessment.

4.f) A written and digital report (on compact disc) containing the results of the archaeological assessment shall be forwarded on completion to the City Archaeologist. The City Archaeologist (in consultation with The National Monuments Service, Department Arts Heritage and Gaeltacht, shall determine the further archaeological resolution of the site.

4.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.

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

4.i) Before any site works commence the developer shall agree the foundation layout with the City Archaeologist.

4.j) Following submission of the final report to the City Archaeologist, 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.

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

5.b) The drainage for the proposed development shall be designed on a completely separate system with a combined final connection discharging into the public combined sewer system.

5.c) Dublin City Council's Drainage records are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all drainage services that may be on the site. If drainage infrastructure is found that is not on Dublin City Council's records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of the public drainage network; in both hard and soft copy in an approved format; are to be submitted by the Developer to the Drainage Division for written approval. See section 5 of the above-mentioned Code of Practice for more details.

5.d) The development shall incorporate Sustainable Drainage Systems in the management of stormwater.

5.e) It is not permissible to locate storm water attenuation tanks under the pavement and/or carriageway of the proposed development.

5.f) An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

Reason: To ensure a satisfactory standard of development

The Planning Department have advised the proposed development would be consistent with the provisions of the Dublin City Development Plan 2011-2017 and would be in accordance with the proper planning and sustainable development of the area

This report is submitted to the City Council pursuant of Section 138 of the Local Government Act, 2001 and section 179 of the Planning and Development Act,2000, subject to the provisions of Section 139 of the Local Government Act 2001.

Owen Keegan
Chief Executive

30th January 2015

22nd of January 2015

To the Chairperson and Members of the Central Area Committee

Recommendation:

Addition of: Tyrone House & associated gate lodge, former Model School & Scoil Chaoimhín, Department of Education, Marlborough Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

The current entry reads

RPS	Address	Description
5026	Marlborough Street, Dublin 1	Training College (Department of Education) and gate lodge

The current entry should be amended to read as follows:

RPS	Address	Description
5026	Marlborough Street, Dublin 1	Department of Education comprising former Teacher Training College; Tyrone House; associated gate lodges; former Model School & Scoil Chaoimhín.

PHOTO OF STRUCTURES

Tyrone House



Gate Lodge



Former Model School



Scoil Chaoimhín



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to add Tyrone House & associated gate lodge, former Model School & Scoil Chaoimhín, Department of Education, Marlborough Street, Dublin 1 to the Dublin City Council's Record of Protected Structures (RPS).

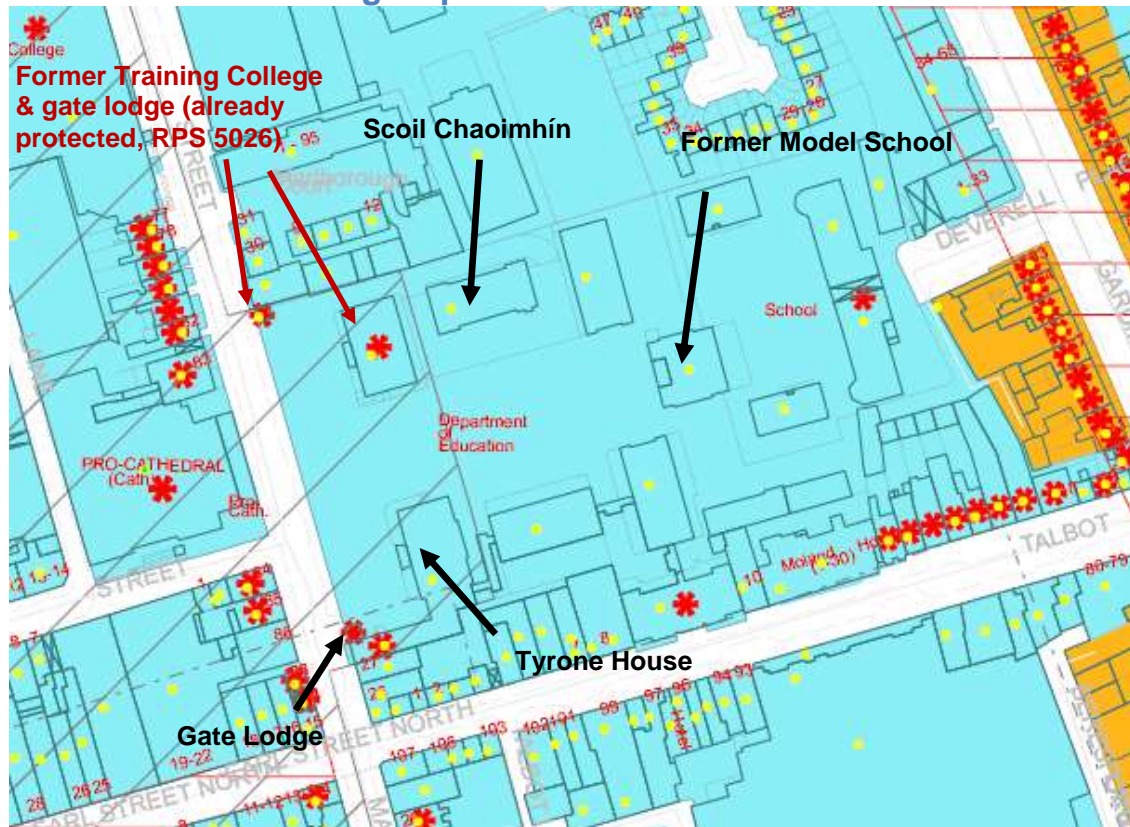
Request for Addition

- Minister for Arts, Heritage and the Gaeltacht (National Inventory of Architectural Heritage).
- Conservation Section Dublin City Council

Summary of Applicants Reasons for Seeking Addition

- Minister for Arts, Heritage and the Gaeltacht: List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Phase 1 & 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. The gate Lodge has been assigned a Regional rating; Tyrone House assigned a National rating; The former Model School has been assigned a Regional rating and Scoil Chaoimhín has been assigned a Regional rating.
- Conservation Section, Dublin City Council: During the review of the Record of Protected Structures (RPS) Dublin City Council Development Plan 2011-2017, it came to light that Tyrone House and its associated gate lodge was not included on the RPS. Only the former Teacher Training college and its associated gate lodge was protected.

Site Location & Zoning Map



The area is zoned Z5: To provide and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity.

Summary Description and Historical Background (taken from NIAH inventory)

Tyrone House:

NIAH Ref No: 50020221

Description: Attached five-bay three-storey house over exposed basement, built 1740, with central entrance portico and recessed single-bay three-storey granite fronted addition to south side elevation, added c.1900. Built to designs of Richard Castle for Marcus Beresford, Viscount Tyrone, remodelled by Jacob Owen c.1835. Now in use as Department of Education offices. Skirt hipped slate roof with several profiled granite chimneystacks having clay pots. Roof set behind granite parapet wall and moulded granite cornice. Cast-iron hopper and downpipes breaking through parapet wall to north elevation. Coursed granite ashlar walls to front and rear with deep moulded granite cornice to attic storey (spanning all elevations), moulded granite plinth course over coursed and squared calp limestone basement walls. Ruled-and-lined rendered side elevation walls with granite quoins returning to side elevations as rusticated quoins. Square-headed window openings with limestone sills and replacement timber sliding sash windows. Granite architrave surrounds to front elevation only. Wyatt window opening to central first floor bay with granite Doric mullions, granite panels to either side with Greek key carving and simple cornice over. Prostyle tetrastyle granite portico (added c.1835) with plain square piers, paired to either end, supporting granite lintel and drip cornice surmounted by parapet blocks to either end with Greek key motifs. Round-headed door opening within portico flanked by painted Doric pilasters and moulded archivolt housing webbed fanlight and timber door with twelve raised-and-fielded panels. Door opens into recent frameless glazed porch with pair of square-headed window openings to either side of entrance. Portico set on platform with replacement stone paving

bridging basement area. Central three-bay breakfront to rear elevation with voussoired granite square-headed window openings having timber sliding sash windows and Portland stone sills. Venetian window opening to either side of breakfront at first floor level. North side elevation has single window opening to each floor with block-and-start limestone surrounds. Single square-headed door opening with Greek-revival rendered surround, replacement timber panelled door and six-pane overlight, opening onto granite platform bridging basement. Platforms and gravel basement area enclosed by decorative cast-iron railings on sandstone coping with decorative cast-iron brackets to west, north and east. South side elevation abutted by later three-storey wing with further flat-roofed extension added to rear, built c.1990 and now interconnected to No.28 Marlborough Street (Reg. No.50010219). Interior retains much original fabric and includes a double-height stair hall lit by Venetian windows with an open-well open-string polished mahogany stair having Doric balusters, decoratively carved treads and terminating in an elaborate curtail. Decorative plaster walls and ceilings by Lafranchini Brothers. Located on the east side of Marlborough Street within the grounds of the Department of Education with a matching building to the north (Reg. No. 50010222). The two buildings form a symmetrical composition with a central forecourt all enclosed to the street by decorative cast-iron railings on granite plinth wall with granite piers and cast-iron gates.

Appraisal: Tyrone House was built for Marcus Beresford, Viscount Tyrone c.1740 and has been described as Richard Castle's first freestanding stone-fronted house in Dublin. Located on Marlborough Street, the house features on Rocque's 1756 map of Dublin, adjacent to the Marlborough Bowling Green. The much-lauded interior stucco work is commonly attributed to the Lafranchini Brothers. The building was sold to the New Education Society in 1835, with alterations by Jacob Owen soon to follow. Tyrone House's stripped down exterior conceals lavish textured interior details and is a beautifully maintained and elegant example of early Georgian architecture. The stair hall is a particular highlight, with rich stucco work, and an elegant Venetian window and mahogany stair. Owens' additions to the west façade, though criticized by purists, are elegantly executed and sympathetic to the original composition. Designed as a freestanding building, Tyrone House now anchors the nineteenth-century set-piece comprising later additions to the site, among them Jacob Owens' replica of Tyrone House to the north of the original, also addressing Marlborough Street.

Gate Lodge:

NIAH Ref No: 50020220

Description: Attached square-plan single-bay single-storey gate lodge, built c.1838. Flat roof behind granite parapet wall, replacement rainwater goods to rear (east) elevation. Granite walls having plinth course and projecting square-plan granite quoins to front elevation, with moulded cornice throughout. Pair of Doric columns to front of square-headed glazed panel to north elevation. Ruled-and-lined rendered wall to rear. Square-headed door opening to front with granite surround, single-leaf cast-iron gate, with glazed panel behind. Granite step to entrance. Square-headed door opening to rear having granite lintel and replacement uPVC door. Adjoining gateway to north comprising square-plan granite piers with moulded granite cornices and capping, flanking double-leaf cast-iron gate.

Appraisal: This gate lodge forms part of a pair that flank the railings in front of the Department of Education buildings, and was probably designed by Jacob Owen in the 1830s. Although it has been recently refurbished, it retains much of its original form, and the simplicity and regularity of its design is articulated by the subtle grandeur of granite detailing to the Doric columns and quoins flanking the façade. The railings were made by Richard Turner.

Former Model School

NIAH Ref No: 50020224

Description: Freestanding three-bay single-storey over half-basement former Model School, built 1838, having projecting end bays flanking central portico with square-plan monolithic Tuscan columns and engaged pilasters to front (west) elevation, octagonal clock stage over central bay to front, and single-storey return at basement level to rear (east) elevation. Flat roof to projecting end bays and return, hipped slate roof to main building, hidden behind rendered parapet wall with moulded cornice. Cast-iron rainwater downpipes to rear (west) and side (north) elevations. Copper dome over clock stage, having dentillated cornice and smooth render eaves course. Ruled-and-lined rendered walls with moulded cornice to base of parapet, to moulded platband forming continuous sill course over channelled render half-basement. Moulded render surround to clock to front of clock stage. Blind arcade within shallow projecting bay to parapet below clock stage. Square-headed window openings having patent rendered reveals and timber sliding sash windows throughout, twelve-over-twelve pane to ground floor, eight-over-four pane to basement level to front, three-over-three pane to basement level to north and south elevations, and two-over-two pane to north and south elevations of return. Moulded masonry cornices on scrolled consoles to ground floor windows, granite sills to basement level windows. Square-headed door opening to front having moulded masonry architrave surround, double-leaf timber panelled door and timber panels over, with moulded masonry cornice overhead. Square-headed door openings to internal elevations of projecting end-bays having timber panelled doors. Basement to north elevation enclosed by wrought-iron railings and matching gate, on masonry plinth wall. Steel steps to basement.

Appraisal: This former Infant Model School was designed by Jacob Owen, like many of the buildings that today constitute the Department of Education complex. Following its construction, it catered for 300 students annually. Now in use as a conference centre, it retains much of its original form and fabric. The façade is articulated by projecting end bays flanking a central portico, providing a pleasing sense of symmetry which is further enhanced by the central positioning of the clock stage. Render detailing including cornices, consoles and a consistent fenestration pattern, with timber sash windows throughout, adds to the regularity of the building. The building is centrally located to the rear of the complex, contextualised by its neighbouring related buildings and providing an aesthetically pleasing backdrop.

Scoil Chaoimhín

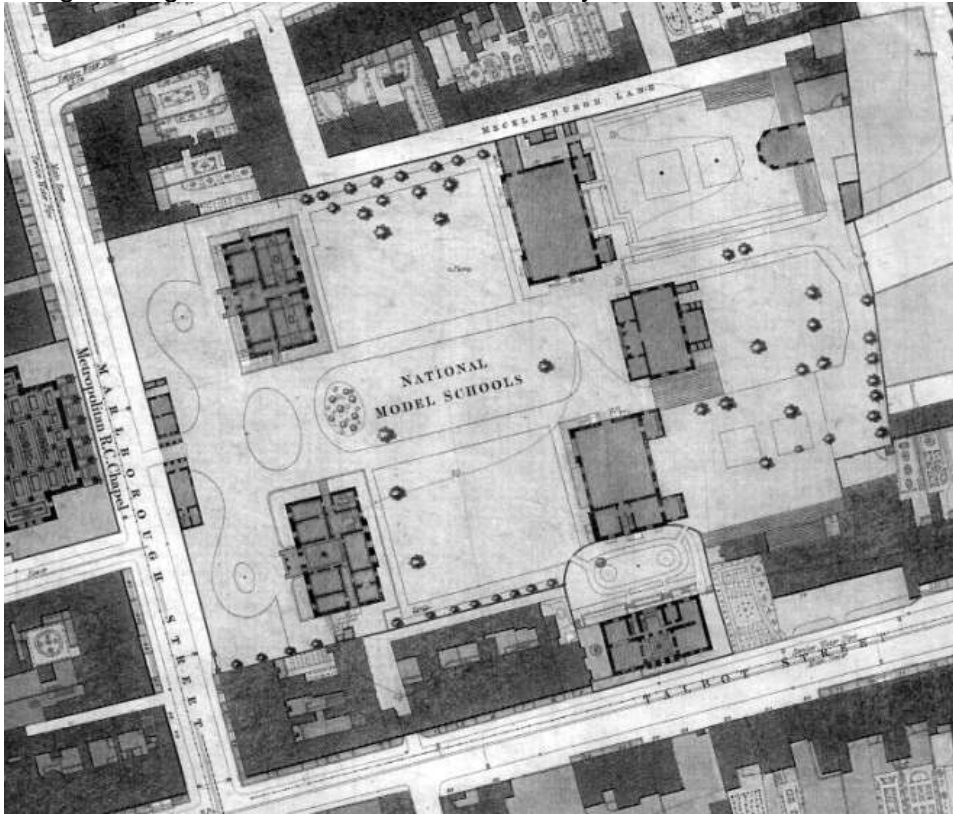
NIAH Ref No: 50020223

Description: rendered chimneystacks and cast-iron rainwater goods, hidden behind rendered parapet wall with moulded masonry coping. Rendered walls having moulded and deep dentillated masonry cornice to base of parapet walls, moulded masonry string courses above second floor and first floor, rendered platband with some red brick visible over ground floor and with masonry plinth course. Square-headed window openings throughout, having granite sills and timber sliding sash windows, single-pane and ten-over-one pane. Venetian doorcase to front comprising paired roundplan Doric granite columns on shared square-plan granite plinth bases, supporting entablatures and moulded dentillated lintel cornice over roundheaded architrave surround and door opening. Double-leaf timber panelled door and plain glazed fanlight. Door opens onto four granite steps. Squareplan single-storey porch to south elevation with square-headed door opening having double-leaf timber panelled door and rectangular overlight. Squareheaded door opening to rear (east) elevation with double-leaf timber panelled door and boarded overlight. Wrought-iron railings on masonry plinth wall enclosing curtilage of building. Double-leaf wrought-iron gateways to north and south elevations. Nosed granite staircase to interior having cast-iron balusters and timber handrails. Timber architraves and joinery, sliding timber panelled shutters to classroom windows. Timber panelling and cornices to interior ceilings having dropped beams. Detached four-bay three-storey school over raised basement, built 1902, having seven-bay return with projecting end-bays to north and south and shallow projecting two-bay breakfront to front (west) elevation. Skirt-hipped slate roof having

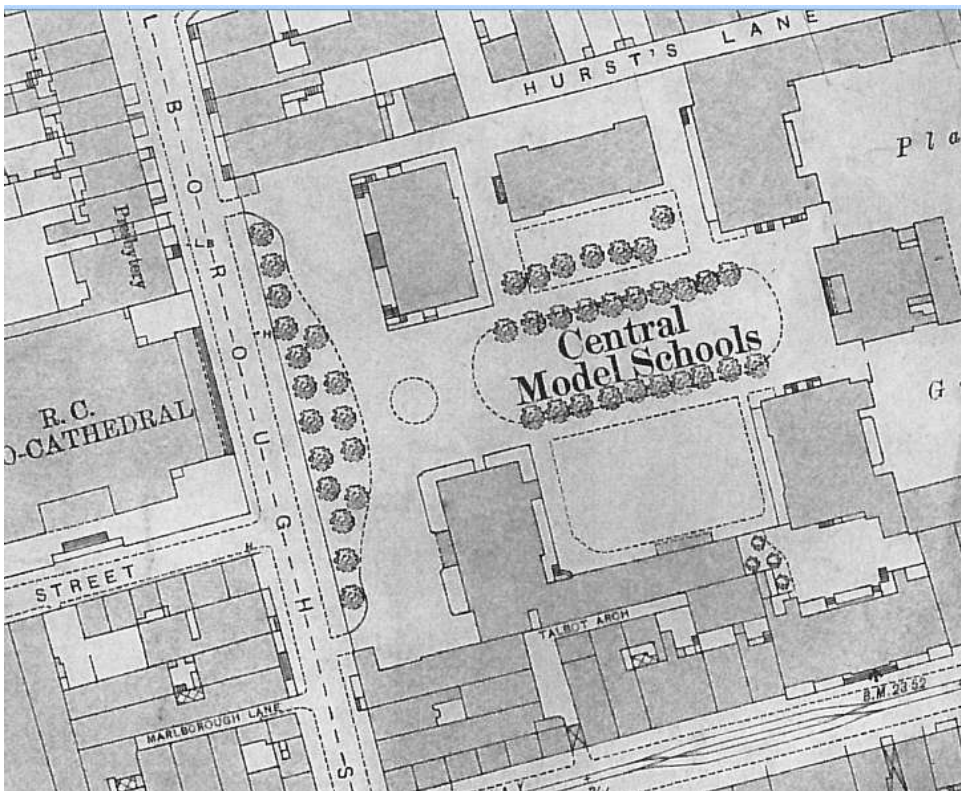
Appraisal: *This well-composed school building is located behind the replica of Tyrone House and was designed as a lecture theatre and laboratory block and now stands within the the grounds of the Department of Education and was associated with the Teacher Training College to the west. A strong sense of symmetry is created through the building plan, with projecting end-bays to the north and south and a central projecting breakfront to the front. The fenestration pattern, and hipped roof with evenly-spaced chimneystacks, providing a strong aesthetic appeal. Timber sash windows are retained throughout, and the subtle grandeur of the granite doorcase to the front provides a contrast to the render finish of the building. The retention of interior staircase and plaster detailing adds further interest to a site which forms a pleasing focal point to the immediate surroundings.*

Historic Maps

Extract from 1847 OS map of Dublin City showing Tyrone House and former Model School. The gate lodge and Scoil Chaoimhin are not yet constructed.



Extract from 1909 OS map of Dublin City showing Tyrone House & gate lodge, former Model School and Scoil Chaoimhin.



Assessment of Special Interest under the Planning & Development Act 2000 (identified by the NIAH)

- **Tyrone House:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural, Artistic, Cultural, Historical & Social.
- **Gate Lodge:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural & Artistic.
- **Former Model School:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural, Artistic & Social.
- **Scoil Chaoimhín:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural, Artistic & Social.

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The NIAH has assigned Tyrone House a National rating. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context.

The NIAH have assigned the gate lodge, the former Model School and Scoil Chaoimhín a Regional rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

Recommendation:

Addition of: Tyrone House & associated gate lodge, former Model School & Scoil Chaoimhín, Department of Education, Marlborough Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

The current entry reads

RPS	Address	Description
5026	Marlborough Street, Dublin 1	Training College (Department of Education) and gate lodge

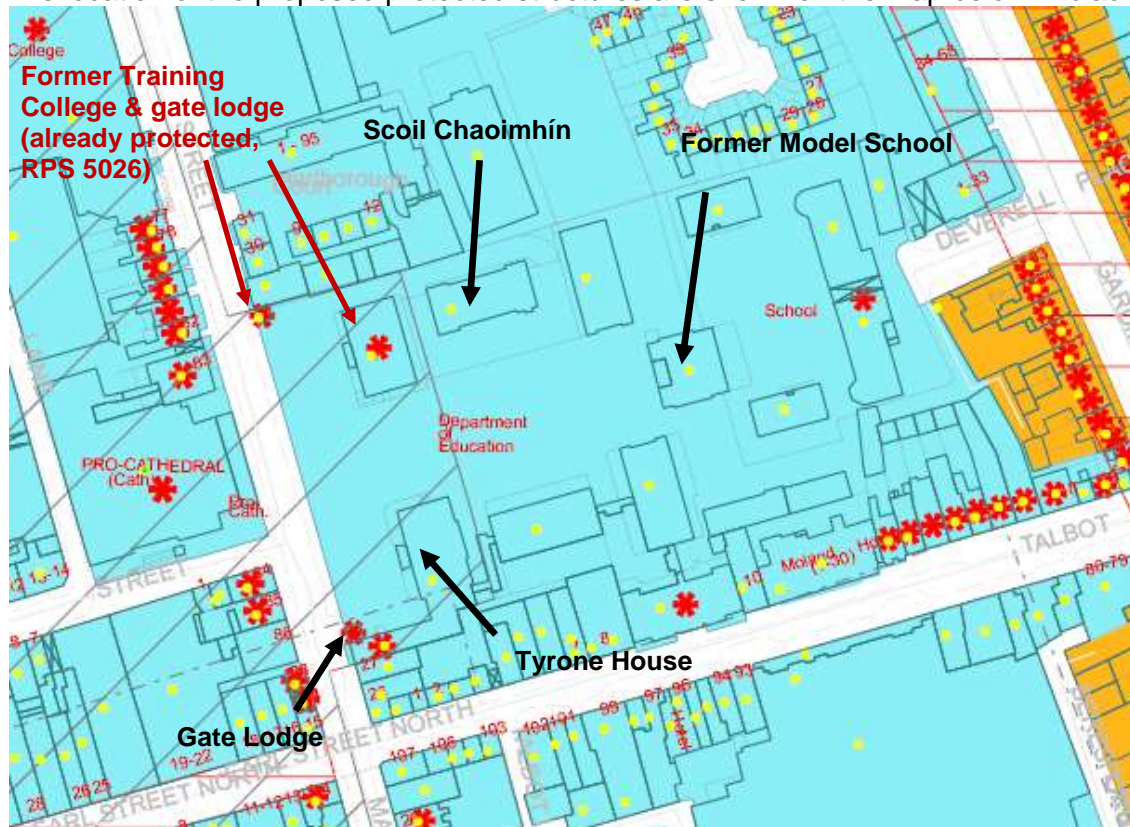
The current entry should be amended to read as follows:

RPS	Address	Description
5026	Marlborough Street, Dublin 1	Department of Education comprising former Teacher Training College; Tyrone House; associated gate lodges; former Model School & Scoil Chaoimhín.

Paraic Fallon
Senior Planner

Location of existing protected structures & proposed protected structures

The location of the proposed protected structures are shown on the map below in black.



The area is zoned Z5: *To provide and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity.*

Photographs of Tyrone House



Front (west) elevation of Tyrone House



Front (west) & side (north) elevation



Rear (east) elevation

Photographs of Gate Lodge & Railings



26th of January 2015

To the Chairperson and Members of the Central Area Committee

Recommendation:

- **Deletion of 1 St. Mary's Place North, Dublin 7 from the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**
- **Addition of: 2 St. Mary's Place North, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**



The current entry reads

<i>RPS</i>	<i>Address</i>	<i>Description</i>
7718	1 St. Mary's Place North, Dublin 7	Former Christian Brothers school (hostel), including entrance steps and railings

The current entry should be amended to read as follows:

<i>RPS</i>	<i>Address</i>	<i>Description</i>
7718	2 St. Mary's Place North, Dublin 7	Former Christian Brothers school, including entrance steps and railings

PHOTO OF STRUCTURES

Proposed Deletion	Proposed Addition
	
1 St. Mary's Place North, Dublin 7	2 St. Mary's Place North, Dublin 7

Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to delete **1 St. Mary's Place North, Dublin 7** from the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 and add **2 St. Mary's Place North, Dublin 7** to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Request for Addition

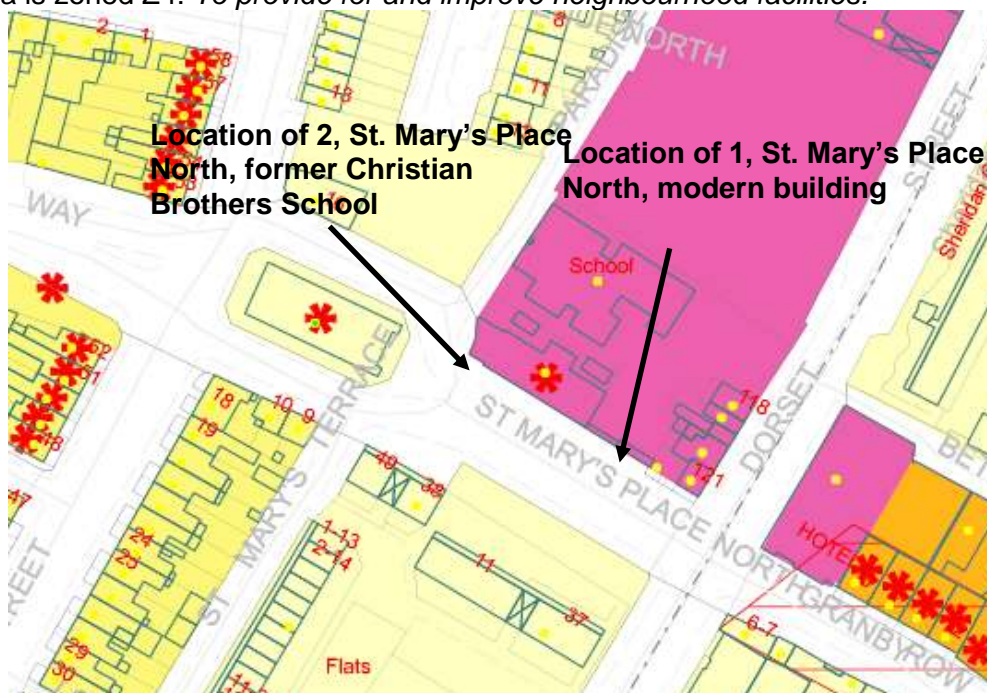
- Minister for Arts, Heritage and the Gaeltacht (National Inventory of Architectural Heritage).
- Conservation Section Dublin City Council

Summary of Applicants Reasons for Seeking Addition

- Minister for Arts, Heritage and the Gaeltacht: List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Phase 1 & 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. No 2 St. Mary's Place North has been assigned a Regional rating.
- Conservation Section, Dublin City Council: During the review of the Record of Protected Structures (RPS) Dublin City Council Development Plan 2011-2017, it came to light that the RPS referred to the wrong building number for the Former Christian Brothers School. The RPS lists the building under No. 1 St. Mary's Place North which is a modern building. The correct building address is No 2 St. Mary's Place North.

Site Location & Zoning Map

The area is zoned Z4: *To provide for and improve neighbourhood facilities.*



The location of 1 St. Mary's Place North (modern building) and 2 St. Mary's Place North (former school) are shown.

Description of 1 St. Mary's Place North

No. 1 St. Mary's Place North is a modern 3-bay, 3-storey over basement building which was built in the early to mid 2000's. There are 2 planning applications relevant to the building in question.

Planning Ref	Description	Decision
0143/01	A retail unit at ground floor level with auxiliary store room at basement level and 2 one bedroom apartments at first and second floor level.	GRANT PERMISSION 29-Aug-2001
4203/02	Planning permission is sought for alterations to planning permission ref: 0143/01 to change apartment at second floor level into a one bedroom duplex unit at second and third floor level at No. 1 St. Marys Place North Dublin 1 by Mr Bernard Smith.	GRANT PERMISSION 30-Jan-2003

Summary Description and Historical Background for 2 St. Mary's Place North (taken from NIAH inventory)

<p>Open Heart House, Saint Mary's Place North, Paradise Place, Dublin 7</p> <p>NIAH Ref No: 50070460</p> <p>Rating: Regional</p> <p>Importance Values: Architectural, Social & Artistic</p>	
<p>Description: Detached seven-bay two-storey former school, dated 1854, having lower single-bay two-storey return to rear (north) elevation with pitched roof, and lower single-bay two-storey flat-roofed extension to west elevation. Now in use as community centre. Hipped slate roof, paired red brick chimneystacks, carved stone corbels to eaves. Red brick walls to front (south) elevation laid in Flemish bond, having block-and-start quoins and central breakfront bay with carved pediment. Cut granite plinth course over calp limestone plinth wall. Carved limestone plaque over door 'CHRISTIAN BROTHERS SCHOOLS'. Calp limestone walls to rear, east and west elevations. Squareheaded window openings to first floor, round-headed window openings to ground floor, having cut granite sills and replacement uPVC windows, and having moulded render surrounds to front elevation. Bullseye window to breakfront, having uPVC window. Some timber sash windows to return to rear, including round-headed window opening flanked by square-headed sidelights. Square-headed door opening, having carved granite door surround with consoles and cornice, timber panelled double-leaf door and plain overlight. Granite platform and steps, flanked by cast-iron railings on granite plinth wall.</p>	
<p>Appraisal: This building was used as a boys' school until the early 1990s, and Open Heart House was opened in 1997 to provide support for individuals and families affected by HIV. The building retains much of its early form and fabric, notably a finely carved stone doorcase to the south elevation. This was one of several schools in the area, and is of social significance as a repository of memory for local men who attended the school. Saint Mary's Place North was created c.1830, extending north-west from Granby Row from Rutland Square (now Parnell Square), to the newly laid out Mountjoy Street (c.1820).</p>	

**Assessment of Special Interest under the Planning & Development Act 2000
(identified by the NIAH)**

- **1 St. Mary's Place North:** This structure is not considered to have any special interest as defined under the Planning & Development Act 2000.
- **2 St. Mary's Place North:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural, Social & Artistic

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

- No. 1 St. Mary's Place North has not been included in the NIAH survey and is not considered worthy of inclusion on the RPS.
- The NIAH have assigned 2 St. Mary's Place North a Regional rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

Recommendation:

- **Deletion of 1 St. Mary's Place North, Dublin 7 from the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**
- **Addition of: 2 St. Mary's Place North, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**

The current entry reads

<i>RPS</i>	<i>Address</i>	<i>Description</i>
7718	1 St. Mary's Place North, Dublin 7	Former Christian Brothers school (hostel), including entrance steps and railings

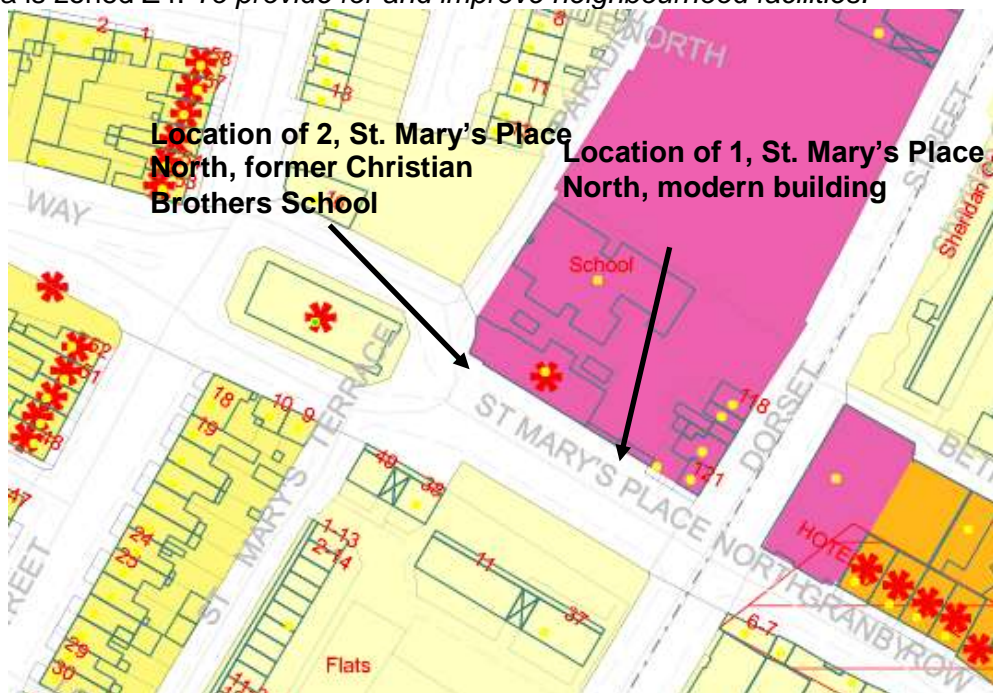
The current entry should be amended to read as follows:

<i>RPS</i>	<i>Address</i>	<i>Description</i>
7718	2 St. Mary's Place North, Dublin 7	Former Christian Brothers school, including entrance steps and railings

Paraic Fallon
Senior Planner

Location of existing protected structures & proposed protected structures

The area is zoned Z4: *To provide for and improve neighbourhood facilities.*



The location of 1 St. Mary's Place North (modern building) and 2 St. Mary's Place North (former school) are shown.

Photographs of 1 St. Mary's Place North, Dublin 7



Photographs of 2 St. Mary's Place North, Dublin 7



26th of January 2015

To the Chairperson and Members of the Central Area Committee

Recommendation:

Addition of: 14-16 Great Denmark Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

PHOTO OF STRUCTURE



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to add 14-16 Great Denmark Street, Dublin 1 to the Dublin City Council's Record of Protected Structures (RPS).

Request for Addition

- Minister for Arts, Heritage and the Gaeltacht (National Inventory of Architectural Heritage).
- Graham Hickey, Dublin Civic Trust, 4 Castle Street, Dublin 2

Summary of Applicants Reasons for Seeking Addition


- Minister for Arts, Heritage and the Gaeltacht: List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Phase 1 & 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. 14-16 Great Denmark Street have been assigned a Regional rating.
- Dublin Civic Trust: No 14-16 Great Denmark Street comprise a rare example of a unified Victorian retail terrace finished to a particularly high standard of architectural detail. The terrace remains unusually intact and is a key component of the North Georgian core of the city.

Site Location & Zoning Map



The area is zoned Z8: *To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective. To allow primarily residential and compatible office and institutional uses.*

Summary Description and Historical Background (taken from NIAH inventory)

<p>McNally's Newsagents, 14 Great Denmark Street, Dublin 1</p>	
<p>NIAH Ref No: 50010959</p>	
<p>Rating: Regional</p>	
<p>Importance Values: Architectural & Social</p>	
<p>Description: Corner-sited terraced three-bay three-storey brick building, built c.1900, with two-bay side elevation and traditional shopfront inserted to ground floor. Built as one of three similar properties. Hipped slate roof with roll moulded black clay ridge tiles with corbelled red brick chimneystack to west party wall having clay pots. Further rebuilt brick chimneystack to rear elevation. Cast-iron guttering supported on moulded and corbelled yellow brick eaves cornice with replacement uPVC downpipe. Red brick walls laid in Flemish bond. Gauged and cogged brick segmental-headed window openings with stop-chamfered reveals, granite sills and original two-over-two pane timber sliding sash windows with ogee horns, those to first floor on continuous sill course. Mosaic tiled walls to shopfront with fixed-pane timber display window, double-leaf glazed timber doors and square-headed entrance to upper floors, all framed by tiled pilasters with decorative stepped masonry capitals to full-span fascia framed by decorative scrolled mouldings and surmounted by deep moulded cornice. Entrance to west bay has an original chevron moulded timber frame with decoratively panelled timber door and plain overlight. East elevation also tiled to ground floor with fixed-pane display window having fluted timber surround with fascia and cornice.</p>	
<p>Appraisal: This late Victorian commercial building, sited on a largely early to mid-Georgian streetscape, lends variety to the streetscape and was built as part of a terrace of three similarly detailed properties retains a good shopfront and all external materials. The corner shop adds social interest. Its yellow brick cornice contrasts pleasantly with the red brick of the facade, and the decorative treatment of the window openings and the pilasters with vegetal capitals to the ground floor, all add decorative interest. The retention of timber sash windows adds to the intact appearance. Sited on a largely early to mid-Georgian streetscape, this commercial building lends considerable variety to the streetscape, thus enhancing its architectural heritage merit.</p>	

Aleksa, Hair & Beauty Studio, 15 Great Denmark Street, Dublin 1

NIAH Ref No: 50010960

Rating: Regional

Importance Values: Architectural & Artistic



Description: Terraced three-bay three-storey brick building, built c.1900, with shopfront inserted to ground floor. Built as one of three similar properties. Pitched slate roof, roll moulded black clay ridge tiles and corbelled red brick chimneystack with clay pots to east party wall, rebuilt brick chimneystack to west party wall. Cast-iron guttering supported on moulded and corbelled yellow brick eaves cornice with replacement uPVC downpipe. Red brick walls laid in Flemish bond. Gauged and cogged brick segmental-headed window openings with stop-chamfered reveals, granite sills and two-over-two pane timber sliding sash windows with ogee horns, those to first floor on continuous sill course. Modern shopfront flanked by painted pilasters with decorative stepped masonry capitals and further pilaster flanking square-headed entrance to upper floors having original chevron moulded frame, matching decoratively panelled door and overlight. All three pilasters support original fascia framed by decorative scrolled mouldings and surmounted by deep moulded cornice.

Appraisal: This late Victorian commercial building, which was built as part of a terrace of three similarly detailed properties retains a good shopfront and all external materials. Its yellow brick cornice contrasts pleasantly with the red brick of the facade, and the decorative treatment of the window openings and the pilasters with vegetal capitals to the ground floor, all add decorative interest. The retention of timber sash windows adds to the intact appearance. Sited on a largely early to mid-Georgian streetscape, this commercial building lends considerable variety to the streetscape, thus enhancing its architectural heritage merit.

Fays Dancing Shoes, 16 Great Denmark Street, Dublin 1

NIAH Ref No: 50010961

Rating: Regional

Importance Values: Architectural & Artistic



Description: Terraced three-bay three-storey brick building, built c.1900, with shopfront to ground floor. Built as one of three similar properties. Hipped slate roof, roll moulded black clay ridge tiles with two rebuilt brick chimneystacks to east party wall and rear. Cast-iron guttering supported on moulded and corbelled yellow brick eaves cornice with replacement uPVC downpipe. Red brick walls laid in Flemish bond. Gauged and cogged brick segmental-headed window openings with stop-chamfered reveals, granite sills and two-over-two pane timber sliding sash windows with ogee horns, those to first floor on continuous sill course. Steel roller shutter to shopfront with door opening to either end. Each opening flanked by painted stepped pilasters with decorative plinths and capitals supporting full-span fascia framed by decorative mouldings and surmounted by deep cornice. Door openings have original chevron detailed timber frame, original timber doors with decorative flat panels and plain overlights.

Appraisal: This late Victorian commercial building, which was built as part of a terrace of three similarly detailed properties retains a good shopfront and all external materials. Its yellow brick cornice contrasts pleasantly with the red brick of the facade, and the decorative treatment of the window openings and the pilasters with vegetal capitals to the ground floor, all add decorative interest. The retention of timber sash windows adds to the intact appearance. Sited on a largely early to mid-Georgian streetscape, this commercial building lends considerable variety to the streetscape, thus enhancing its architectural heritage merit.

**Assessment of Special Interest under the Planning & Development Act 2000
(identified by the NIAH)**

- **14 Great Denmark Street:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural & Social.
- **15 Great Denmark Street:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural & Artistic.
- **16 Great Denmark Street:** The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural & Artistic.

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The NIAH has assigned 14-16 Great Denmark Street a Regional rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

Recommendation:

Addition of: 14-16 Great Denmark Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

**Paraic Fallon
Senior Planner**

Location of existing protected structures & proposed protected structures

The location of the proposed protected structures are shown on the map below in green.



The area is zoned Z8: *To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective. To allow primarily residential and compatible office and institutional uses.*

Planning Enforcement Section
Planning Department
Civic Offices, Dublin 2

16 January 2015

To the Chairperson and Members
Of the Central Area Committee

RE: Enforcement Report for October - December 2014 for the Central Area

The following is a summary of enforcement activity in Central Area for the period October - December 2014: -

- Number of new complaints opened – 41
- Number of Warning Letters issued – 38
- Number of Enforcement Notices issued – 7
- Number of files closed/resolved – 34

Fiacra Worrall
Fiacra Worrall
Asst Enforcement Manager
Planning Department

e-mail: fiacra.worrall@dublincity.ie
tel: 2223316

Planning Enforcement Combined Report: 1 October 2014 - 31 December 2014

Case No.	Location	Nature of problem	Date opened	Letter sent	Notice sent	Date closed	Reason for Closure
C0046/14	20, Upper Gardiner Street, Dublin 1	Internal works (Protected Structure)				21/10/2014	Exempt maintenance works only
E0036/14	Lower Wellington Street, Beside Damer Court, Dublin 7	Two Storey Extension				16/12/2014	Exempted Development
E0065/14	6, Ashford Place, Dublin 7	Extension to rear				15/12/2014	Refurbishment works only
E0129/14	91, Oxmantown Road, Dublin 7	Breach of permission (roof style)				01/10/2014	Complies with permission
E0163/14	2, Adair Terrace, Saint Joseph's Parade, Dublin 7	Satellite dish				16/12/2014	Dish removed
E0165/14	17, St. Joseph's Parade, Dublin 7	Satellite dish			10/12/2014		
E0169/14	18 Mountjoy Square, Dublin 1	Drainpipe in side elevation (Protected Structure)		16/10/2014		19/12/2014	Warning Letter complied with
E0170/13	Phoenix Motore, IDA Centre, 60-63, Prussia Street, Dublin 7	Advertising signs/hoarding erected				18/12/2014	Statute barred
E0185/11	160, Capel Street, Dublin 1	Change of use from office to referral centre				08/12/2014	Exempted Development
E0209/14	2 Mountjoy Square, Dublin 1	Provision of basement door (Protected Structure)			07/11/2014		
E0241/14	5 & 6, North Strand Road, Dublin 1	Demolition & redevelopment works				19/12/2014	Planning permission granted
E0246/14	Unit 1 & 3, The Courtyard, North Great George's Street, Dublin 1	Alterations to rear elevation & ventilation pipes		25/11/2014			
E0255/14	10, Abercorn Road, East Wall, Dublin 3	Redevelopment works & extension				11/11/2014	Complies with permission
E0272/11	Building on Bachelor's Walk, Dublin 1	Front facade painted				15/10/2014	Exempted development
E0304/14	27 Prussia Street, Dublin 7	car wash		16/12/2014			
E0335/13	65-66 Mountjoy Square, Dublin 1	Internal alterations (Protected Structure)				30/10/2014	Complies with Conservation requirements
E0356/14	28, Kirwan Street, Dublin 7	Satellite dish			17/10/14 & 04/11/14		
E0380/14	27, Blackhall Place, Dublin 7	Installation of side window				24/11/2014	Minor Breach
E0428/12	Parkgate Street Carpark, Dublin 7	Change of use from private to commercial carpark			08/10/2014		
E0497/10	56, O'Connell Street Lower, Dublin 1	Change of use from retail to newsagents				25/11/2014	Exempted development
E0512/14	1-2, Royal Canal Terrace, Phibsborough Road Dublin 7	Change of use from School to Hostel use		11/12/2014			

E0520/14	Grangegorman Site, Dublin 7	Use of buildings		25/11/2014			
E0548/12	565, North Circular Road, Dublin 1	Advertisement sign (Protected Structure)			07/11/2014		
E0564/14	Buckley Hall, Buckingham Street, Dublin 1	Satellite dish on roof				26/11/2014	No evidence
E0598/14	188 Phibsboro Road, Dublin 7	Advertisement				15/10/2014	Sign removed
E0600/14	13-14, Nelson Street, Dublin 7	Sheds constructed to rear				04/11/2014	Exempted Development
E0602/14	Postal Storage Boxes,, Blackhall Place, Dublin 7	Postal Storage Boxes				17/12/2014	Storage area removed
E0608/13	50, Talbot Street, Dublin 1	Advertising Banner				25/11/2014	Banner removed
E0608/14	Jervis Street Shopping Centre, Jervis Street, Dublin 1	Breach of permission: working hours				16/12/2014	Complies with permission
E0627/13	102-104, Parnell Street Dublin 1	Banner				25/11/2014	Banner removed
E0627/14	Junction of East Wall Road,, North Strand, Dublin 3	Banner on Railing				25/11/2014	Banner removed
E0665/14	AXA Building, Wolfe Tone House, Wolfe Tone Street, Dublin 1	Roof Fence				02/12/2014	Minor breach - essential safety measure
E0673/12	13, Avondale Road, Phibsborough, Dublin 7	Two Storey Extension				25/11/2014	Planning permission granted
E0684/14	Rear of 35 Lower Dorset Street,, (Dorset Lane),, Dublin 1.	Breach of permission: working hours		06/11/14 & 09/12/14			
E0696/14	46, Montpelier Hill, Dublin 7	Demolition of house				03/10/2014	
E0731/14	87/86A , Manor Street, Dublin 7	Advertising sign enlarged	03/10/2014				
E0739/14	Spar, Millennium Walk, Dublin 1	Signs	01/10/2014	01/10/2014			
E0746/14	4, Northbrook Avenue Upper, North Strand, Dublin 3	Breach of permission: extension height	07/10/2014	08/10/2014			
E0747/13	70, Parnell Street, Dublin 1	Redevelopment works (Protected Structure)				25/11/2014	Exempted Development
E0770/14	456, North Circular Road, Dublin 1	Unspecified development works (Protected Structure)	13/10/2014	14/10/2014			
E0772/14	3 & 4 Henrietta Street, Dublin 1	Smoke damage (Protected Structure)	13/10/2014				
E0777/14	Madigans Public House, 25, North Earl Street, Dublin 1	Projecting sign	15/10/2014	15/10/2014			
E0778/14	Dealz, Units 44-45, Ilac Centre, Moore Street, Dublin 1	Signs	15/10/2014	15/10/2014			
E0783/14	44, Royal Canal Bank, Phibsborough, Dublin 7	Breach of permission: working hours & tree protection	16/10/2014	16/10/2014			
E0790/14	21, Blessington Street, Dublin, 7	Satellite dish on front facade	17/10/2014	17/10/2014		17/12/2014	No evidence
E0794/14	13, Simmons Place, Summerhill, Dublin 1	Change of use from residential to commercial	20/10/2014			21/10/2014	No evidence
E0795/14	144, Capel Street, Dublin 1	new shopfront/signage	21/10/2014	22/10/2014			
E0815/14	75, Lower Sean Mac Dermott Street, Dublin 1	Advertising banner on front facade	24/10/2014	28/10/2014		16/12/2014	Statute barred

E0817/14	Stewart Hall, Parnell Street, Dublin 1	7 Extra car park Spaces & erection of structure	29/10/2014	29/10/2014		28/11/2014	No evidence
E0819/14	Clery & Co. Department Store, 18-27 O'Connell Street, Dublin 1	Signs in window	31/10/2014	31/10/2014			

Case No.	Location	Nature of problem	Date opened	Letter sent	Notice sent	Date closed	Reason for Closure
E0831/14	202, Clonliffe Road, Dublin 3	Endangerment (Protected Structure)	05/11/2014				
E0833/14	4A, Hibernian Avenue, Off Ossory Road, North Strand, Dublin 3	Structure to rear in use for habitable use	04/11/2014	05/11/2014			
E0834/14	Leech Papers, Shamrock Place, North Strand, Dublin 1	Opening hours	04/11/2014	05/11/2014			
E0838/14	34a & 35 Lower Dorset Street, Dublin 1	Breach of permission: working hours	05/11/2014			05/11/2014	Duplicate complaint
E0844/14	Former Motor Tax Office, Chancery Lane, Dublin 7	Advertising hoarding to front of building	06/11/2014	06/11/2014			
E0845/14	Spencer Dock, Dublin 1	Breach of permission: working hours	07/11/2014				
E0854/14	81, Church Road, East Wall, Dublin 3	Pigeon Loft To rear	12/11/2014	13/11/2014			
E0855/10	64, Drumcondra Road Lower, Drumcondra, Dublin 9	Brickwork has been painted over				13/10/2014	Complies with permission
E0855/13	359, Charlemont, Griffith Avenue, Dublin 9	Vehicular Entrance			23/10/2014		
E0855/14	41, Russell Avenue, East Wall, Dublin 3	Vehicular entrance created & new boundary wall	12/11/2014	13/11/2014		03/12/2014	Statute barred
E0857/14	Apartment 46, Stewart Hall, Parnell Street, Dublin 1	Apartment in use for commercial purposes	14/11/2014	14/11/2014		18/12/2014	No evidence
E0859/14	37, Upper Gardiner Street, Dublin 1	Repointing of the Protected Structure	14/11/2014	14/11/2014			
E0868/14	29, Leinster Street East, North Strand, Dublin 3	Extension to the rear	20/11/2014	21/11/2014			
E0872/14	Aldi, 38-41 Parnell Street, Dublin 1	Breach of permission: working hours	24/11/2014	24/11/2014			
E0875/14	41, Shelmalier Road, East Wall, Dublin 3	Vehicular Entrance	25/11/2014	25/11/2014			
E0881/14	139, Oxmantown Road, Dublin 7	Extension to rear	26/11/2014	27/11/2014			
E0882/14	274, North Circular Road, Dublin 7	Breach of permission: working hours	27/11/2014	27/11/2014			

E0904/14	The Law Society of Ireland, Blackhall Place, Dublin 7	Redevelopment works (Protected Structure)	08/12/2014	08/12/2014			
E0909/14	AIG Building, 30 North Wall Quay, Dublin 1	New illuminating signs	09/12/2014	09/12/2014			
E0912/14	70, Blessington Street, Dublin 7	New Advertising sign erected	10/12/2014	12/12/2014			
E0913/14	165, Clonliffe Road, Dublin 3	Entire front garden concreted over	10/12/2014	12/12/2014			
E0915/14	International House, IFSC, Memorial Road, Dublin 1	Breach of permission: drainage system	11/12/2014	16/12/2014			
E0923/14	27 Belvedere Place, Dublin 1	Redevelopment works (Protected Structure)	15/12/2014	15/12/2014			
E0926/14	Starbucks Coffee, 39, Henry Street, Dublin 1	Change of use & signs	15/12/2014				
E0927/14	28, O'Connell Street Lower, Dublin 1- Protected Structure	Signs	15/12/2014	16/12/2014			
E0928/14	194-196, Clonliffe Road, Drumcondra, Dublin 3.	Endangerment, damage to roof (Protected Structures)	16/12/2014				
E0935/14	20, Mountjoy Square, Dublin 1	Signs & Air Conditioning Units	16/12/2014	17/12/2014			
E0938/14	Kings Inn, Henrietta Street, Dublin 1	Erection of lights & aerial (Protected Structure)	17/12/2014				
E0939/14	20 Blessington Street, Dublin 7	Satellite dishes	17/12/2014	17/12/2014			
E1130/09	Mater Campus Hospital Development, North Circular Road, Dublin 7	Breach of permission: hours of work				15/10/2014	No further breaches

New complaints: 1 October 2014 - 31 December 2014

Case No.	Location	Complaint	Date opened
E0731/14	87/86A , Manor Street, Dublin 7	Advertising sign enlarged	03/10/2014
E0739/14	Spar, Millennium Walk, Dublin 1	Signs	01/10/2014
E0746/14	4, Northbrook Avenue Upper, North Strand, Dublin 3	Breach of permission: extension height	07/10/2014
E0770/14	456, North Circular Road, Dublin 1	Unspecified development works (Protected Structure)	13/10/2014
E0772/14	3 & 4 Henrietta Street, Dublin 1	Smoke damage (Protected Structure)	13/10/2014
E0777/14	Madigans Public House, 25, North Earl Street, Dublin 1	Projecting sign	15/10/2014
E0778/14	Dealz, Units 44-45, Ilac Centre, Moore Street, Dublin 1	Signs	15/10/2014
E0783/14	44, Royal Canal Bank, Phibsborough, Dublin 7	Breach of permission: working hours & tree protection	16/10/2014
E0790/14	21, Blessington Street, Dublin, 7	Satellite dish on front facade	17/10/2014
E0794/14	13, Simmons Place, Summerhill, Dublin 1	Change of use from residential to commercial	20/10/2014
E0795/14	144, Capel Street, Dublin 1	new shopfront/signage	21/10/2014
E0815/14	75, Lower Sean Mac Dermott Street, Dublin 1	Advertising banner on front facade	24/10/2014
E0817/14	Stewart Hall, Parnell Street, Dublin 1	7 Extra car park Spaces & erection of structure	29/10/2014
E0819/14	Clery & Co. Department Store, 18-27 O'Connell Street, Dublin 1	Signs in window	31/10/2014
E0831/14	202, Clonliffe Road, Dublin 3	Endangerment (Protected Structure)	05/11/2014
E0833/14	4A, Hibernian Avenue, Off Ossory Road, North Strand, Dublin 3	Structure to rear in use for habitable use	04/11/2014
E0834/14	Leech Papers, Shamrock Place, North Strand, Dublin 1	Opening hours	04/11/2014
E0838/14	34a & 35 Lower Dorset Street, Dublin 1	Breach of permission: working hours	05/11/2014
E0844/14	Former Motor Tax Office, Chancery Lane, Dublin 7	Advertising hoarding to front of building	06/11/2014
E0845/14	Spencer Dock, Dublin 1	Breach of permission: working hours	07/11/2014
E0854/14	81, Church Road, East Wall, Dublin 3	Pigeon Loft To rear	12/11/2014
E0855/14	41, Russell Avenue, East Wall, Dublin 3	Vehicular entrance created & new boundary wall	12/11/2014
E0857/14	Apartment 46, Stewart Hall, Parnell Street, Dublin 1	Apartment in use for commercial purposes	14/11/2014
E0859/14	37, Upper Gardiner Street, Dublin 1	Repointing of the Protected Structure	14/11/2014
E0868/14	29, Leinster Street East, North Strand, Dublin 3	Extension to the rear	20/11/2014
E0872/14	Aldi, 38-41 Parnell Street, Dublin 1	Breach of permission: working hours	24/11/2014
E0875/14	41, Shelmalier Road, East Wall, Dublin 3	Vehicular Entrance	25/11/2014
E0881/14	139, Oxmantown Road, Dublin 7	Extension to rear	26/11/2014

E0882/14	274, North Circular Road, Dublin 7	Breach of permission: working hours	27/11/2014
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Case No.	Location	Complaint	Date opened
E0904/14	The Law Society of Ireland, Blackhall Place, Dublin 7	Redevelopment works (Protected Structure)	08/12/2014
E0909/14	AIG Building, 30 North Wall Quay, Dublin 1	New illuminating signs	09/12/2014
E0912/14	70, Blessington Street, Dublin 7	New Advertising sign erected	10/12/2014
E0913/14	165, Clonliffe Road, Dublin 3	Entire front garden concreted over	10/12/2014
E0915/14	International House, IFSC, Memorial Road, Dublin 1	Breach of permission: drainage system	11/12/2014
E0923/14	27 Belvedere Place, Dublin 1	Redevelopment works (Protected Structure)	15/12/2014
E0926/14	Starbucks Coffee, 39, Henry Street, Dublin 1	Change of use & signs	15/12/2014
E0927/14	28, O'Connell Street Lower, Dublin 1- Protected Structure	Signs	15/12/2014
E0928/14	194-196, Clonliffe Road, Drumcondra, Dublin 3.	Endangerment, damage to roof (Protected Structures)	16/12/2014
E0935/14	20, Mountjoy Square, Dublin 1	Signs & Air Conditioning Units	16/12/2014
E0938/14	Kings Inn, Henrietta Street, Dublin 1	Erection of lights & aerial (Protected Structure)	17/12/2014
E0939/14	20 Blessington Street, Dublin 7	Satellite dishes	17/12/2014

New complaints: 1 October 2014 - 31 December 2014

Case No.	Location	Complaint	Date opened
E0731/14	87/86A , Manor Street, Dublin 7	Advertising sign enlarged	03/10/2014
E0739/14	Spar, Millennium Walk, Dublin 1	Signs	01/10/2014
E0746/14	4, Northbrook Avenue Upper, North Strand, Dublin 3	Breach of permission: extension height	07/10/2014
E0770/14	456, North Circular Road, Dublin 1	Unspecified development works (Protected Structure)	13/10/2014
E0772/14	3 & 4 Henrietta Street, Dublin 1	Smoke damage (Protected Structure)	13/10/2014
E0777/14	Madigans Public House, 25, North Earl Street, Dublin 1	Projecting sign	15/10/2014
E0778/14	Dealz, Units 44-45, Ilac Centre, Moore Street, Dublin 1	Signs	15/10/2014
E0783/14	44, Royal Canal Bank, Phibsborough, Dublin 7	Breach of permission: working hours & tree protection	16/10/2014
E0790/14	21, Blessington Street, Dublin, 7	Satellite dish on front facade	17/10/2014
E0794/14	13, Simmons Place, Summerhill, Dublin 1	Change of use from residential to commercial	20/10/2014
E0795/14	144, Capel Street, Dublin 1	new shopfront/signage	21/10/2014
E0815/14	75, Lower Sean Mac Dermott Street, Dublin 1	Advertising banner on front facade	24/10/2014
E0817/14	Stewart Hall, Parnell Street, Dublin 1	7 Extra car park Spaces & erection of structure	29/10/2014
E0819/14	Clery & Co. Department Store, 18-27 O'Connell Street, Dublin 1	Signs in window	31/10/2014
E0831/14	202, Clonliffe Road, Dublin 3	Endangerment (Protected Structure)	05/11/2014
E0833/14	4A, Hibernian Avenue, Off Ossory Road, North Strand, Dublin 3	Structure to rear in use for habitable use	04/11/2014
E0834/14	Leech Papers, Shamrock Place, North Strand, Dublin 1	Opening hours	04/11/2014
E0838/14	34a & 35 Lower Dorset Street, Dublin 1	Breach of permission: working hours	05/11/2014
E0844/14	Former Motor Tax Office, Chancery Lane, Dublin 7	Advertising hoarding to front of building	06/11/2014
E0845/14	Spencer Dock, Dublin 1	Breach of permission: working hours	07/11/2014
E0854/14	81, Church Road, East Wall, Dublin 3	Pigeon Loft To rear	12/11/2014
E0855/14	41, Russell Avenue, East Wall, Dublin 3	Vehicular entrance created & new boundary wall	12/11/2014
E0857/14	Apartment 46, Stewart Hall, Parnell Street, Dublin 1	Apartment in use for commercial purposes	14/11/2014
E0859/14	37, Upper Gardiner Street, Dublin 1	Repointing of the Protected Structure	14/11/2014
E0868/14	29, Leinster Street East, North Strand, Dublin 3	Extension to the rear	20/11/2014
E0872/14	Aldi, 38-41 Parnell Street, Dublin 1	Breach of permission: working hours	24/11/2014
E0875/14	41, Shelmalier Road, East Wall, Dublin 3	Vehicular Entrance	25/11/2014
E0881/14	139, Oxmantown Road, Dublin 7	Extension to rear	26/11/2014

E0882/14	274, North Circular Road, Dublin 7	Breach of permission: working hours	27/11/2014
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Case No.	Location	Complaint	Date opened
E0904/14	The Law Society of Ireland, Blackhall Place, Dublin 7	Redevelopment works (Protected Structure)	08/12/2014
E0909/14	AIG Building, 30 North Wall Quay, Dublin 1	New illuminating signs	09/12/2014
E0912/14	70, Blessington Street, Dublin 7	New Advertising sign erected	10/12/2014
E0913/14	165, Clonliffe Road, Dublin 3	Entire front garden concreted over	10/12/2014
E0915/14	International House, IFSC, Memorial Road, Dublin 1	Breach of permission: drainage system	11/12/2014
E0923/14	27 Belvedere Place, Dublin 1	Redevelopment works (Protected Structure)	15/12/2014
E0926/14	Starbucks Coffee, 39, Henry Street, Dublin 1	Change of use & signs	15/12/2014
E0927/14	28, O'Connell Street Lower, Dublin 1- Protected Structure	Signs	15/12/2014
E0928/14	194-196, Clonliffe Road, Drumcondra, Dublin 3.	Endangerment, damage to roof (Protected Structures)	16/12/2014
E0935/14	20, Mountjoy Square, Dublin 1	Signs & Air Conditioning Units	16/12/2014
E0938/14	Kings Inn, Henrietta Street, Dublin 1	Erection of lights & aerial (Protected Structure)	17/12/2014
E0939/14	20 Blessington Street, Dublin 7	Satellite dishes	17/12/2014

Warning Letters: 1 October 2014 - 31 December 2014

Case No.	Location	Complaint	Letter sent
E0169/14	18 Mountjoy Square, Dublin 1	Drainpipe in side elevation (Protected Structure)	16/10/2014
E0246/14	Unit 1 & 3, The Courtyard, North Great George's Street, Dublin 1	Alterations to rear elevation & ventilation pipes	25/11/2014
E0304/14	27 Prussia Street, Dublin 7	car wash	16/12/2014
E0512/14	1-2, Royal Canal Terrace, Phibsborough Road Dublin 7	Change of use from School to Hostel use	11/12/2014
E0520/14	Grangegorman Site, Dublin 7	Use of buildings	25/11/2014
E0684/14	Rear of 35 Lower Dorset Street, (Dorset Lane), Dublin 1.	Breach of permission: working hours	06/11/2014
E0684/14	Rear of 35 Lower Dorset Street, (Dorset Lane), Dublin 1.	Breach of permission: working hours	09/12/2014
E0739/14	456, North Circular Road, Dublin 1	Unspecified development works (Protected Structure)	01/10/2014
E0746/14	4, Northbrook Avenue Upper, North Strand, Dublin 3	Breach of PP 2352/06	08/10/2014
E0770/14	456, North Circular Road, Dublin 1	Unspecified development works (Protected Structure)	14/10/2014
E0777/14	Madigans Public House, 25, North Earl Street, Dublin 1	Projecting sign	15/10/2014
E0778/14	Dealz, Units 44-45, Ilac Centre, Moore Street, Dublin 1	Signs	15/10/2014
E0783/14	44, Royal Canal Bank, Phibsborough, Dublin 7	Breach of permission: working hours & tree protection	16/10/2014
E0790/14	21, Blessington Street, Dublin, 7	Satellite dish on front facade	17/10/2014
E0795/14	144, Capel Street, Dublin 1	new shopfront/signage	22/10/2014
E0815/14	75, Lower Sean Mac Dermott Street, Dublin 1	Advertising banner on front facade	28/10/2014
E0817/14	Stewart Hall, Parnell Street, Dublin 1	7 Extra car park Spaces & erection of structure	29/10/2014
E0819/14	Clery & Co. Department Store, 18-27 O'Connell Street, Dublin 1	Signs in window	31/10/2014
E0833/14	4A, Hibernian Avenue, Off Ossory Road, North Strand, Dublin 3	Structure to rear in use for habitable use	05/11/2014
E0834/14	Leech Papers, Shamrock Place, North Strand, Dublin 1	Opening hours	05/11/2014
E0844/14	Former Motor Tax Office, Chancery Lane, Dublin 7	Advertising hoarding to front of building	06/11/2014
E0854/14	81, Church Road, East Wall, Dublin 3	Pigeon Loft To rear	13/11/2014
E0855/14	41, Russell Avenue, East Wall, Dublin 3	Vehicular entrance created & new boundary wall	13/11/2014
E0857/14	Apartment 46, Stewart Hall, Parnell Street, Dublin 1	Apartment in use for commercial purposes	14/11/2014
E0859/14	37, Upper Gardiner Street, Dublin 1	Repointing of the Protected Structure	14/11/2014
E0868/14	29, Leinster Street East, North Strand, Dublin 3	Extension to the rear	21/11/2014
E0872/14	Aldi, 38-41 Parnell Street, Dublin 1	Breach of permission: working hours	24/11/2014
E0875/14	41, Shelmalier Road, East Wall, Dublin 3	Vehicular Entrance	25/11/2014

Case No.	Location	Complaint	Letter sent
E0881/14	139, Oxmantown Road, Dublin 7	Extension to rear	27/11/2014
E0882/14	274, North Circular Road, Dublin 7	Breach of permission: working hours	27/11/2014
E0904/14	The Law Society of Ireland, Blackhall Place, Dublin 7	Redevelopment works (Protected Structure)	08/12/2014
E0909/14	AIG Building, 30 North Wall Quay, Dublin 1	New illuminating signs	09/12/2014
E0912/14	70, Blessington Street, Dublin 7	New Advertising sign erected	12/12/2014
E0913/14	165, Clonliffe Road, Dublin 3	Entire front garden concreted over	12/12/2014
E0915/14	International House, IFSC, Memorial Road, Dublin 1	Breach of permission: drainage system	16/12/2014
E0923/14	27 Belvedere Place, Dublin 1	Redevelopment works (Protected Structure)	15/12/2014
E0927/14	28, O'Connell Street Lower, Dublin 1- Protected Structure	Signs	16/12/2014
E0935/14	20, Mountjoy Square, Dublin 1	Signs & Air Conditioning Units	17/12/2014
E0939/14	20 Blessington Street, Dublin 7	Satellite dishes	17/12/2014

Enforcement Notices: 1 October 2014 - 31 December 2014

Case No.	Location	Complaint	Notice sent
E0165/14	17, St. Joseph's Parade, Dublin 7	Satellite dish	10/12/2014
E0209/14	2 Mountjoy Square, Dublin 1	Provision of basement door (Protected Structure)	07/11/2014
E0356/14	28, Kirwan Street, Dublin 7	Satellite dish	17/10/2014
E0356/14	28, Kirwan Street, Dublin 7	Satellite dish	04/11/2014
E0428/12	Parkgate Street Carpark, Dublin 7	Change of use from private to commercial carpark	08/10/2014
E0548/12	565, North Circular Road, Dublin 1	Advertisement sign (Protected Structure)	07/11/2014
E0696/14	46, Montpelier Hill, Dublin 7	Demolition of house	03/10/2014
E0855/13	359, Charlemont, Griffith Avenue, Dublin 9	Vehicular Entrance	23/10/2014

Closed files: 1 October 2014 - 31 December 2014

Case No.	Location	Complaint	Date closed	Reason for Closure
C0046/14	20, Upper Gardiner Street, Dublin 1	Internal works (Protected Structure)	21/10/2014	Exempt maintenance works only
E0036/14	Lower Wellington Street, Beside Damer Court, Dublin 7	Two Storey Extension	16/12/2014	Exempted Development
E0065/14	6, Ashford Place, Dublin 7	Extension to rear	15/12/2014	Refurbishment works only
E0129/14	91, Oxmantown Road, Dublin 7	Breach of permission (roof style)	01/10/2014	Complies with permission
E0163/14	2, Adair Terrace, Saint Joseph's Parade, Dublin 7	Satellite dish	16/12/2014	Dish removed
E0169/14	18 Mountjoy Square, Dublin 1	Drainpipe in side elevation (Protected Structure)	19/12/2014	Warning Letter complied with
E0170/13	Phoenix Motore, IDA Centre, 60-63, Prussia Street, Dublin 7	Advertising signs/hoarding erected	18/12/2014	Statute barred
E0185/11	160, Capel Street, Dublin 1	Change of use from office to referral centre	08/12/2014	Exempted Development
E0241/14	5 & 6, North Strand Road, Dublin 1	Demolition & redevelopment works	19/12/2014	Planning permission granted
E0255/14	10, Abercorn Road, East Wall, Dublin 3	Redevelopment works & extension	11/11/2014	Complies with permission
E0272/11	Building on Bachelor's Walk, Dublin 1	Front facade painted	15/10/2014	Exempted development
E0335/13	65-66 Mountjoy Square, Dublin 1	Internal alterations (Protected Structure)	30/10/2014	Complies with permission
E0380/14	27, Blackhall Place, Dublin 7	Installation of side window	24/11/2014	Minor Breach - no material impact
E0497/10	56, O'Connell Street Lower, Dublin 1	Change of use from retail to newsagents	25/11/2014	Exempted development
E0564/14	Buckley Hall, Buckingham Street, Dublin 1	Satellite dish on roof	26/11/2014	No evidence
E0598/14	188 Phibsboro Road, Dublin 7	Advertisement	15/10/2014	Sign removed
E0600/14	13-14, Nelson Street, Dublin 7	Sheds constructed to rear	04/11/2014	Exempted Development
E0602/14	Postal Storage Boxes,, Blackhall Place, Dublin 7	Postal Storage Boxes	17/12/2014	Storage area removed
E0608/13	50, Talbot Street, Dublin 1	Advertising Banner	25/11/2014	Banner removed
E0608/14	Jervis Street Shopping Centre, Jervis Street, Dublin 1	Breach of permission: working hours	16/12/2014	Complies with permission
E0627/13	102-104, Parnell Street Dublin 1	Banner	25/11/2014	Banner removed
E0627/14	Junction of East Wall Road,, North Strand, Dublin 3	Banner on Railing	25/11/2014	Banner removed
E0665/14	AXA Building, Wolfe Tone House, Wolfe Tone Street, Dublin 1	Roof Fence	02/12/2014	Minor breach - essential safety measure
E0673/12	13, Avondale Road, Phibsborough, Dublin 7	Two Storey Extension	25/11/2014	Planning permission granted
E0747/13	70, Parnell Street, Dublin 1	Redevelopment works (Protected Structure)	25/11/2014	Exempted Development
E0790/14	21, Blessington Street, Dublin, 7	Satellite dish on front facade	17/12/2014	No evidence
E0794/14	13, Simmons Place, Summerhill, Dublin 1	Change of use from residential to commercial	21/10/2014	No evidence
E0815/14	75, Lower Sean Mac Dermott Street, Dublin 1	Advertising banner on front facade	16/12/2014	Statute barred
E0817/14	Stewart Hall, Parnell Street, Dublin 1	7 Extra car park Spaces & erection of structure	28/11/2014	No evidence

Case No.	Location	Complaint	Date closed	Reason for Closure
E0838/14	34a & 35 Lower Dorset Street, Dublin 1	Breach of permission: working hours	05/11/2014	Duplicate complaint
E0855/10	64, Drumcondra Road Lower, Drumcondra, Dublin 9	Brickwork has been painted over	13/10/2014	Complies with permission
E0855/14	41, Russell Avenue, East Wall, Dublin 3	Vehicular entrance created & new boundary wall	03/12/2014	Statute barred
E0857/14	Apartment 46, Stewart Hall, Parnell Street, Dublin 1	Apartment in use for commercial purposes	18/12/2014	No evidence
E1130/09	Mater Campus Hospital Development, North Circular Road, Dublin 7	Breach of permission: hours of work	15/10/2014	No further breaches

Central Area Feb Agenda 10/02/15 (TAG Date: 27/01/15)											
Item	Request	Ref	Road	Post-code	Topic	Request Description	Request by	TAG Result	TAG Comments	Sec	Date Rec'd
1	Admin	14659	AMIENS STREET (C-EA)	D1	Engineer Query	to trim back the pavement and island at the corner of Amien Street and Sheriff St LR, to allow taxi's park and buses pass safely.	dublin bus	Not Recommended	Double yellow lines are currently in place to restrict parking at this location. As the slipway is already 6.5m wide and the footpath in this heavily pedestrian trafficed area is only 2.7m wide it is not recommended to increase the crossing length to provide for illegal parking and further limit pedestrian facilities in the area.	0	10/10/2014
2	Parking Prohibitions	16035	VIKING ROAD (C-EA)	D7	Pay & Display & Permit Parking	and rescindment of Disabled Parking Bay outside No. 12.	resident	Recommended	Recommended to rescind Disabled Parking from boundary of number 11/12 Viking road going north across frontage of number 12 Viking Road for a distance of 6m to be replaced with Pay and Display and Permit Parking 8:00-18:30 Mon-Fri along the same location.	0	09/01/2015

**Traffic Service Requests,
Status Report at 15th January, 2015
Central Area Committee Meeting, Date 10th February, 2015.**

Traffic Advisory Group (TAG) Service Request Statistics

	2015	2014	2013
Total TAG Requests received	10	298	269
Total of TAG Requests Completed	5	227	258

No. Requests received since previous report	12
Total Requests currently open on Sharepoint	87

Breakdown of Requests currently open on Sharepoint

Stage 1	3
Stage 2	53
Stage 3	1
Stage 4	9
Stage 5	21

Non TAG Service Requests Statistics

	2015	2014	2013
Total Non- TAG Requests received	23	522	482
Requests Completed	3	385	467
Requests currently open on Sharepoint	172		

Traffic Advisory Group Status Reports

Explanation of Stages:

- Stage 1 - Set up file, Assignment to Engineer, etc
- Stage 2 - Assessment, Site surveys, review statutory orders, etc
- Stage 3 - Consultations, with Garda, Dublin Bus, Luas, NTA, Local residents / businesses, etc
- Stage 4 - Decision, TAG group, statutory orders, etc
- Stage 5 - Implementation, signs, lines, construction, signal changes, certifications, etc

Item	SR	Road	Postcode	Topic	Request Description	SR Status
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Item	SR	Road	Postcode	Topic	Request Description	SR Status
1	6001	STONEYPATTER (C-EA)	D7	Yellow Box	at junction of Stoneybatter and Arbour Place.	Stage 4
2	7188	ARD RI PLACE (C-EA)	D7	Pay & Display & Permit Parking (change of hours)	extension of hours.	Stage 5
3	7925	JERVIS STREET (C-EA)	D1	Clearway (Rescind)	Rescind Clearway on Jervis Street	Stage 2
4	8263	IONA ROAD (C-EA)	D9	Traffic Island	traffic island or build-out at junction of Crawford Avenue.	Stage 5
5	8417	CHURCH STREET (C-EA)	D1	Right Turn Filter Light	from Church Street onto King Street North.	Stage 2
6	8664	KING STREET NORTH (C-EA)	D7	Traffic Calming	at the junction of Queen Street.	Stage 2
7	8791	CAPEL STREET (C-EA)	D1	General	Request for a Traffic Management Plan at junction of Capel Street and Parnell Street.	Stage 2
8	9414	EAST WALL ROAD (C-EA)	D3	Yellow Box	at junction of East Road (at the Seabank Pub), heading towards Dublin Port.	Stage 2
9	9577	CLONLIFFE AVENUE (C-EA)	D3	One-Way System	Request for one-way system on Clonliffe Avenue.	Stage 2
10	9599	NORTH STRAND ROAD (C-EA)	D1	Pay & Display Parking (change of hours)	Reduce the hours of Pay and Display parking in front of No. 143	Stage 2
11	9652	SAINT MARY'S TERRACE (C-EA)	D7	Pay & Display & Permit Parking (extension of area)	Extend Pay and Display and Permit Parking Bays on St Mary's Terrace.	Stage 5
12	10048	DRUMCONDRA PARK (C-EA)	D3	Pay & Display & Permit Parking	on the road.	Stage 5
13	10098	EAST WALL ROAD (C-EA)	D3	Yellow Box	opposite the Seabank House	Stage 2

Item	SR	Road	Postcode	Topic	Request Description	SR Status
14	10243	EAST WALL ROAD (C-EA)	D3	Yellow Box	at the junction of East road.	Stage 2
15	10262	BUCKINGHAM STREET UPPER (C-EA)	D1	Double Yellow Lines (Rescind)	Review Double Yellow Line Markings.	Stage 5
16	10403	EAST WALL ROAD (C-EA)	D3	Yellow Box (Extend)	to cover both sides of the road at Aldi.	Stage 4
17	10430	HALSTON STREET (C-EA)	D7	Disabled Parking Bay (General)	Request for general use Disabled Parking Bays (x 2 requested) outside St. Michan's Church.	Stage 4
18	10552	GARDINER PLACE (C-EA)	D1	Pedestrian Crossing	at junction with Mountjoy Square West	Stage 4
19	11085	WILLIAM STREET NORTH (C-EA)	D1	Yellow Box	at junction of Catherine Court.	Stage 2
20	11237	SHERRARD STREET LOWER (C-EA)	D1	Double Yellow Lines (Extend)	on either side of the continuous white line at the junction of North Circular Road	Stage 5
21	11419	RATHDOWN ROAD (C-EA)	D7	Pay & Display & Permit Parking	In the triangle area at the junction of Rathdown Road and Grangegorman Upper.	Stage 2
22	11532	RATHDOWN ROAD (C-EA)	D7	Pay & Display & Permit Parking	In the triangle area at the junction of Rathdown Road and Grangegorman Upper.	Stage 2
23	11866	DORSET STREET UPPER (C-EA)	D1	Yellow Box	at the junction of Bethesda Place.	Stage 5
24	12065	PRUSSIA STREET (C-EA)	D7	Right Turn Filter Light	From Prussia Street onto North Circular Road	Stage 2
25	12066	CHURCH ROAD (C-EA)	D3	Traffic Calming	Measures to reduce speeds and levels of traffic	Stage 2
26	12067	ABERCORN ROAD (C-EA)	D3	Traffic Calming	Request for measures to reduce speeds and levels of traffic	Stage 2

Item	SR	Road	Postcode	Topic	Request Description	SR Status
27	12087	NORTH WALL QUAY (C-EA)	D1	No Left Turn (Rescind)	Rescind 'No Left Turn' for buses only, From North Wall Quay onto Samuel Beckett Bridge	Stage 2
28	12117	CUSTOM HOUSE QUAY (C-EA)	D1	Bus Lane	Rescind Stat No. 25048 and replace with the following:- Off Side Bus Lane with flow, southside, (inbound) from a point 100 metres east of the junction with Memorial Road, extending westwards for 100 metres to the stop line, (Mon-Sun/24hr)	Stage 5
29	12507	SAINT GEORGES AVENUE (C-EA)	D3	Pay & Display & Permit Parking	on the road.	Stage 3
30	12515	RICHMOND STREET NORTH (C-EA)	D1	School Keep Clear	Yellow zig-zag lines o/s the gates of O'Connell Christian Brothers Secondary School.	Stage 2
31	12517	CUSTOM HOUSE QUAY (C-EA)	D1	Cycle Track	on Custom House Quay.	Stage 5
32	12716	MARY'S LANE (C-EA)	D7	Loading Bay	in the area opposite Nos. 8-11.	Stage 2
33	12769	GARDINER STREET LOWER (C-EA)	D1	School Warden Crossing Box	opposite 85 Lower Gardiner Street	Stage 5
34	12869	AMIENS STREET (C-EA)	D1	No U Turn	at its junction with Talbot Street - cars are taking up position to turn right from Amiens St onto Talbot St. but are then doing a u turn.	Stage 2
35	12982	BELVIDERE COURT (C-EA)	D1	Yellow Box	outside the entrance to Gardiner Street Primary School.	Stage 4

Item	SR	Road	Postcode	Topic	Request Description	SR Status
36	12983	BELVIDERE COURT (C-EA)	D1	School Ahead Sign	on Belvidere Court.	Stage 5
37	13005	KELLYS ROW (C-EA)	D1	Double Yellow Lines	at the rear of Dorset Street Lower.	Stage 2
38	13202	PARKGATE STREET (C-EA)	D7	Right Turn Filter Light	from Parkgate Street onto Infirmary Road	Stage 2
39	13228	EAST WALL ROAD (C-EA)	D3	Bus Stop Approvals (Alterations)	Relocation of the Bus Stops from outside the O2 venue.	Stage 4
40	13241	AUGHRIM PLACE (C-EA)	D7	Double Yellow Lines	on the southeast side of the road.	Stage 5
41	13247	MARY'S LANE (C-EA)	D7	Single Yellow Line (Rescind)	at the Fruit & Vegetable Market at the front gate only, as you step outside on the left	Stage 4
42	13288	WESTERN WAY (C-EA)	D7	Coach Parking	Rescind Pay & Display parking, northern side, from LS No. 5 to L.S. No. 8 and install Coach Parking.	Stage 5
43	13311	NORTHBROOK AVENUE UPPER (C-EA)	D3	Disabled Parking Bay (Rescind Residential)	outside No. 13.	Stage 5
44	13480	JERVIS STREET (C-EA)	D1	Disabled Parking Bay (General)	request from Parking Enforcement Officer to relocate the disabled parking bays out of the clearways on Jervis Street.	Stage 2
45	13532	STRAND STREET GREAT (C-EA)	D1	Disabled Parking Bay (General)	at the National Hyberbaric Centre, Nos. 53-54.	Stage 5
46	13580	PARNELL STREET (C-EA)	D1	Yellow Box	at Ilac Centre car park as part of LUAS Works.	Stage 5
47	13774	BUCKINGHAM STREET LOWER (C-EA)	D1	Engineer Query	Request to examine road re cars parking nose to kerb	Stage 2
48	13775	HALLIDAY SQUARE (C-EA)	D7	Double Yellow Lines	On the left hand side of the eastern carriageway.	Stage 5

Item	SR	Road	Postcode	Topic	Request Description	SR Status
49	13921	DORSET STREET LOWER (C-EA)	D1	Disabled Parking Bay (General)	For back entrance to "Kelly's Way" shop at Mater Hospital. (laneway behind the shop)	Stage 2
50	13954	BELVIDERE COURT (C-EA)	D1	Double Yellow Lines (Rescind)	Request to remove DYL's.	Stage 2
51	13956	BELVIDERE COURT (C-EA)	D1	Pay & Display Parking	Pay and Display parking request	Stage 2
52	13965	DORSET STREET LOWER (C-EA)	D7	Right Turn Filter Light	Filter Light from Dorset Street to Eccles Street travelling inbound.	Stage 2
53	14092	STRAND STREET GREAT (C-EA)	D1	Double Yellow Lines (Extend)	to facilitate Dublin Bikes	Stage 5
54	14108	CHURCH STREET EAST (C-EA)	D7	Yellow Box	at East Road junction.	Stage 2
55	14190	MEMORIAL ROAD (C-EA)	D1	Bus Lane	from the junction of Busárus to Custom House Quay.	Stage 2
56	14264	OSSORY ROAD (C-EA)	D3	Double Yellow Lines (Rescind)	on the south side of Crosbie's Yard Apartments.	Stage 2
57	14302	SEAN MAC DERMOTT STREET LOWER (C-EA)	D1	Pay & Display Parking	Pay and display and rescind clearway.	Stage 5
58	14371	CHURCH STREET (C-EA)	D7	Right Turn Filter Light	from Church Street onto King Street North.	Stage 2
59	14407	PARKGATE STREET (C-EA)	D8	Right Turn Filter Light	from Parkgate Street onto Infirmary Road	Stage 2
60	14408	MANOR STREET (C-EA)	D7	Yellow Box	at the junction of Manor Street and Manor Place.(extend existing yellow box on Manor Street at junction with Kirwan Street)	Stage 2
61	14410	OSSORY ROAD (C-EA)	D3	Parking Prohibition	at the Ossory Road Apartments	Stage 2

Item	SR	Road	Postcode	Topic	Request Description	SR Status
62	14419	FIRST AVENUE (C-EA)	D1	Disabled Parking Bay (Residential)	outside No. 5.	Stage 5
63	14452	BACHELORS WALK (C-EA)	D1		moving of bus parking away from the narrow stretch of footpath outside No. 13A Bachelors Walk.	Stage 2
64	14460	OSSORY ROAD (C-EA)	D3	Double Yellow Lines (Rescind)	at the apartments on Ossory Road.	Stage 2
65	14463	OSSORY ROAD (C-EA)	D3	Double Yellow Lines (Rescind)	at the apartments	Stage 2
66	14486	RATHDOWN ROAD (C-EA)	D7	Double Yellow Lines	From its junction with North Circular Road, replace Pay and Display and Permit Parking with Double Yellow Lines.	Stage 5
67	14561	NORTH STRAND ROAD (C-EA)	D3	School Ahead Sign	Request for additional sign at St Columba's School.	Stage 2
68	14571	WESTERN WAY (C-EA)	D1	Bus Lane (Removal)	Rescind bus lane and relocate the central white line	Stage 2
69	14659	AMIENS STREET (C-EA)	D1	Engineer Query	to trim back the pavement and island at the corner of Amien Street and Sheriff St LR, to allow taxis park and buses pass safely.	Stage 4
70	14678	SHERIFF STREET UPPER (C-EA)	D1	Zebra Crossing	near the junction of Castleforbes Road.	Stage 2
71	14708	SUMMER STREET NORTH (C-EA)	D1	Double Yellow Lines	Near laneway entrance accessing rear of Sean O'Casey Avenue.	Stage 2
72	14959	PORTLAND STREET NORTH (C-EA)	D1	Pay & Display & Permit Parking	on the road.	Stage 2
73	15087	SHERIFF STREET UPPER (C-EA)	D1	Zebra Crossing	close to Castleforbes Road	Stage 2

Item	SR	Road	Postcode	Topic	Request Description	SR Status
74	15088	CASTLEFORBES ROAD (C-EA)	D1	Zebra Crossing	at the junction of Sheriff Street Upper	Stage 2
75	15166	DRUMCONDRA PARK (C-EA)	D3	Traffic Calming	Request for traffic calming / small ramp.	Stage 2
76	15203	BERKELEY ROAD (C-EA)	D7	Loading Bay	outside "Selections" Newsagents, No.22A.	Stage 2
77	15451	ROYAL CANAL BANK (C-EA)	D7	Double Yellow Lines	at the corners.	Stage 2
78	15503	OSSORY ROAD (C-EA)	D3	Parking Prohibition	at Crosbie's Apartments.	Stage 2
79	15642	BEAVER STREET (C-EA)	D1	3 Tonne Limit	on the road	Stage 2
80	15761	NIALL STREET (C-EA)	D7	Disabled Parking Bay (Rescind Residential)	Outside No. 19.	Stage 2
81	15826	BERESFORD PLACE (C-EA)	D1	Pedestrian Crossing	crossing from Gardiner Street Lower to Custom House.	Stage 2
82	15849	PHIBSBOROUGH ROAD (C-EA)	D7	Yellow Box	at Hedigan's Pub.	Stage 2
83	16030	CLONLIFFE AVENUE (C-EA)	D3	Road Closure	Closure of road	Stage 2
84	16035	VIKING ROAD (C-EA)	D7	Pay & Display & Permit Parking	and rescindment of Disabled Parking Bay outside No. 12.	Stage 4
85	16088	GUILD STREET (C-EA)	D1	Pedestrian Crossing	at the junction of Guild Street.	Stage 1
86	16112	ORIEL STREET UPPER (C-EA)	D1	Traffic Calming	at the junction of Sheriff Stret Lower and Commons Street.	Stage 1
87	16130	BLESSINGTON LANE (C-EA)	D7	Double Yellow Lines	at the entrance to No. 49.	Stage 1

**To the Chairperson and
Members of the Area Committee**

**Community and
Social Development
Block 3, Floor 1
Civic Offices**

With reference to the Central Area Community Grants Scheme

Applications for financial assistance have been received from a number of bodies under the City Council's Community Grants Scheme 2015.

These applications have been assessed in the context of available finance, value to the community and compliance with the relevant policies and objectives of the Council and in particular with relevance to the Social Inclusion Strategy.

Set out below are details of the applications together with recommendations in relation to the amount of grant assistance for each applicant body.

It is recommended that Dublin City Council make the grants to the groups as set out in the report below.

There is provision in the 2015 budget to meet this expenditure.

**Brendan Kenny
Assistant Chief Executive**

Date: 10th February 2015

COMMUNITY GRANTS

Group Name	Category	Amount Recommended
A.R.M.M	Environmental	€ 200
Abbey Day Nursery	Children / Young People	€ 300
Adult Community Day Groups	Recreation	€ 200
Altona Terrace Residents Group	Environmental	€ 375
An Siol Senior Citizens Project Aughrim Court	Older Persons	€ 300
Angel Ladies Club	Older Persons	€ 375
Annamoe Summer Project	Children / Young People	€ 200
Annamoe Youth & Environmental Group	Children / Young People	€ 375
Aosog	Educational	€ 200
Aosog	Recreation	€ 200
Aosog	Social Inclusion	€ 200
Ashtown Parent & Toddler Group	Festival-Event	€ 375
Ballybough Community Group	Children / Young People	€ 375
Ballybough Court Senior Citizens Group	Older Persons	€ 350
Ballybough/North Strand Local History Group	Educational	€ 375
Bealtine Writers	Educational	€ 200
Belvedere Youth Club	Educational	€ 375
Berkeley Environment Awareness Group/City Neighbourhoods	Environmental	€ 375
Berkeley Environment Awareness Group/Pride of Place	Environmental	€ 375
Bí ag Caint	Educational	€ 300
Blend Residents Association	Social Inclusion	€ 375
BlueFire	Integration	€ 250
Botanic Senior Citizens Complex	Older Persons	€ 375
Bradog Regional Youth Service	Children / Young People	€ 250
Brendan Behan Residents Committee	Recreation	€ 200
Broadstone Action Group	Educational	€ 250
Broadstone Community Garden	Environmental	€ 250
Buttons Community Playgroup	Educational	€ 300
Cabra Boxing Club	Recreation	€ 250
Cabra Community College	Environmental	€ 375
Cabra Community Growth	Environmental	€ 275
Cabra Community Halloween Festival Committee	Festival-Event	€ 1,000
Cabra History & Folklore Project	Educational	€ 375
Cabra Mens Group	Recreation	€ 200
Cabra Road Residents Association	Environmental	€ 375
Cabra Seniors Walking Group	Older Persons	€ 200
Cass Residents Association	Festival-Event	€ 300
Chrysalis Community Drug Project	Educational	€ 250
Clareville Centre Ltd	Educational	€ 375
Clareville Centre Ltd	Older Persons	€ 250
Clareville Centre Ltd	Recreation	€ 250

Clareville Court Activity Group	Older Persons	€ 200
Clareville Court Garden Group	Older Persons	€ 200
Complex Productions Limited	Children / Young People	€ 250
Complex Productions Limited	Festival-Event	€ 250
Complex Productions Limited	Recreation	€ 250
Connaught Street Area Residents Association	Environmental	€ 375
Connect	People wth a Disability	€ 200
Crosscare Information & Advocacy Service		€ 250
Crosscare's Community Service Programme	Social Inclusion	€ 250
Cuilin Traditional Club	Older Persons	€ 250
Dalcassian Downs Residents Group	Environmental	€ 375
Damer & Fortick Sheltered Housing Ltd	Environmental	€ 300
Deaf Senior Folk (Dublin Deaf Association)	People wth a Disability	€ 200
Developing Alternatives Values	People wth a Disability	€ 350
Dingle Uniters FC	Children / Young People	€ 200
Discovery Gospel Choir	Integration	€ 200
Dominick Court Upper Environment Group	Older Persons	€ 250
Drumalee Senior Citizens	Older Persons	€ 375
Drumcliffe Road Residents Association	Environmental	€ 375
Dublin 7 Integration Initiative	Integration	€ 250
Dublin Community Growers	Environmental	€ 1,000
Dublin Dock Workers Preservation Society	Festival-Event	€ 200
Dublin North City Consumer Panel	Educational	€ 250
Dublin Simon Community	Environmental	€ 375
Dunard Community Playgroup Ltd	Children / Young People	€ 250
Dunard Court Community Centre	Older Persons	€ 375
East Wall Garden Club	Environmental	€ 375
East Wall Men's Shed	Social Inclusion	€ 350
East Wall Peg Variety Group	Recreation	€ 375
East Wall Recreation Centre Committee	Festival-Event	€ 250
East Wall Residents Association	Festival-Event	€ 375
East Wall Youth Club	Children / Young People	€ 375
Ellesmere & Adjoining Avenues	Environmental	€ 375
Flashdance Francesa Arkins Dance & Stage Academy	Recreation	€ 375
Foroige Glasnevin Junior Club	Children / Young People	€ 250
Frankfurt Cottages	Environmental	€ 200
Glasnevin Village Active Retirement Association	Older Persons	€ 200
Golden Girls Convent view Ladies Club	Older Persons	€ 300
Great Western Square & District Residents Assoc.	Festival-Event	€ 375
Green Bubble Club	Recreation	€ 250
Hill Street Family Resource Centre	Integration	€ 375
Infirmary Road & District Community & Environment Group	Environmental	€ 375
Iona District Residents Association	Environmental	€ 375
Iona Road District Residents Association	Environmental	€ 200
Iona Road Localise	Environmental	€ 375

ITAAG - Irvine Terrace Area Action Group	Environmental	€ 250
James Larkin Community Group	Children / Young People	€ 250
John Paul Park Senior Bowlers	Older Persons	€ 200
Just A.S.K	Educational	€ 250
Kent Playgroup Ltd	Children / Young People	€ 375
Killarney Court Shelteres Housing	Older Persons	€ 300
Kinvara Park Environmental Group	Festival-Event	€ 250
Langrishe Place Residents Association	Social Inclusion	€ 250
Lilly's Adventures Playschool (St Mary's)	Children / Young People	€ 375
Lourdes Day Care Centre	Older Persons	€ 375
Lower Dorset St Community Group	Environmental	€ 375
Lower Dorset Street Community Group	Social Inclusion	€ 375
Macro Building Management Ltd/Env. Project	Environmental	€ 300
Macro Building Management Summer Project	Festival-Event	€ 250
Macro Senior Citizens Club	Older Persons	€ 200
Macro Senior Citizens Ltd	Older Persons	€ 200
Manor St/ Stoneybatter Tidy Districts	Environmental	€ 375
Mary's Abbey Garden	Environmental	€ 300
McKee Court Tenants Association	Environmental	€ 375
Mountjoy Square Society Ltd	Children / Young People	€ 300
Mud Island Community Garden	Environmental	€ 375
Music Matters Inclusive Community Choir	Festival-Event	€ 375
Náionra Bharra	Educational	€ 250
Naomh Fionnbarra GAA Club	Festival-Event	€ 1,000
Nascadh CDP (after school group)	Educational	€ 275
Nascadh CDP (jobs club)	Educational	€ 200
Nascadh CDP (mens games room)	Recreation	€ 275
Nascadh CDP (newsletter)	Educational	€ 275
Nascadh CDP (over 55's Monday Club)	Recreation	€ 275
Nascadh CDP (seniors summer project)	Children / Young People	€ 375
Nascadh CDP (seniors/integration)	Integration	€ 750
Navan Road Community Council	Recreation	€ 375
North Inner City Older Peoples Group	Older Persons	€ 375
North Port Dwellers Association	Environmental	€ 375
North Wall CDP	Children / Young People	€ 250
North Wall CDP	Educational	€ 250
North Wall CDP	Educational	€ 250
North Wall CDP	Environmental	€ 250
North Wall CDP	Social Inclusion	€ 300
OANDA DUBLIN Out & About Association	Social Inclusion	€ 200
Open Doors Dublin Central Mission	Social Inclusion	€ 375
Parents Education Group	Educational	€ 250
Parkside North Strand Residents Association	Environmental	€ 250
Phizzfest Limited	Festival-Event	€ 500

PHIZZFEST Limited	Environmental	€ 1,000
Phoenix Cricket Club	Recreation	€ 250
Portland Place & District Residents Association	Festival-Event	€ 375
Prospect Architectural Conservation Area Residents Group	Social Inclusion	€ 375
Rainbow Community Group/Kent Playgroup Ltd	Children / Young People	€ 375
Rathborne Community Association (RCA)	Environmental	€ 250
Rathborne Community Association (RCA)	Festival-Event	€ 200
Rathbourne Community Association (RCA)	Social Inclusion	€ 250
Rathdown Road & District Residents Association	Social Inclusion	€ 275
Richmond Residents Community	Environmental	€ 300
Riverston Abbey Summer Project	Festival-Event	€ 250
Rowan Hamilton Gardening Committee	Environmental	€ 250
Royal Canal Park Community Association	Educational	€ 250
Royal Canal Park Community Association	Festival-Event	€ 200
Royal Canal Park Community Association	Integration	€ 250
Sancta Maria Day Care Centre	Environmental	€ 250
Sancta Maria Day Care Centre	Older Persons	€ 375
Sancta Maria Ladies Club	Social Inclusion	€ 250
Sean O'Casey Community Centre	Older Persons	€ 375
Sean O'Casey Community Centre	Recreation	€ 375
Serenity Community Garden	Environmental	€ 350
Seven Dwarfs Community Playgroup	Children / Young People	€ 300
Shandon Pitch & Putt Club	Recreation	€ 250
Shandon Residents Association	Social Inclusion	€ 375
Silver Surfers	Older Persons	€ 250
Sitric Compost Community Garden	Environmental	€ 375
Slí An Chroí	Festival-Event	€ 250
St Bricin's Park	Older Persons	€ 250
St Finbarr's Art Group	Recreation	€ 200
St Finbarr's Playschool	Children / Young People	€ 250
St Finbarr's Playschool	Children / Young People	€ 250
St Finbarr's Playschool	Children / Young People	€ 250
St Joseph Y.C.F.C	Children / Young People	€ 250
St Laurence O'Toole Day Care Centre	Older Persons	€ 375
St Laurence O'Toole Gardens	Educational	€ 250
St Laurence O'Toole's CBS	Children / Young People	€ 250
St Laurence O'Toole's J.B.S	Educational	€ 250
St Mary Mansions Group	Children / Young People	€ 250
St Michen's Residents	Environmental	€ 300
St Monica's Nursing Home Limited	Older Persons	€ 200
St Peter's Court Gardening Committee	Environmental	€ 250
St Peter's Environmental Group	Environmental	€ 375
St Peter's Garden Party Committee	Festival-Event	€ 300
St Vincent's GNS	Educational	€ 375

St Vincents Secondary School	Environmental	€ 375
Stoneybatter Youth Service	Children / Young People	€ 350
Summer Row Community Garden	Environmental	€ 250
Summerhill Senior Citizens	Older Persons	€ 375
Swan Youth Service	Educational	€ 250
Taekwon-do Club	Recreation	€ 250
The Five Lamps Arts Festival	Educational	€ 1,000
The Flower Pot Ladies	Environmental	€ 250
The Kiln & Forge Tenants Group	Festival-Event	€ 375
The Larkin Unemployed Centre Ltd	Educational	€ 375
The Nifty Fiftys	Festival-Event	€ 375
The Post Polio Support Group	Educational	€ 250
The Ring Environment Group	Environmental	€ 375
Tower View Residents (Clareville)	Environmental	€ 200
Uncut Diamond Players	Recreation	€ 300
Wednesday Afternoon Ladies Club	Recreation	€ 375
TOTAL		€ 60,000

INFORMAL ADULT EDUCATION

Group Name	Category	Amount Recommended
Christ the King Day Centre Ltd	Informal Adult Education	€ 375
Clareville Centre Ltd	Informal Adult Education	€ 660
Clonliffe & Croke Park Community Centre	Informal Adult Education	€ 660
Dancing Club Christ the King Day Centre	Informal Adult Education	€ 660
Dublin Simon Community	Informal Adult Education	€ 660
East Wall Youth	Informal Adult Education	€ 400
Exchange House	Informal Adult Education	€ 400
Golden Girls	Informal Adult Education	€ 400
Henrietta Adult & Community Education	Informal Adult Education	€ 660
Hill Street Family Resource Centre	Informal Adult Education	€ 660
Holy Family Parish Centre	Informal Adult Education	€ 660
Iona Writers Group	Informal Adult Education	€ 400
Le Cheile, St Michaels House	Informal Adult Education	€ 400
Lourdes Day Care Centre	Informal Adult Education	€ 400
Lourdes Youth & Community Services	Informal Adult Education	€ 660
Macro Building Management (Adult Education)	Informal Adult Education	€ 660
Matt Talbot Ladies Club (Pink Ladies)	Informal Adult Education	€ 660
Ozanam House Resource Centre	Informal Adult Education	€ 660
Phibsborough Active Retirement Association	Informal Adult Education	€ 660
Royal Canal Park Community Association	Informal Adult Education	€ 660
St Laurence O'Toole Art Group	Informal Adult Education	€ 400
The Corner Ladies Club/Macro	Informal Adult Education	€ 200
TOTAL		€ 11,955

**To the Chairperson and
Members of the Area Committee**

**Central Area Office
Sean MacDermott Street
Dublin 1
2nd February, 2015**

With reference to NICLAG Update to Central Area Committee

1. Compliance Surveys

Compliance surveys of the target area have been undertaken on 5 occasions across the entire target area including 579 addresses

These surveys took place on 2 occasions during office hours, on 2 further occasions in the evening and on one final occasion over the course of Saturday and Sunday.

The final survey was undertaken on the weekend of the 6th December

The compliance rate at the final survey was 55%

The details of owners of all non complaint properties have been sought through the engagement of a property and title researcher – these details have now been received and correspondence will issue to these individuals in the coming week

Compliance Surveys have also been carried out on the following streets in the Dublin 7 area over the course of the weekends of 24th/25th January and the 31st January

Monck Place / Avondale Road / Avondale Avenue / Nortons Avenue / Phibsboro / Castle Terrace / Leslie's Buildings / Phibsborough Avenue / Phibsborough Road / Broadstone Avenue / Royal Canal Bank

2. Intensive Evidence Gathering

166 litter fines were issued in the period Sept – Dec 2014 in respect of the intensive searching of dumped material recovered from Rutland Street, Summerhill and Summerhill Parade

This is now continuing on these streets and on the North Circular Road and adjoining streets

3. CCTV

Evidence is being recovered and examined by the Litter Office with the intention of taking direct prosecutions against individual owners of premises. CCTV is now installed in Summerhill

4. Installation of Bins

Bins have been installed into 60 DCC properties in Summerhill Place / Rutland Court / Rutland Street / Empress Place and plans are being advanced for the installation of bins into Gloucester Place / Summerhill Court / Patrick Heeney House / Sean O' Casey Ave.

Communal bins have also been installed in the approved housing body units in Rutland Street and Rutland Row

5. IBAL

All sites highlighted by IBAL in their most recent reports of September 2014 and January 2015 have been inspected and issues addressed immediately where possible.

- Site at East Wall Rd / Church Avenue - maintenance schedule in place and graffiti removed, litter removed and overgrowth removed.
- Premises at Poplar Row - litter removed and improvement works carried out.
- Site at Poplar Row - site cleared of litter and overgrowth – now in use as compound for repair works being carried out in local housing development
- Site at Buckingham St / Summerhill - litter removed and overgrowth removed
- Bella Street – increased cleaning and reduced dumping , derelict site improvement works carried out
- Connolly Station – improved cleaning schedule implemented and site cleaned and weeds removed

NICLAG group have presented details of initiatives undertaken to An Taisce to inform them of the works being carried out in respect of attempting to improve the litter and dumping issues in the North Inner City

Liaison with Kilkenny County Council undertaken to investigate how success has been achieved in the city

Meeting with IBAL has been arranged to further explore solutions to ongoing issues

6. Community Environment Projects

Presentation of initiatives to local community groups have been undertaken to engage with groups providing services in the North Inner City to explore more community involvement in enhancing the area through implementation of environmental projects.

John McPartlan
Publin Domain Enforcement Officer

**To the Chairperson and
Members of the Area Committee**

**Central Area Office
Sean MacDermott Street
Dublin 1
2nd February, 2015**

Environmental Services Unit Report

IBAL

North Inner City improved its rating in the latest IBAL litter survey, the area was reported as being 30% cleaner than on previous surveys, efforts made by Dublin City Council were acknowledged within the report.

Sites that were identified in the report as having a negative effect on the overall rating for the North Inner City will be visited in the coming weeks to target improvements that can be made. Some of these sites are privately owned and will require the cooperation of the owners and in some cases enforcement notices or prosecutions.

Christmas Tree Recycling

Christmas Trees may be recycled at the following location in the central area free of charge.

Croke Park, Cusack Stand (via St. Joseph's Ave.)
WEEE domestic & cardboard recycling also available from 2nd to 19th Jan only
Mon to Fri 8am - 8pm, Sat & Sun 10am - 4pm (refer to www.crokepark.ie)

Litter Warden Statistics

There were a total of 30 Fines and issued by the area based Litter Wardens in the Central Area for littering offences in the period 1st December – 31st December

132 Streets were inspected

775 Dumped bags were removed

775 Dumped bags were investigated

120 Dumped or wrongly presented bags were labelled with warning **stickers**

Litter Hotline/CRM

In the period 1st December 2014 – 31st December 2014, 221 incidents were reported via Litter Hotline/CRM.

Group Name	Sr Type	Count of Incidents
Central Area Office	Community Cleanups	4
	Electoral Poster Complaint	1
	FYS: Illegal Dumping	32
	Illegal Dumping	168
	Overflowing Skips	3
	Report Dog Fouling DCC	1
	Report Graffiti	1
	Report Litter Offence	7
	Sweep Your Street	4
Grand Total		221

Community Fora Update

Drumcondra/Glasnevin Community Forum

The last meeting of the Drumcondra/Glasnevin Community Forum was held on 10th December 2015. The main issues raised were:

- Traffic Issues
- Road Markings
- Road Maintenance issues
- Graffiti
- Works to be carried out on the lighting at Glasnevin Cemetery

The date of the next meeting will be agreed by the North West Area.

East Wall Community Forum

The last meeting of the East Wall Community Forum was held on 19th November 2014. The main issues raised were:

- Christmas Tree
- Dog fouling
- Road Maintenance Issues
- Illegal Dumping/Anti littering signage

The date of the next meeting is to be confirmed.

North East Inner City Community Forum

The last meeting of the North East Inner City Community Forum took place on 16th December 2014. The main issues raised were:

- Drug dealing, loitering and anti-social behaviour, particularly around the Pro-Cathedral and Talbot Street
- Illegal parking and other traffic issues
- Illegal dumping

The date of the next meeting to be confirmed.

North Strand/Ballybough/Community Forum

The last meeting of the North Strand/Ballybough/East Wall Community Forum took place on 24th November 2014. The main issues raised were:

- Illegal dumping/presentation of waste
- Road cleaning
- Road Maintenance Issues/footpaths
- Issues involving cyclists/cycle paths
- Hanging baskets/planters

The date of the next meeting to be confirmed.

North Wall Community Forum

The last meeting of the North Wall Community Forum took place on 11th December 2014. The main issues raised were:

- Crime, drug dealing and anti-social behaviour
- Operation Spire
- The Docklands SDZ
- Royal Canal Green Route

The date of the next meeting to be confirmed.

North West Inner City Forum

The last meeting of the North West Inner City Forum took place on 9th December, 2014. The main issues were:

- Litter/dumping
- Anti social behaviour
- Public Transport Plans
- Grangegorman Development

Date for next meeting to be confirmed

Central Area Joint Policing Sub-committee

The last meeting of the Central Area Joint Policing Sub-committee was held on 15th December 2014. The main issues raised and discussed were:

- Policing Structure in the Central Area
- Revised JPC Guidelines
- Various issues relating to crime and anti-social behaviour
- New community members and fora structures.

The next meeting will take place on 16th March, 2015.

John McPartlan

Public Domain Enforcement Officer

**To the Chairperson and Members of
the Central Area Committee**

February , 2015.

North Inner City Housing Update

Liberty House (Peadar Kearney House)

Peadar Kearney House has now been completed and all units occupied. The car park has been opened and all major snagging works completed. It had been intended to use the remainder of the site, which is tarmacadamed and fenced off, as a football/kick about area but for Health and Safety reasons it has been decided this would not be appropriate.

Liberty Park

As part of the Peadar Kearney development a fence was erected in front of the new building overlooking Liberty Park. This will provide a distinct boundary between the park and the complex and will increase security for residents in the complex. Some landscaping and redesign works have been undertaken in the park and the park was closed for some time because of this. The park has now re-opened and it is intended to leave the gates permanently unlocked. This will be monitored and provided there is no significant anti-social issue as a result of this action it is intended to completely remove the park railings on Foley Street at a future date.

St. Mary's Mansions

As a result of internal discussions around the future of St. Mary's Mansions, a decision was made to transfer management of the complex to Cluid Housing Association. They were requested to prepare a Feasibility Study on the transfer of the complex, with the tenants in situ, by April 2013. This report was completed and submitted to the Housing Development Department in June 2013. Following clarifications on some aspects of the report a joint Cluid/DCC presentation and discussion took place with residents in early December 2013. The meeting was not well attended and while residents who did attend were generally happy with the proposal many still had reservations about transferring to Cluid. As a result of the poor turnout a survey was carried out with individual tenants by DCC staff in January 2014 to gauge what level of support exists for the transfer of the complex. The results of the survey indicate overwhelming support for the proposal although it was felt necessary to carry out further discussions with tenants around their individual requirements. Cluid are continuing these in depth discussions with individual residents. Cluid have now submitted a funding proposal to the DOEHLG. They also intend appointing a consultant to meet with residents and further develop the preliminary plans which residents were previously shown, once they have received a positive indication from the Department in relation to their funding proposal.

They are also investigating the possibility of leasing properties in the area to assist with the detenanting of the complex.

There have been serious issues around drug dealing in the complex and the Gardai have carried out some operations in the complex recently. A number of individuals have been charged in relation to drug dealing and some of these individuals are members of DCC tenancies. A number of tenants from the area have been interviewed in relation to this matter and further interviews may take place once the Criminal Court Cases have been dealt with. In response to the issues in St. Mary's Mansions it was intended to erect palisade fencing at both ends of Gloucester Lane. Residents have now requested that this fence is not erected.

Avondale House

Over the last number of years a large number of units have become void in Avondale House. These units are now under repair and the complex will be fully let shortly. Currently there are 10 units void, 8 of these are one bed units and 2 are two bed units. In line with the directive issued by the DOEHLG, requiring that 50% of all DCC allocations go to Homeless applicants or vulnerable applicants, 5 of these units will be allocated to Homeless or vulnerable applicants. Because of ongoing anti-social issues with current tenants who were housed from the Homeless list, it has been agreed that only 2 of these units will be allocated to Homeless applicants with 3 more being allocated to RAS applicants who are being evicted by their landlords. Furthermore, it has been agreed that the 2 units to be allocated to Homeless applicants will be the 2, two bed units, as it is felt that Homeless families may be more sustainable within the complex. We are currently working with the Homeless section to identify suitable applicants for these units.

Patrick Heeney House and Crescent

The issues in relation to heating and water ingress are still being dealt with by City Architects.

Works to address water ingress to the roof/patio area have been completed in the units that had been previously identified. While some issues in relation to roofs in other units have since arisen these issues are routine maintenance issues and will be dealt with by the Housing Maintenance Section.

Some issues remain in relation to heating problems but are being addressed. One further unit has been identified for re-routing of the piping.

Castleforbes

The units in Castleforbes that are with NAMA, and that DCC is to acquire, will not be available until nearer the end of the year. The delay in acquiring these units is due to planning issues that need to be resolved. These units are located at Northbank, Castleforbes Road. DCC is due to acquire 21 units under Part V but may acquire a few more.

There are 21 units at Castleforbes Square which Túath Voluntary Housing Association intends to acquire through private finance and they hope to close the purchase of these units in April 2015. The works required are not substantial and are general fit out works. However, it is estimated that these works will take approximately 2 months to complete. Therefore these units will not be available for occupation before June/July 2015. The breakdown of the 21 units is as follows – 3 x 1 bed units, 16 x 2 bed units and 2 x 3 bed units.

Choice based lettings

As well as using this Scheme in the North Wall area we have recently commenced using it to allocate difficult to let bedsit units in Matt Talbot Court. Two units have recently been let under this scheme and further units will be advertised shortly.

Father Scully House

Negotiations between DCC and CHAS are ongoing in relation to the rent levels and nominations. A meeting took place on January 29th and some progress was made. A further meeting is to take place in the week beginning 2nd February.

Gloucester Place Lower

Following the recent fire three houses in Gloucester Place Lower require considerable refurbishment. Works have now commenced but given the extent of the fire damage it is likely that all three units will take a number of months to refurbish. We have temporarily re-housed all of the residents in other DCC units in the area. Two of the damaged houses are due to have refurbishment works completed by the end of January. The final unit will be ready for re-occupation in late February/ early March.

Chris Butler - Area Housing Manager

Poplar Row, Taaffe Place, Annesley Avenue & Place – Pyrite Issues

It is proposed to carry out these works in three 10 to 12 week phases, remedial works have commenced in phase 1 by the designated contractor McCallan Bros Ltd who has been on site since 12th January 2015. Six families who were directly affected by these remedial works have all been moved temporarily to alternative accommodation within the area.

At this time the remedial works are progressing on schedule and it is envisaged to have the works completed by Easter 2015 with all six families returning to their homes and all works completed. It is hoped that phase 2 will be commencing shortly after the Easter school holidays with the seven families affected at ground floor level moving to the same temporary accommodation that was used for phase one.

Croke Villas

There are now 9 dwellings out of a total of 79 occupied in the complex. The Area Housing Manager is liaising with the remaining individuals/families in trying to identify suitable accommodation in the areas they have requested. However, this process is becoming more difficult with the remaining families in Croke Villas being very specific in where they want to be accommodated.

The Area Housing Manager is continuing to identify suitable properties for sale in Area H that would assist with the detouring of this complex. These identified properties are submitted to Housing & Residential Services for consideration.

Dublin City Council Housing Development Section have erected notices on site and advertised the submission of a Part 8 Planning Application for 2-6 Ballybough Road. Submissions of observations had to be submitted by 16.30 hours on Friday 16th January 2015. A meeting for residents of Croke Villas with staff from City Architects and the Area Office was held on the 20th January to explain step by step the proposed plans for this part 8 and to answer any questions or concerns that they had regarding layout of the proposed units.

Ballybough House

Housing Maintenance Division is continuing to refurbish the void dwellings in the complex.

The problem of youth's from all parts of the North East Inner City community congregating on the stairwell's in this complex is still ongoing. The Estate Manager has been liaising with An Garda Siochana to identify the teenagers who have been congregating in the complex and if they are from Dublin City Council dwellings.

A number of meetings with residents An Garda Siochana, the Community Policing Forum and Dublin City Council staff have taken place to explore ways of resolving the anti social behaviour in this complex. The Estate Manager has been liaising with An Garda Siochana to identify the individuals causing these problems in the complex and to take whatever action is required to resolve this problem. An Garda Siochana have carried out a number of raids in this complex and a number of people are before the courts. Dublin City Council has carried out a number of interviews for anti social behaviour as a result of these raids.

A trial of Choice Based Lettings in this complex has been successful with a number of people applying for the units advertised. Two units were let as a result of this course of action a further 2 units were advertised on the 3rd February, 2015.

The Area Housing Manager & Estate Manager continue to meet with the Resident's Association on a monthly basis.

Nth Clarence Street

Housing Maintenance Division painters are currently working in the complex carrying out an extensive painting programme.

The Area Housing Manager and Estate Manager are continuing to meet with the Resident's Association along with the Community Policing Forum.

Dunne Street

The Area Housing Manager and staff from the Community Development Section have held a number of meetings with residents from Dunne Street around the revamping of play facilities in this complex.

New gates at the entrance to this complex as requested by residents have been manufactured and installed

Nth William Street

Housing Maintenance Division painters are currently carrying out snagging to the extensive painting programme in this complex,

St. Agatha's Court

The Peter McVerry Trust was asked by Dublin City Council to bring forward proposals for the site at St. Agatha's Court. The proposal put forward is to convert 16 units into 8 larger units and construct 4 additional units giving a total of 12 units. The units have been vacant for some time so it would bring them back into use. The Department of Environment Community and Local Government in May granted approval in principle to the construction of the 12 units at a cost of €1,170,000 with a view to starting on site in 2015.

The Peter McVerry Trust applied for planning permission on 29th September 2014. If planning is approved, it would still be anticipated that works would commence in the second half of 2015. Peter McVerry Trust would manage and support the occupants of the complex when completed. Additional information in relation to this planning application has been sought by the Planning Department.

Brian Kavanagh - Area Housing Manager

2014 Allocations in the NEIC area (Chris Butler & Brian Kavanagh)

Total Number of units let – 149

Number of DCC units let – 90

Number of VHA units let - 59

Number of Housing applicants housed (all categories) – 96

Number of Transfer applicants housed (all categories) – 54

Allocations by category

Number of Homeless applicants housed – 35 (39% of all housing allocations)

Number of Welfare Priorities housed – 6 (3 transfer applicants, 3 housing applicants)
Number of Medical Priorities housed – 4 (3 transfer applicants, 1 housing applicant)
Number of Detentanting applicants housed – 18

Number of Band 1 applicants housed – 63
Number of Band 2 applicants housed – 43 (11 housing applicants, 23 transfer applicants)
Number of Band 3 applicants housed – 43 (23 Housing applicants, 20 transfer applicants)

Refusals of offer of accommodation

Number of applicants refusing offer of accommodation – 13
Number of Housing applicants refusing offer – 7
Number of Transfer applicants refusing offer – 3
Number of Homeless applicants refusing offer - 3

**The Chairman and Members of
Central Area Committee**

North West Inner City Housing Report

Dominick Street Lower

The Council has planning permission from An Bord Pleanala for 58 housing units, a community facility and shops on the eastern side of Dominick Street. The accompanying Masterplan provided for a realignment of the road and the provision of a site for a Gael Scoil.

In order to make the project economically viable and procure funding it has been necessary to re-design the project to provide for additional housing units, increased to 73, with a reduction in the number of commercial units, and alterations to the community facilities. Provided funding from the DOECLG for the housing is forthcoming the Council (Planning and Development Department) has agreed to use alternative funding for the commercial and community facilities element of the project.

The draft scheme has been discussed with the regeneration board and subject to the agreement of the DOECLG. A revised planning process will commence in 2015 by way of a new Part 8 application.

Once there is certainty about the design, the funding and the planning process a report will be submitted to the Area Committee seeking their agreement to proceed to the next stage.

Luas Cross City Works

Residents of Dominick St Lower, Dominick House, Dominick Court and Dominick St Upper have been kept updated on the progress of the Luas Cross City (LCC). LCC staff and the Contractor (GMC) have discussed the programme of works with local residents. Contractor is currently on-site in Dominick Street Lower/Upper, Dorset Street/Bolton Street and Parnell Street.

To facilitate works required for the Luas Cross City Utilities contract, traffic will be restricted in the area. The junctions of Mountjoy St and Dorset St/Bolton St, will be closed for a period of four weeks from 2nd February 2015.

In addition Dominick St Lower will be one-way southbound. Updates for all diversions are distributed to residents once approved by DCC and An Garda Síochána.

Utility works started in October opposite Dominick Street Lower flats and these works are still in progress. Works on construction of the manholes commenced in September and are due to be completed.

Dorset Street & Saint Marys Terrace

Ongoing meetings with Residents, Estate Management and the Gardai in relation to antisocial behaviour in the complex. The refurbishment/up-grading of the complex is currently being examined, report to follow.

Blessington Street

A comprehensive painting programme commenced early September, works included all hallways, communal areas, external window frames etc. Works are due for completion end February.

Georges Place

Contractor on site doing necessary repair works, in relation to leaks in the complex. Works are ongoing.

Blackhall Place/Marmion Court

Pest control have baited all shores and communal areas as there is a problem with vermin infestation in the complex. D.C.C cleaning crew are in the process of steam cleaning the courtyards and communal areas, missing gully covers have now been replaced. Works are ongoing. Saint Paul's Community Centre is having its Gas and radiator heating system upgraded, works due for completion by the end February.

Constitution Hill

A meeting took place with the residents association in mid January. Beside some routine maintenance issues there was no mention of vermin being a problem in the complex. Estate Management are monitoring this issue on a weekly basis.

Hardwicke Street (Rory O'Connor & Dermot O'Dwyer House)

The existing football pitch is in the process of being upgraded, works are scheduled for completion the end of May.

Dominick Street Lower Community Centre

A Homework club has been set up in Dominick Street Lower Community Centre. Children from all over the NWIC attend, there are 9 volunteers and an average of 35 participants. Club takes place, Mon-Fri 2-5pm.

The Following Complexes have regular meetings between residents and Estate Management and there are no outstanding issues.

- Chancery House
- Constitution Hill
- Henrietta House
- Dominick Court
- Dominick House/Palmerston Place
- Dominick Street Upper
- Eccles Court
- Saint Peters Court
- Saint Michan's House
- Wolfe Tone Close
- Saint Mary's Terrace
- Kevin Barry House
- Sheridan Place/Court
- North King Street

Seán Smith

Area Housing Projects Manager

Grangegorman Development Agency

The Grangegorman Development Agency (GDA) is a statutory agency established in 2006 by the Irish Government under the Grangegorman Development Agency Act 2005 to redevelop the former St. Brendan's Hospital grounds in Dublin City Centre. The GDA aims to create a vibrant new city quarter with a diverse mix of uses, in a way that is sensitive to the context of the Grangegorman site, its surrounding neighbourhoods and the existing community. The challenge is to plan for and implement a complex, multi-phased development that provides:

- A high quality area with physical linkages to Smithfield, Phibsborough, Prussia Street and the City Centre
- New health care facilities for the Health Services Executive (HSE)
- A new urban campus for Dublin Institute of Technology (DIT), bringing together all students and staff onto one location
- New arts, cultural, recreational and public spaces to serve the community and the city
- A primary school, public library and children's play spaces
- Complementary mixed-use development

Grangegorman Site

The Grangegorman site is an area of approximately 73 acres located in the Arran Quay Ward of Dublin in the district of Grangegorman. It is north of the River Liffey and south of the Royal Canal, and approximately 1.5 kilometres from Dublin's City Centre. The Grangegorman site is bounded by the North Circular Road to the north, Prussia Street and Stoneybatter to the west, and Brunswick Street to the south.

It is unique because of its location in the core of the city and, other than the Docklands and the Poolbeg peninsula, is the last remaining large undeveloped land bank in the city.

The site is divided into two precincts known as St. Brendan's West (54 acres) and St. Brendan's East (19 acres), on either side of Grangegorman Road Upper. The eastern edge of the site is beside the Broadstone and Phibsborough bus depots, property used by Dublin Bus and Bus Éireann under the auspices of Córas Iompair Éireann (CIE).

Much of the site is undeveloped and can be considered brown-field with approximately one third of St. Brendan's West being used until recently as recreational playing fields. These lands contain many mature trees together with an array of protected buildings under the current Dublin City Development Plan, all of which date from the nineteenth century or before.

There is a high boundary wall which surrounds most of the site which means access to the lands is restricted. The lands are elevated on the north eastern part sloping gently down towards the south west. The Grangegorman site has a diverse architectural, historical, and land use character, however the area is fragmented and cut off from surrounding residential neighbourhoods. These factors have served to limit expansion and to discourage the coherent development of the area.

Update

In 2013 the Grangegorman re-development really got underway and in 2014 the first 1,000 DIT students were at home on the Grangegorman site and the bulk of site infrastructure services were in place. The SIPR contractor, Roadbridge Ltd, also installed a major surface water pipeline reaching from the site to Smithfield which is now operational and was a significant piece of work for all concerned. Over 700 local people attended an open day tour of the new facilities in September 2014. The understanding and general support of the local residents was acknowledged and the GDA will continue to build on these important relationships as the project progresses.

BAM Building have made progress on the first new DIT building onsite, the Greenway Hub, with the building frame now completed after 6 months. The Greenway, which will house the Environmental Sustainability and Health Institute and Hot House Incubation spaces for start-up businesses, could be a big factor in helping DIT on the road to becoming Ireland's first technological university once completed next year.

2014 was pivotal in that it saw the opening of the previously closed off Grangegorman site to the surrounding communities as well as marking the first steps in bringing all of DIT onto one location. The GDA plans to carry that momentum forward this year as the Primary Care Centre will begin construction incorporating the former Laundry Building, the Greenway Hub will be completed and opened, and the Central and East Quads are due to begin the planning process. Construction on this exciting Government flagship project is anticipated to commence in late 2015 and will deliver almost half of DIT to Grangegorman upon completion in September 2017.

Other projects expected to see movement early this year include the completion of the replacement Dublin Bus Park to make way for Broadstone Gate, works to Fingal Place gateway, the opening of the playground and seeding of the grass pitches. Completing the above works will be an important step in the delivery of a key link to the rest of the city and the provision of these amenities helps shape the overall urban regeneration of the area which it is hoped will prove beneficial and enjoyable for all.

Necessary stabilisation works on two of the protected structures, the Lower House and the Church of Ireland Church are also underway. Bourke Builders Ltd, who also did some initial works to the former Laundry building last year, are carrying out the 6 month contract in a bid to prevent these historic buildings from further deterioration.

Clancy Construction refurbished a portion of the iconic Clock Tower building and the GDA, along with DIT Campus Planning and the HSE Project Office, moved into it at the beginning of November 2014.

As the Adaptive Reuse and SIPR projects have been substantially completed and are winding down, with contractors JJ Rhatigan & Co and Purcell Construction now off site, the local employment figures have taken a dip. However the numbers still stand steady with 35 local workers currently working onsite and this year should see this figure rise again as construction on the Primary Care Centre and the PPPs commences.

Brian O'Connell

Administrative Officer

Question to Chief Executive

Central Area Committee Meeting
10th February 2015

- Q1 Councillor Ray McAdam**
To ask the Chief Executive (details supplied)
- Q2 Lord Mayor Christy Burke**
To ask the Chief Executive (details supplied)
- Q3 Councillor Ray McAdam**
To ask the Chief Executive (details supplied)
- Q4 Councillor Ray McAdam**
To ask the Chief Executive (details supplied)
- Q5 Councillor Ray McAdam**
To ask the Chief Executive (details supplied)
- Q6 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q7 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q8 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q9 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q10 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q11 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q12 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q13 Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q14 Councillor Nial Ring**
To ask the Chief Executive (details supplied)

- Q15** **Councillor Nial Ring**
To ask the Chief Executive (details supplied)
- Q16** **Lord Mayor Christy Burke**
To ask the Chief Executive (details supplied)
- Q17** **Lord Mayor Christy Burke**
To ask the Chief Executive (details supplied)
- Q18** **Lord Mayor Christy Burke**
To ask the Chief Executive (details supplied)
- Q19** **Lord Mayor Christy Burke**
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- Q20** **Lord Mayor Christy Burke**
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- Q21** **Lord Mayor Christy Burke**
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- Q23** **Councillor Ray McAdam**
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- Q27** **Councillor Ray McAdam**
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- Q28** **Councillor Janice Boylan**
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- Q34** **Councillor Ray McAdam**
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- Q35** **Councillor Ray McAdam**
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- Q36** **Councillor Gary Gannon**
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- Q44** **Councillor Gary Gannon**
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- Q45** **Councillor Gary Gannon**
To ask the Chief Executive (details supplied)
- Q46** **Councillor Ciaran Cuffe**
To ask the Chief Executive (details supplied)
- Q47** **Councillor Ciaran Cuffe**
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- Q48** **Councillor Ciaran Cuffe**
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- Q54** **Councillor Ciaran Cuffe**
To ask the Chief Executive (details supplied)
- Q55** **Councillor Janice Boylan**
To ask the Chief Executive (details supplied)