



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

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001, I hereby notify you that it is proposed to carry out an environmental improvement scheme on Francis Street.

Proposed Works

An environmental improvement scheme is proposed for Francis Street, Hanover Lane and parts of Dean Street, Dublin 8. The proposal comprises improvements to the public realm the full length of Francis Street, Hanover Lane and part of Dean Street. The proposed works will include the following:

- a) Improvements to kerb build-outs,
- b) Footway repaving,
- c) Raised junction plateaus,
- d) Kerb buildouts to formalise parallel parking and loading bays,
- e) Landscaping,
- f) Greening,
- g) Bicycle stands,
- h) Carriageway resurfacing,
- i) Raised pedestrian crossings and ramps,
- j) Public lighting improvements,
- k) All associated ancillary works.

Attached to this report is a site location map and a number of drawings illustrating the proposed development.

Zoning

The site proposed for the works to the public realm is primarily focused on Francis Street, from Thomas Street to Dean Street. The paving works also include the area forward of the steps of the Iveagh Market and the junctions with Dean Swift Square, Thomas Davis Street South, Hanover Place / Hanover Square, Swifts Alley, Carmans Hall, Marks's Alley West and Dean Street. The area is located within the Liberties Local Area Plan (LAP) area and the Thomas Street and Environs Architectural Conservation Area (ACA). The zoning objective at the northern end of Francis Street is Z5 *'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 the zoning objective at the southern end is Z1 '*To protect, provide and improve residential amenities*'.

The proposed works, involving civic improvement is compatible with both zoning objectives.

Site Planning History

There is no record of any previous planning history on this site.

Area Committee

The South Central Area Committee was informed of the initiation of the Part 8 planning process for the proposed development at the above location at its meeting on 15th March 2017.

Submissions/Observations

Third Parties: Seven observations have been received in relation to this application:

- 1) Evelyn O'Neill
 - 2) Martin Fennelly, Fennelly Antiques
 - 3) Jenni Whelan & Sarah McKenna
 - 4) Premier Art and the Antiques Dealers of Ireland
 - 5) Francis Street Business Association
 - 6) An Taisce
 - 7) Catherine Byrne, T.D.
- Submission Nos. 2, 4, 5 and 7 relate to 60 Francis Street (Martin Fennely Antiques) and the positioning of seating and tree planting.
 - Submission No. 1 relates to a request for public bins, public seating and small scale planting on Hanover Square.
 - Submission No. 3 relates to access to private property during future construction works on Hanover Lane, clarification of the extent of paving along the laneway, a query relating to drainage repairs to rear of private properties on Hanover Lane (No. 5-7) and the issue of a derelict site on Hanover Lane.
 - Submission No. 6 is from An Taisce and is supportive of the proposal.

The proposing Department, the South Central Area Office have submitted the following comments in relation to third party submissions received.

Regarding submissions Nos. 2, 4, 5 and 7, the proposer indicates that the objections to the provision of seating and tree planting in front of No. 60 Francis Street have been noted and that the proposed street furniture will not be placed outside No. 60 Francis Street.

In respect of submission No. 1, the request for public bins, public seating and additional small scale planting on Hanover Lane will be considered in the detailed drawing of the scheme. The suggestion for an art competition falls outside the remit of the scheme proposal and no public toilets are proposed in the scheme as it is considered that none are required at present.

In relation to submission No. 3, Dublin City Council will ensure that access to private properties is maintained during any future construction works. The extent of paving on Hanover Lane is indicated in 14D01_DR-200 and all works are within the curtilage of publicly owned land. There will be no intrusions into private property. In relation to the drainage

query, this is outside the remit of this scheme but will be referred to DCC Drainage Department for their response. The derelict site referenced is outside the site boundary and beyond the proposed enhancement of public realm. However, this will be referred to the Derelict Sites Section for their response.

Interdepartmental Reports

Archaeology: Report dated 29/05/17 indicates no objections subject to conditions.

Roads and Traffic Planning Division: Report dated 04/07/17 indicates no objections subject to conditions

Drainage Division: Report dated 07/06/17 indicates no objections subject to conditions

Appropriate Assessment

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 development, the proposed project should 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.

Assessment

The proposed development involves improvement works to the public realm/ public domain to be carried out by Dublin City Council at Francis Street, Dublin 8. The applicant has indicated the submission of two drawings as unsolicited Additional Information on 11/05/17.

Policy

The applicant indicates that the proposed public realm improvements are part of a wider policies of Dublin City Council as set out under The Dublin City Development Plan 2016-2022, the Liberties Local Area Plan, the Liberties Greening Strategy 2014, the Dublin City Public Realm Strategy 2012, the Design Manual for Urban Roads and Streets and the Ministerial Guidelines-Paving the Conservation of Historic Ground Surfaces.

Dublin City Development Plan 2016-2022

The applicants indicate the Objectives of the Development Plan which are relevant include the following:

CHCO19: *To promote the Liberties as an area of historical, archaeological, industrial and cultural heritage in Dublin City through authentic exhibits, improving access to cultural heritage sites and fostering engagement through community archaeology and heritage projects.*

MTO9: *To develop, within the lifetime of this plan, the Strategic Cycle Network for Dublin city- connecting key city centre destinations to the wider city and the national cycle network, and to implement the NTA's Greater Dublin Area Cycle Network Plan to bring forward planning and design of the Santry River Greenway, incorporating strongly integrative social and community development initiatives.*

MTO10: *To improve existing cycleways and bicycle priority measures throughout the city, and to create guarded cycle lanes, where appropriate and feasible.*

MTO13: *In accordance with cycle routes identified in the National Transport Authority's Greater Dublin Area Cycle Network Plan*

MTO14: *To review availability of bicycle parking facilities at neighbourhood centres with a view to addressing any shortfall through provision of Sheffield-type bicycle parking in the immediate vicinity as required.*

MTO15: *To provide Sheffield Stand type parking near the entrance to all publicly accessible buildings such as schools, hotels, libraries, theatres, churches, etc.*

It is considered that the proposed development is consistent with the policy of the Dublin City Council as set out above.

Liberties Local Area Plan (LAP)

The applicant indicates that the Liberties Lap was adopted in 2009 and extended to 2020. The public realm strategy for the LAP as set out for Francis Street states:

- *Provide pedestrian orientated realm, wider pavements, where possible and easier street crossings using stone paved speed tables,*
- *Stone paved sidewalks throughout,*
- *Plant semi-mature trees where possible and provide places to sit and rest at regular intervals,*
- *Provide public art/ accentuating lighting to highlight gateways into the Liberties area, such as Swifts Alley,*
- *Explore the potential for a cycle lane on the street in accordance with the City councils Cycle strategy.*

It is considered that the proposed development is consistent with the policy of the Dublin City Council as set out in the Liberties LAP above.

Thomas Street and Environs ACA.

The policy of the Dublin City Council, regarding the public domain, is set out under Section 6.2.9 (Public Domain) of the Thomas Street and Environs Architectural Conservation Area (ACA) which states:

Dublin City Council will endeavour 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.

a. Retention of historic kerb-stones

Surviving historic kerb stones shall be preserved and retained in situ. This shall complement Policy H22 of the Dublin City Development Plan 2005-2011 which sets out to preserve, repair and retain historic streetscape and paving. The lifting of historic granite flags/kerbs is a highly skilled operation and should only be done where absolutely necessary. Sometimes it is recommended that the stones be kept in situ without removing them off site to avoid the attendant risks of breakages, damage, losses, problems when reinstating and the subsequent loss of context. This depends on the necessity for lifting at all, the security of the working environment, traffic arrangements etc.

The loss of historic character should be avoided by retaining historic features and by only introducing new materials which are compatible with these.

b. Public Lighting

Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

c. Avoidance of Clutter

Clutter in a streetscape is created by the use of too many different colours and textures in the street and paving surfaces. This should be avoided – the eye should be drawn to the buildings rather than to the ground underfoot. Coordinated street furnishing and landscaping schemes that make use of materials and design themes appropriate to the area should be promoted, along with a reduction in the proliferation of street signs and street furniture

d. Streetscape

Coordinated street furnishing and landscaping schemes that make use of materials and design themes appropriate to the area should be promoted, along with a reduction in the proliferation of street signs and street furniture.

The proposal comprises improvements to the public realm the full length of Francis Street, Hanover Lane and part of Dean Street to include kerb build outs along with footway repaving, raised junction plateaus, kerb build outs to formalise parallel parking and loading bays, landscaping, bicycle stands, carriageway resurfacing, raised pedestrian crossings and ramps, public lighting improvements and all associated ancillary works.

The public realm improvements include the lifting and relaying of historic setts and curbing. The paving also includes the laying of a variety of paving including dark granite and natural stone setts, to provide contrast. These works include the provision of benches, bollards, light standards, cycle stands and tress in planter boxes. It is considered that the proposed development would involve the retention the preservation, repair and retention of an historic streetscape and paving, the proposed public lighting would complement and enhance the architectural character, with the clutter of too many different colours and textures in the street and paving surfaces is avoided. The scheme proposed involves a coordinated street furnishing and landscaping scheme that make use of materials and design themes appropriate to the area, along with a reduction in the proliferation of street signs and street furniture.

It is considered that the proposed public realm improvement scheme for Francis Street is consistent with the policy of the Council as set out under the Thomas Street and environs Architectural conservation Area (ACA).

Appendix 8 of the Dublin City development Plan indicates a number of historic granite kerbs for protection.

Need for the Work

The proposing department, Dublin South Central Area office, indicates that the proposed public realm improvements are part of a wider policies of Dublin City Council as set out under The Dublin City Development Plan 2016-2022, the Liberties Local Area Plan, the Liberties Greening Strategy 2014, the Dublin City Public Realm Strategy 2012, the Design Manual for Urban Roads and Streets and the Ministerial Guidelines-Paving the Conservation of Historic Ground Surfaces

Conclusion

The proposed public realm improvements for the Francis Street area are part of the wider policies of Dublin City Council as set out under The Dublin City Development Plan 2016-

2022, the Liberties Local Area Plan, the Liberties Greening Strategy 2014, the Dublin City Public Realm Strategy 2012, the Design Manual for Urban Roads and Streets and the Ministerial Guidelines-Paving the Conservation of Historic Ground Surfaces. The proposed development is consistent with each of the policy objectives and standards as set out above.

The Planning Authority has received correspondence of objection to the proposed development. The primary issue of concern was the location of street furniture in front of no. 60 Francis Street. It is considered that the objections and observations made to the planning authority have been addressed by the proposing department by proposing to relocate the street furniture to a more suitable location. The remaining issues are issues relating to the works required to achieve the scheme.

The proposed development is for civic improvements of the public realm in one of Dublin's most historic streets. The proposed development would provide an attractive and safer environment for cycling and walking. The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022.

Recommendation

I am satisfied that the proposed development would be consistent with the provisions of the Dublin City Development Plan 2016-2022 and would be in accordance with the proper planning and sustainable development of the area. Accordingly it is recommended that a decision be made by the elected members of the Council to proceed with the proposed development, subject to the requirements of the respective Divisions and Sections of the City Council provided below.

Technical Department Conditions

1. The following requirements shall be complied with:

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

(b) The development shall incorporate Sustainable Drainage Systems in the management of stormwater. Full details of these shall be agreed in writing with Drainage Division prior to the commencement of development.

Reason: In the interest of orderly development.

2. The proposed development shall adhere to the following:

(a) The developer shall retain a suitably qualified licensed-archaeologist to advise regarding the archaeological implications of site clearance, demolition and/or construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.

(b) The developer shall allow for the resolution of archaeology (both on site and necessary post excavation) in the project budget and timetable.

(c) The developer's archaeologist shall undertake licensed archaeological monitoring of all demolition and sub-surface works associated with the development including the breaking and removal of any floor slabs, levelling of ground etc.

(d) The archaeologist shall consult with and forward their Method Statement in advance of

commencement to the City Archaeologist.

(e) In the event of archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including if necessary the archaeological excavation of such features. In the event of significant archaeological features on site, the archaeologist retained by the developer shall immediately contact the City Archaeologist. The City Archaeologist (in consultation with the National Monuments Service, Department of Arts Heritage and Gaeltacht) shall determine the further archaeological resolution of the site.

(f) A written and digital report (on compact disc) containing the results of the archaeological monitoring shall be forwarded on completion to the City Archaeologist and National Monuments Service, Department Arts Heritage and Gaeltacht.

(g) 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, 138-44 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.

3. The proposed development shall adhere to the following:

(a) The final detailed design of the Environmental Improvement Scheme shall be agreed with the Environment and Transportation Department prior to the commencement of development. The applicant shall contact the Area Traffic Engineer in the Environment and Transportation Department to ascertain their requirements regarding the relocation/removal of loading bays and any alterations to the pay and display scheme/line markings.

(b) Details of the materials proposed in public areas should be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council and agreed in detail with the Road Maintenance Division.

Reason: In the interest of public safety and visual amenity

4. Implementation & Funding

If this project is approved, we will seek to source the necessary funding and formulate an implementation timescale.

Owen Keegan
Chief Executive

23rd August 2017



DUBLIN CITY COUNCIL
 Comhairle Chathair Bhaile Átha Cliath

ENVIRONMENT & TRANSPORTATION DEPARTMENT,

CIVIC OFFICES,

WOOD QUAY, DUBLIN 8.

John W. Flanagan
 PhD CEng Eur Ing FIEI FICE
 Acting City Engineer

ROADS MAINTENANCE DIVISION

REVISION	DESCRIPTION	DATE
		/20
		/20
		/20
		/20

LEGEND

Proposed extinguishment of public right of way over laneway to side of 48, 50 Vernon Avenue, side of 13, 15 Belgrove Road.
 As shown.

Roads Act 1993 Section 73(1).

Proposed extinguishment of public r.o.w. over lanes at side of 48,50 Vernon Avenue, & side of 13-15 Belgrove Road, D.3.

C.A.D. BY _____ CHECKED BY _____ APPROVED BY _____

SCALE 1:1000 DRAWING No. _____

DATE 27/02/2017 R.M. 36598A

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ON ORIGINAL

NOTES:
GENERAL NOTES:
1. ALL DIMENSIONS IN METRES UNLESS SPECIFIED OTHERWISE.
2. ALL CO-ORDINATES ARE TO IRISH TRANSVERSE MERCATOR.
3. ALL LEVELS ARE TO ORDNANCE DATUM (MUNN HEAD).

ORDNANCE SURVEY IRELAND LICENCE
NO EN 0017017
© ORDNANCE SURVEY IRELAND
GOVERNMENT OF IRELAND

REV.	DATE	DESCRIPTION	BY	CHKD.
PLANNING				
DESIGNED	RLK	PREPARED	GMK	
DATE	MAR 2017	CHECKED	RLK	

DBFL Dublin 2 Ground Heat Upper Ormond Quay, Dublin 7, Ireland. Phone: +353 1 400 4000 Fax: +353 1 400 4000

Waterloo Quay Unit 2, The Charadey, 1-2 O'Connell Street, Waterford, Ireland. Phone: +353 51 209 500 Fax: +353 51 84 913

DBFL Consulting Engineers email: info@dbfl.ie www.dbfl.ie

PROJECT
FRANCIS STREET ENVIRONMENTAL IMPROVEMENT SCHEME

DRG. TITLE
SITE LOCATION MAP

CLIENT
DUBLIN CITY COUNCIL

SCALE
1:1000 @A1 FILE REF: 142020-001

DRG. NO.
142020-2001



Visualisation of the landscape proposals at The Iveagh Market





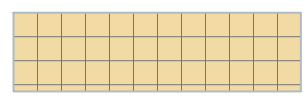
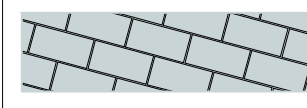



Visualisation of the landscape proposals at junction of Carmanhall Road & Francis Street



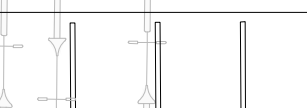
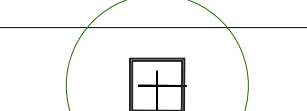
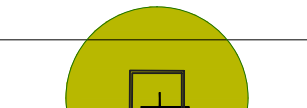




Visualisation of the landscape proposals at Francis Street & Dean Street

LEGEND

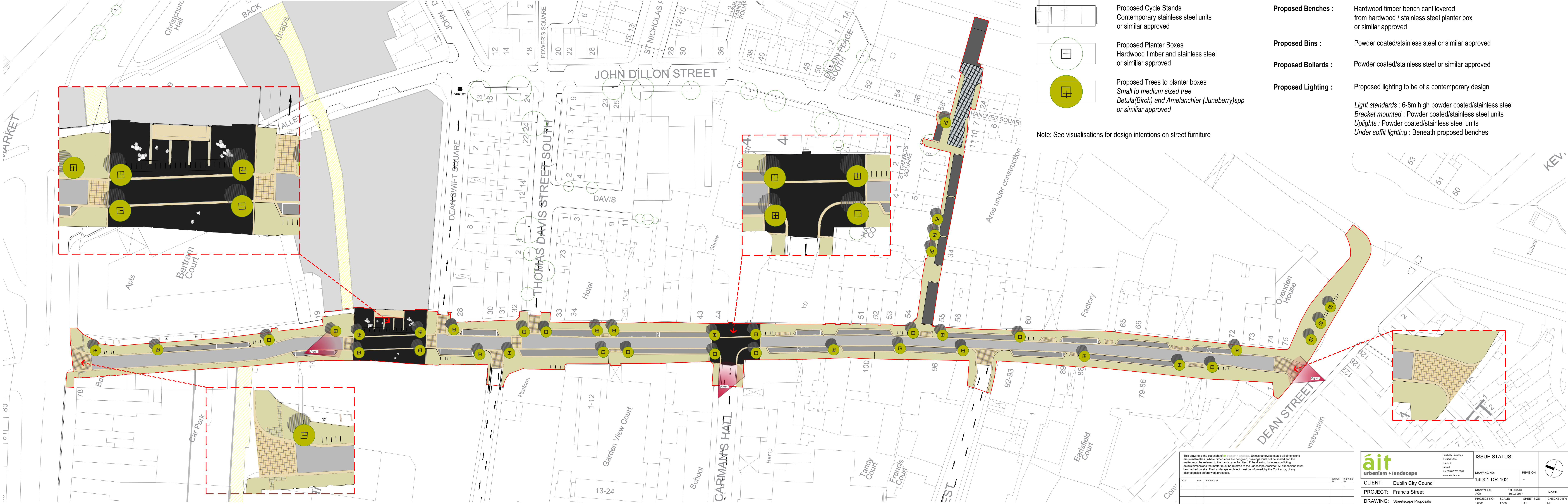
PROPOSED HARDSCAPE MATERIALS

-  Proposed natural stone paving - Light tone: Leinster Granite Flags.
-  Proposed natural stone paving - Dark Contrast: Dark granite with Leinster Granite banding
-  Natural Stone Setts: Leinster Granite setts to road junctions and drop kerbs for laneway access.
-  Existing historic stone setts: lifted and relaid
-  Kerbs: Existing to be lifted and relaid. Proposed to match existing Leinster granite kerbs or similar approved
-  Parking and loading: Coloured Bitumen, color t.b.d.
-  Road: to the Consulting Engineers specification and details.

PROPOSED STREET FURNITURE AND GREENING

-  Proposed Cycle Stands: Contemporary stainless steel units or similar approved
-  Proposed Planter Boxes: Hardwood timber and stainless steel or similar approved
-  Proposed Trees to planter boxes: Small to medium sized tree: Betula (Birch) and Amelanchier (Juneberry) spp or similar approved
-  Proposed Benches: Hardwood timber bench cantilevered from hardwood / stainless steel planter box or similar approved
-  Proposed Bins: Powder coated/stainless steel or similar approved
-  Proposed Bollards: Powder coated/stainless steel or similar approved
-  Proposed Lighting: Proposed lighting to be of a contemporary design
Light standards: 6-8m high powder coated/stainless steel Bracket mounted: Powder coated/stainless steel units
Uplights: Powder coated/stainless steel units
Under soffit lighting: Beneath proposed benches

Note: See visualisations for design intentions on street furniture



DATE	REV	DESCRIPTION	BY	CHECKED



ait
urbanism + landscape

CLIENT: Dublin City Council
PROJECT: Francis Street
DRAWING: Streetscape Proposals

ISSUE STATUS:
DRAWING NO: 14D01-DR-102
REVISION: -
DATE: 10.03.2017
SCALE: 1:500
SHEET SIZE: A1



NORTH
CHECKED BY: ME

- PROPOSED HARDSCAPE MATERIALS**
- Existing historic stone sets: lifted and relaid
 - Proposed natural stone paving - Light tone: Leinster Granite Flags.
 - Proposed natural tone paving - Dark Contrast: Dark granite with Leinster Granite banding
 - Parking and loading: Coloured Bitumen - 35 mm 'Dulacolor' SMA 10 surf. SIAC or similar approved.
 - Road: to the Consulting Engineers specification and details.
 - Kerbs: Existing to lifted and relaid. Proposed to match existing Leinster granite kerbs or similar approved
- PROPOSED STREET FURNITURE AND GREENING**
- Proposed Cycle Stands: Contemporary stainless steel units or similar approved
 - Proposed Planter Boxes: Hardwood timber and stainless steel or similar approved
 - Proposed Trees to planter boxes: Small to medium sized tree: Betula(Birch) and Amelanchier (Jameberry)app or similar approved
 - Proposed Benches: Hardwood timber bench cantilevered from hardwood / stainless steel planter box or similar approved
 - Proposed Bins: Powder coated/stainless steel or similar approved
 - Proposed Bollards: Powder coated/stainless steel or similar approved
 - Proposed Lighting: Proposed lighting to be of a contemporary design
- Light standards: 6-8m high powder coated/stainless steel
Bracket mounted: Powder coated/stainless steel units
Uplights: Powder coated/stainless steel units
Under soffit lighting: Beneath proposed benches



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DATE	REV.	DESCRIPTION	DRAWN BY	CHECKED BY
-	-	-	-	-

ait
urbanism + landscape

CLIENT: Dublin City Council
PROJECT: Francis Street
DRAWING: Landscape Proposals

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NORTH