
Addition of: Structures 1 (red brick L-shaped wing), 3 (block to S of chapel), 4 (college chapel), 7 (walls of enclosed orchard to S of college buildings and stone shed outside SE corner of garden wall), 8 (enclosed garden to north) & 11 (N stone boundary wall along Bloomfield Avenue), St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila') to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Recommendation	
Proposed Entry	St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila'), be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022 as follows: "Structures within curtilage, including college chapel, building to south of Chapel, red-brick L shaped wing, garden walls to north and south of college buildings, and excluding post 1930 structures.

Photo of Structure



Introduction

In accordance with Section 55 of the Planning & Development Act 2000 (as amended), it is recommended to make the addition of Structures 1 (red brick L-shaped wing), 3 (block to S of chapel), 4 (college chapel), 7 (walls of enclosed orchard to S of college buildings and stone shed outside SE corner of garden wall), 8 (enclosed garden to north) & 11 (N stone

boundary wall along Bloomfield Avenue), St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila') to the Dublin City Council's Record of Protected Structures of the Dublin City Development Plan 2016-2022.

Procedure Followed

The proposed addition of Structures 1, 3, 4, 7, 8, & 11 St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila'), was originally brought forward to the South East Area Committee on the 8th of May 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add **Structures 1 (red brick L-shaped wing), 3 (block to S of chapel), 4 (college chapel), 7 (walls of enclosed orchard to S of college buildings and stone shed outside SE corner of garden wall), 8 (enclosed garden to north) & 11 (N stone boundary wall along Bloomfield Avenue), St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila')**, to the Record of Protected Structures.

The proposed addition of these structures was first advertised in the Irish Independent on the **19th June 2017**. The public display period was from **19th of June, 2017 to 31st July, 2017** inclusive.

Request for Addition

- Conservation Section, Planning & Property Development Department, Dublin City Council.

Summary of Applicants Reasons for Seeking Addition:

- It had come to the attention of Dublin City Council that the structures of St Mary's College are not Protected Structures.

Development Plan 2016-2022 Zoning & Location Map

St Mary's College is situated on the grounds of a former house called Gayfield, lying to the southeast of Bloomfield Avenue. A residential development of apartments called Bloomfield Park was constructed on the eastern part of the site, following its sale by the Carmelite Fathers circa. 2003/4. To the west of the site is the complex of the Royal Hospital, Donnybrook. The location of St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (also known as 'Avila') is shown in green on the map below. The zoning objective for the site is Z15: 'To provide for institutional, educational, recreational, community, green infrastructure & health uses.'



Relevant Planning History (excluding invalid applications):

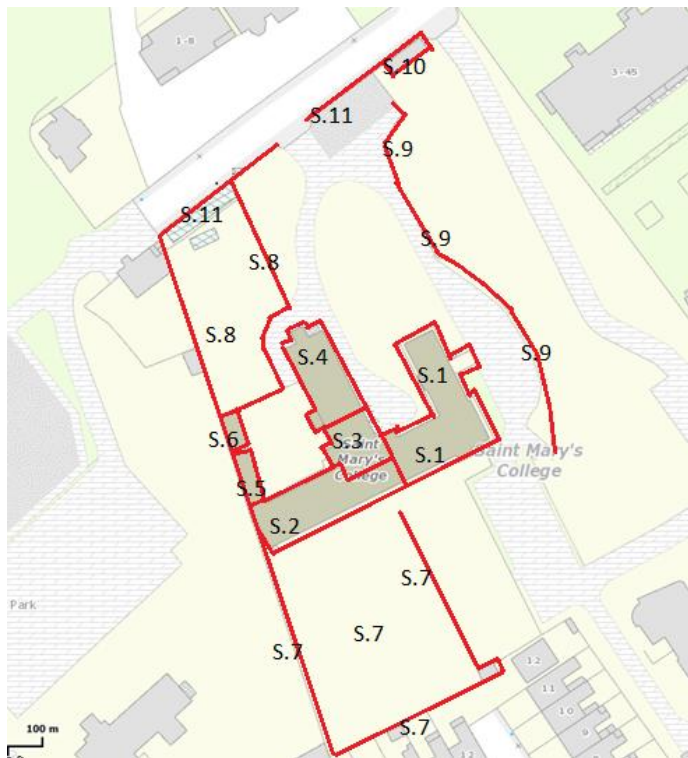
1. 1060/04 Planning permission granted for mixed use development of 196 units (182 apartments and 14 houses) with childcare facility. Surface and basement car parking. Vehicular entrance at Bloomfield Avenue. Pedestrian and emergency entrance off Morehampton Road. All on a site of 1.46 hectares formerly part of lands known as 'Avila', Bloomfield Avenue.
2. 4338/04 and 4053/04 Planning permission granted to The Carmelite Order for a new retreat centre with 8 guest bedrooms and a new entrance at 'Avila' Bloomfield Avenue, Donnybrook, Dublin 4. The development comprised a two-storey building incorporating a 10 bedroom priory and a new chapel with a 16 metre high spire plus 2 no. single-storey one-room detached hermitages.
3. 2217/05 Planning permission granted 29th June 2005: Alterations to approved scheme (1060/04).
4. 2031/05Sub01 Compliance: 15th August 2015: Planning permission for single-storey ESB sub-station and switch room at entrance to residential development.
5. 2031/05 Planning permission granted 15th August 2005: Planning permission for single-storey ESB sub-station and switch room at entrance to residential development.
6. 3550/06 Planning permission granted 19th September 2006: Alterations to approved scheme (1060/04).
7. 4457/06 Planning permission granted 14th March 2007: Alterations to approved scheme (1060/04).
8. 4745/07 Planning permission granted 13th November 2007: Alterations to approved scheme (1060/04).
9. 5298/08 Planning permission granted 25th March 2009: Alterations to approved scheme (1060/04).
10. 2779/11 Planning permission granted 26th August 2011: Replacement of previously approved house type F1 (4745/07).
11. 0176/16 Planning permission decision 9th June 2016: Reopening of boundary wall to install pedestrian gate to allow direct access to and from Morehampton Road.

Summary Description:

L-plan seven-bay two-storey over raised-basement with attic Gothic Revival seminary, built 1888 to a design by W.H. Byrne, with breakfronts comprising a central entrance gable and a gabled end bay to south. Seven-bay two-storey over basement range to south with additional floor added c.1945. Seminary built to east elevation of earlier house (Gayfield House – now demolished). Eleven-bay three-storey over basement extension added to west of south wing c.1945, by Simon Aloysius Leonard.

The Chapel was constructed c.1896, to a design by W.H. Byrne. Block directly to south of chapel designed c.1928 by Ralph Henry Byrne and built on the site of Gayfield House. Two-storey building to west wall of rear yard formerly used as laundry with rooms above. Three-bay garage to north. Walled gardens to north and south of buildings. Wrought-iron railings and gates bound lawn to east of seminary building. Single-storey outbuilding along site's northern stone boundary wall, now houses a Christmas Crib. Retreat centre called Avila Carmelite Centre, built c.2004, to east of seminary.

Annotated Map Showing Structures at St. Mary's College:



Structure 1: W.H. Byrne-designed red brick L-plan wing, dated 1888

Structure 2: Cement-rendered accommodation block, built c.1945

Structure 3: Block to the south of chapel, built c.1928

Structure 4: College chapel, built c.1896

Structure 5: Outbuilding to west side of yard, built c.1950

Structure 6: Garage to west side of yard, built c.1950

Structure 7: Walls of enclosed orchard to south of college buildings and stone shed outside the southeast corner of the garden wall, c.1800

Structure 8: Enclosed garden to north, c.1800

Structure 9: Wrought-iron gates & railing boundary to lawn, east of college buildings, erected c.1900

Structure 10: Former outbuilding along northern boundary wall

Structure 11: Northern stone-built boundary wall along Bloomfield Avenue, c.1800

Note: As advertised, it is recommended that Structures 1, 3, 4, 7, 8, & 11 be added to the Record of Protected Structures.



Structure 1:
East-facing entrance elevation of L-plan wing 1888



Structures 3 and 4
East-facing elevation of chapel and block to south



Structure 7:
Brick-faced eastern wall with entrance gate to walled orchard



Structure 11:
Rubble stone and brick boundary wall to Bloomfield Avenue.

Assessment of Significance Under The National Inventory of Architectural Heritage (NIAH) and Special Interest Under the Planning & Development Act 2000:

The NIAH has not been carried out for this area; however, its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the structure in question. The NIAH 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 recommended by the Minister to the relevant planning authority for inclusion in their RPS.

An experienced firm of architectural conservation consultants, Architectural Recording and Research, were commissioned by the Planning & Property Development Department to provide a written assessment and photographic record of the structures, fixtures and features at St. Mary's College (the subject property). Using the NIAH System of rating, the following structures, comprising Structures 1, 3, 4, 7, 8, & 11 St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila') were considered to be of Regional significance. These are structures or sites that make a significant contribution

to the architectural heritage within their region or area. These assessments are considered acceptable to the Planning and Property Development Department.

The Categories of Special Interest are defined in the Planning and Development Act, 2000 as architectural, historical, archaeological, artistic, cultural, scientific, technical and social.

When assessed under the above categories, it is found that the principal seminary buildings are of architectural, artistic and social interest for the following reasons:

Structure 1: The L-plan wing, constructed to the east of Gayfield House (now demolished), is a Gothic Revival institutional building of architectural, artistic and social interest. Designed by prolific architect W.H. Byrne, it boasts an attractive roofscape and a red brick exterior that is enriched by yellow and vitrified brick dressings and skilfully carved limestone elements. Notable spaces and design features within the interior include a well-proportioned entrance hall and parquet-floored corridors at ground-floor level; the entrance hall's internal doubleleaf doorway with painted overlight and a similar doorway leading to the stairhall; the principal ground-floor rooms with fireplaces; original door and window joinery throughout; and the main staircase, with decorative newel post, carved handrail and balusters, located in the southeast corner of the L-plan building. W.H. Byrne's seminary wing is of Regional importance.

Structure 3: The block to the south of chapel was designed c.1928 and was erected on the site of Gayfield House. The red brick, flat-roofed building was designed by Ralph Henry Byrne c.1928 and is of architectural interest. Reflecting the design and materials used by the architect's father in the L-plan seminary wing and chapel, this structure blends well with the established architectural theme. Notable interior features include window and door joinery, the geometric floor tiles to the ground-floor corridor and the timber fireplace within the sacristy. This structure is considered to be of Regional significance.

Structure 4: The college chapel is another of W.H. Byrne's buildings at the Gayfield House site. The red brick and rusticated exterior complements the design and fabric of the earlier Lplan seminary structure. The plain, yet attractive exterior, influenced by Gothic Revival design, is of architectural, artistic and social interest. The single-cell chapel has an attractive trussed and panelled ceiling, which is a good example of design and craftsmanship. Further elements of particular architectural and artistic interest include the polished marble flooring, altar and wall panelling. This structure is considered to be of Regional significance.

Structure 7: The three boundary walls of the enclosed garden/orchard, and the small outbuilding at the southeast corner of the garden, are of architectural significance because of their design and their association with Gayfield House. Constructed in calp limestone and handmade brick, the garden walls and outbuilding are some of the only surviving features associated with the detached house known as Gayfield, built c.1800. The garden walls are of social interest as they enclose a space which is frequented by retreatants seeking a quiet place to contemplate and pray. This structure is considered to be of Regional significance.

Structure 8: The walled garden to the north of the site was associated with Gayfield House, built c.1800 (now demolished), and the enclosed garden/orchard to the south. When the college chapel was constructed at the end of the 19th century, garden walls at the southeast corner were removed and replaced with a curving rendered wall. The historic rubble and brick walls are of architectural interest and are considered to be of Regional significance.

Structure 11: The rubble stone wall that forms the site's northern boundary along Bloomfield Avenue is of architectural interest as it is part of the early historic fabric of Gayfield house. The historic wall contributes to the character of both the site and the streetscape. This structure is considered to be of Regional significance.

Submissions/Objections Received

One written submission has been received from Tom Phillips & Associates, Planning Consultants, appointed by Tripoint Investments Limited, on behalf of the Scally Family; in accordance with Section 55(2)(b) of the Act. It is noted in the submission that Tripoint Investments Limited is contracted to purchase the lands at St. Mary's College.

It is submitted by Tom Phillips & Associates, that "Whilst our Client recognises that St Mary's College has some architectural merit and is not opposed to the addition proposed to the RPs, it is our opinion that the list of the proposed additions to the Record of Protected Structures as currently presented by the Local Authority is not appropriate. In summary, we suggest the following altered wording;

'St Mary's College, Donnybrook and structures within its curtilage, excluding post-1930 structures'."

The submission further requests *"that the Local Authority also considers the indefinite deferral of the addition of the structures at St. Mary's College to the RPS, or at least until the feasibility stage of our Client's development proposals for the lands is finalised."*

The written submission contains a number of headings including:

- A. Clients Proposal for the Lands (1.2),
 - B. Summary Details of Proposed Addition to the RPS Specific to St Mary's College (1.3) and
 - C. Summary History of the Buildings and Existing Site Context (1.4),
- prior to addressing the Grounds of Submission in Section 2.0.

The Grounds of Submission include

1. A Report by Paul Arnold Architects (Grade 1 Conservation Architects) (2.1);
2. Town Planning Basis of Submission (2.2);
3. Request (to) the Local Authority to Consider the Possibility of Postponing the Addition of the Structures to the RPS (2.3);
4. A Conclusion (3.0)

A. Clients Proposals for Lands

It is submitted that the Planning Consultant's Client is advancing the purchase of the lands from the current owners of the lands, the Carmelite Order. The Client is an operator of several high profile, successful hotels. It is submitted that "It is our Client's intention that on the successful purchase of the lands, that the property is sensitively redeveloped, including the reuse of some of the key features of the property as an integral part of the development, etc."

B. Summary Details of Proposed Addition to the RPS Specific to St Mary's College

This section of the report by Tom Phillips & Associates, Planning Consultants, provides the details of the definitions of 'proposed protected structure' and 'protected structure' under Section 2 of the Act. It continues to outline the structures proposed for addition to the RPS, and includes Figures (including photographs) of same, extracted from the Report to the South East Area Committee, dated 20th April 2017. It states that the Client understands that the protection applies to the proposed protected structures, pending the final decision of the City Council.

C. Summary History of the Buildings and Existing Site Context

This section (1.4) of the Planning Consultants Report provides a brief history of the buildings and site and includes Figure 1.9: Development evolution at St. Mary's College (source John McLaughlin Architect's Report).

1. A Report by Paul Arnold Architects (Grade 1 Conservation Architects)

Section 2.1 of the written submission by Tom Phillips & Associates, Planning Consultants was prepared by Paul Arnold Architects, Grade 1 Conservation Architects and includes submissions that may be summarised as follows:

- “We concur that the proposed inclusion of St. Mary’s College, Donnybrook on the Record of Protected Structures is consistent with the general policies for the protection of buildings of architectural interest.”
- Certain parts of the complex are of greater interest than others, and therefore merit protection. “The selection by the planning authority of structures within the complex reflects the assessment that not all buildings merit protection: we concur with this assessment.”
- In general, the post-1930’s structures are of limited architectural or historical interest.
- As established by legislation and regulation, the definition of what contributes to the special interest can be defined by the planning authority under Section 57 of the Act.
- The established practice for protecting a building complex or demesne is to identify the location of the building of interest and to protect its curtilage, meaning the associated land and minor structures that contribute to its special interest. Therefore, it is suggested that the proposed entry on the RPS should read:

‘St Mary’s College, Donnybrook and structures within its curtilage, excluding post-1930 structures’.”

- It is also submitted that “Modifications to the area to be transferred by sale mean that the indicated curtilage is no longer coextensive with the proposed reduced property extent. This is an anomaly that should be addressed, to achieve clarity and certainty.

2. Town Planning Basis of Submission

This subsection (2.2) makes submissions in relation to the following:

- Zoning of the Lands Allows for Hotel Development (2.2.1)
- Clients Hotel Proposal is Consistent with the Z15 Zoning Objective
- Positive Pre-Planning Meetings Undertaken
- Proposal Will Address the Shortage of Tourist Accommodation in Dublin City (2.2.2)
- Method of Proposed Addition (2,2,3)
- Addition of Structures as Proposed May Impede Future Development of the Site.

These submissions relate to the potential for future development of a hotel that may take place on the subject lands.

It is noted that in Subsection 2.2.3 Method of Proposed Addition, it is submitted that “*The vast majority of structures on the RPS are described in very simple terms, with further detail provided on specific items*” and “*... it is contended that the specific detail of the proposed addition as proposed for St. Mary’s College, is not appropriate for the subject site*”. Further, “*It is submitted that the addition of these structures to the RPS in the proposed form, will result in the protection extending to all elements of the structures listed, each with their own curtilage, and will, in our opinion, place a significant restriction on our Client or any other developer to deliver a viable scheme.*”

The conclusion of the Town Planning Basis of Submission, is stated as:

“In conclusion, adding St. Mary’s to the RPS at this stage of the feasibility stage will negatively impact on progress made to date and into the future and would also have a significant impact on our Client to deliver a 5 star hotel on the lands.”

3. Request (to) the Local Authority to Consider the Possibility of Postponing the Addition of the Structures to the RPS (2.3)

It is submitted that the Planning Authority considers the indefinite deferral of the addition of the structures at St. Mary's College, or at least until the feasibility stage of our Client's development proposals for the lands is finalised. Reference is made to the deferral 'indefinitely' of the addition of the former Central bank and Public Plaza at the meeting of the South East Area Committee on the 8th May 2017; apparently as reported "... to facilitate the owner's development proposals for the site"

Response to Submissions/Objections

A. Clients Proposals for Lands

Having regard to Part IV, Architectural Heritage, Chapter 1: Protected Structures of the Planning and Development Act, 2000 (as amended), including Sections 51, 54 and 55 thereof, and the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, in particular Chapter 2 thereof, the Planning Authority is of the opinion that the subject matter of this section of the submission is not a material consideration in relation to the making of a proposed addition to the Record of Protected Structures.

For the purpose of clarity, Section 54(1) of the Act provides "*For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.*"

B. Summary Details of Proposed Addition to the RPS Specific to St Mary's College

Noted. The Planning Authority considers that this section of the submission requires no further consideration.

C. Summary History of the Buildings and Existing Site Context

This section (1.4) of the Planning Consultants Report provides a brief history of the buildings and site and includes Figure 1.9: Development evolution at St. Mary's College (source John McLaughlin Architect's Report). It is noted that this history generally corresponds to that as described in the Planning Authority's Report to the South East Area Committee of the 20th April 2017, with one exception, as follows:

The Planning Authority Report states that "Structure 3: *The block to the south of the chapel was designed c. 1928 and was erected on the site of the Gayfield House site. ...*", and also refers in the Annotated Map Showing Structures at St. Mary's College – "Structure 3: *Block to the south of chapel, built c. 1928*".

Figure 1.9 of the Planning Consultant's Report illustrates that block as comprising part of the "Addition of new adjoining" illustrated as dating from 1934. No evidence is submitted to support this, nor is there any objection to or other submission regarding the description as stated or that the block was built in 1928 as stated in the Annotated Map (also provided in the Summary Description above) in the Report of the Planning Authority of 20th April 2017.

1. A Report by Paul Arnold Architects (Grade 1 Conservation Architects)

It is noted that Paul Arnold Architects, Grade 1 Conservation Architects agrees with the addition of St. Mary's College - "We concur that the proposed inclusion of St. Mary's College, Donnybrook on the Record of Protected Structures is consistent with the general policies for the protection of buildings of architectural interest."

It is also noted that the Conservation Architects generally agree with the Planning Authority's assessment - "The selection by the planning authority of structures within the complex reflects the assessment that not all buildings merit protection: we concur with this assessment." The submission considers that the definition of what contributes to the special interest can be defined by the Planning Authority through the Section 57 process.

As such the submission proposes a more general statement, to the effect of:

'St Mary's College, Donnybrook and structures within its curtilage, excluding post-1930 structures'.

This is not significantly different to the structures proposed for addition, as described above (Summary Description) and proposed for addition: -

- 1 (red brick L-shaped wing),
- 3 (block to S of chapel),
- 4 (college chapel),
- 7 (walls of enclosed orchard to S of college buildings and stone shed outside SE corner of garden wall),
- 8 (enclosed garden to north) &
- 11 (N stone boundary wall along Bloomfield Avenue),

It is the opinion of the Planning Authority that all of these structures proposed for addition are pre-1930. This is not disputed by either Tom Phillips & Associates or by Paul Arnold Architects. Only Structure 3 (block south of the chapel) is submitted as being post-1930 as illustrated in Figure 1.9 of the Planning Consultant's Report illustrates that block as comprising part of the "Addition of new adjoining" illustrated as dating from 1934. No evidence is submitted to support this, nor is there any objection to or other submission regarding the description as stated.

In relation to the submission that it is established practice for protecting a building complex or demesne is to identify the location of the building of interest and to protect its curtilage, meaning the associated land and minor structures that contribute to its special interest. It is the opinion of the Planning Authority that this is considered on a case-by-case basis in relation to particular additions.

There are a number of cases of similar approaches to that proposed in this instance, where there are a number of structures of special interest on a particular site location, such as the proposal before the City Council in Report No. 322/2017 for the Amendment of the Record of Protected Structures from

Marlborough Street, Dublin 1, Training College (Department of Education) and gate lodge,

to Department of Education comprising former Teacher Training College; Tyrone House; associated gate lodges; former Model School & Scoil Chaoimhín.

Likewise, RPS Ref: 506 Beggar's Bush, Dublin 4 *"Entire complex, including entrance arch, gates and perimeter stone walls, as well as cannon bollards and railings; new office block excluded."*

Another example of the selection and identification of individual structures within a complex is RPS Ref: 6320: *(43) Parkgate Street, Dublin 8: Former Parkgate Printing Works, now known as Parkgate House. Only the following structures are included in the Record of Protected Structures: (a) riverside stone wall; (b) turret at eastern end of site; (c) square tower on the riverfront; and (d) entrance stone arch on Parkgate Street frontage.*

The purpose of the proposed addition as described in this instance is to provide clarity; clearly indicating in the description which structures are considered by the Planning Authority to be of special interest in accordance with Section 51 of the Act.

However, it is considered there is a lack of clarity in this case as to whether Structure 8 refers to the whole garden area, or the walls. As such, it is recommended that the description entry be amended to specify the north and south garden walls, given that the garden areas are part of the curtilage.

With regard to submission that the indicated curtilage is no longer coextensive with the proposed reduced property extent; no supporting evidence has been provided in the submission to assist the Planning Authority in redefining the boundary. However, this may be addressed under a Section 57 Declaration.

2. Town Planning Basis of Submission

It is the opinion of the Planning Authority that much of the written submission under this heading is more appropriate to assessment under a future planning application for development. In particular, it is noted that this section of the Submission is primarily related to the following:

“It is submitted that the addition of these structures to the RPS in the proposed form, will result in the protection extending to all elements of the structures listed, each with their own curtilage, and will, in our opinion, place a significant restriction on our Client or any other developer to deliver a viable scheme.”

It is noted that the conclusion of the Town Planning Basis of Submission, is stated as:

“In conclusion, adding St. Mary’s to the RPS at this stage of the feasibility stage will negatively impact on progress made to date and into the future and would also have a significant impact on our Client to deliver a 5 star hotel on the lands.”

Having regard to Part IV, Architectural Heritage, Chapter 1: Protected Structures of the Planning and Development Act, 2000 (as amended), including Sections 51, 54 and 55 thereof, and the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, in particular Chapter 2 thereof, the Planning Authority is of the opinion that while these matters are not material considerations in relation to the making of a proposed addition to the Record of Protected Structures, the proposed RPS Description, to exclude post1930 buildings and specify the garden walls only, will ensure viable and sustainable after uses can be achieved.

3. Request (to) the Local Authority to Consider the Possibility of Postponing the Addition of the Structures to the RPS (2.3)

This element of the submission proposes an indefinite deferral of the addition of the structures at St. Mary’s College, or at least until the feasibility stage of our Client’s development proposals for the lands is finalised; with reference made to the deferral ‘indefinitely’ of the addition of the former Central Bank and Public Plaza at the meeting of the South East Area Committee on the 8th May 2017.

In response, it is the opinion of the Planning Authority, that the deferral of a proposed addition to the RPS can only occur at the initiation stage; i.e. the report stage to Area Committee or at least at a time prior to the statutory notifications being issued under Section 55 of the Act. Once the procedures under Section 55 of the Act are commenced, the Planning Authority is required to follow procedures up to and including the decision whether or not the proposed addition should be made under S55(4) and formal notification under S55(5) where the addition has been made, within a 12 week timeline.

Conclusion:

Having considered the submission, it is recommended that the proposed addition and its description, as advertised, be made to the RPS, with a non-material alteration.

Recommendation

In accordance with Section 55 of the Planning and Development Act 2000, it is recommended that structures at St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila'), be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022 as follows:

"Structures within curtilage, including college chapel, building to south of Chapel, red-brick L shaped wing, garden walls to north and south of college buildings, and excluding post 1930 structures.

Richard Shakespeare
Assistant Chief Executive

Dated 20th September 2017