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

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

**Refurbishment of Temple Bar Square Dublin 2**

**Planning File reference:** 3434/17

This is a public realm refurbishment project comprising upgrade of square and adjacent streets to allow for more public and cultural activities. The proposals include the removal of the existing street furniture, trees, outdoor seating terraces and replacement with new street furniture, new tree planting, seating and public lighting. The proposals include all necessary service, utility and associated site works.

The square is to be extended as a single surface across the adjoining streets of Temple Bar, Crown Alley and Fownes Street to the adjoining buildings. It is also proposed to fully pedestrianise Temple Bar Square and Crown Alley and exclude regular vehicular traffic from these areas.

The measures taken will lead to a significant improvement in disability access to the project area and support the principle of universal access for all.

The project proposal was developed in collaboration with residents, business owners and stakeholders as part of an open participative process.

**Zoning:**

Z5 – To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity

The site is located within a Conservation Area

## **Site Description:**

Temple Bar Square is located in the centre of the Temple Bar Cultural District, just west of Dublin City Centre. The subject site is approx.1991sqm and includes the existing Temple Bar Square and the adjoining streets of Crown Alley, Upper Fownes St and a section of Temple Bar from Fownes St to Crowne Alley. The site is part of a wider pedestrian zone which prohibits traffic during the day from 11.00am to late at night

The Square and surrounding environs are home to buskers/street performers and large areas of licensed terraces for nearby eateries. These outdoor seating areas occupy a large proportion of the existing Square and the Square is raised relative to its surroundings.

## **Proposed Development:**

Location: Temple Bar Square and the adjoining streets of Crown Alley, Upper Fownes Street (south of Temple Bar) and a section of Temple Bar from Fownes Street to Crown Alley, Dublin 2.

A number of significant changes are proposed to the Square and surrounding streets.

It is proposed that the Square undergoes a major decluttering exercise whereby existing features such as terraces, bins, signage, lighting and steps are to be removed. The site is to be reworked to create a gently sloping site that runs at the same level of the adjoining streets. The proposed single surface across the adjoining streets of Temple Bar, Crowne Alley and Fownes St will increase the size of the square to double its previous size to almost 1000sqm. As part of this levelling out, the parts of Crown Alley and Fownes St which have been integrated into the Square are to be delineated using surface water drains to recall the location of these streets.

The scheme proposes the removal of the outdoor terraces to the eateries and offers a new location for seating to the east of the Square. This new designated seating area is a reduced flexible seating area under a single license. The proposed Square shall have a simple composition of some trees and a seating area thereby leaving the new remaining space for a greater variety of activities to occur. Additional fixed seating is also proposed on the west side of the Square and a tree seat, placed around the proposed large tree. Both of these seats shall be in the form of a natural stone.

Temple Bar Square and Crowne Alley hosts 2 of the busiest pedestrian flows in the City from east to west along Temple Bar and north to south from Merchants Arch to the former Central Bank Building along Crowne Alley. The proposed pedestrianisation of Temple Bar Square and Crowne Alley is likely to have a positive impact on the area and will allow more freedom of movement for pedestrians at this location without obstacles such as bollards, plinths and parked or moving vehicles. Fownes St will remain accessible to traffic and the existing one way system along Temple Bar, Fownes St Lower and Cecilia St and Temple Lane is to be retained.

In terms of loading and docking, local businesses have indicated a willingness to use existing loading areas on Cope St and the Quays to service their needs. A refuse

collection for residents and businesses is proposed on Cope St as refuse collection shall no longer be possible within the pedestrian area.

It should be noted that bollards (retractable/floppy) are proposed to the edges of the pedestrian zone to allow vehicular access for emergency services such as ambulances, fire brigade as well as vehicles for special events to be held on the Square.

Having regard to Temple Bar Street the carriage way is to be reduced from 4.5 metres to 3.5 metres and raised to the same level as the pavement. In terms of materials, Dublin setts are to be reused for the carriageway and Leinster granite for the pavements sections. For Crowne Alley the same principle is to be used with the carriageway to be raised to tie in with the pavement. In terms of new Temple Bar Square, it is to be resurfaced in a multipurpose dolorite stone as part of the proposed reconfiguration and extension of the space.

The proposed refurbishment of the Square includes the planting of 1 large tree and 3 smaller trees with a single spot light to illuminate the large tree. In addition the Square is to be lit with catenary lighting suspended above the Square, the smaller trees with string lighting suspended in the crowns of the trees and seating areas are to have LED strip lighting integrated into their design. This project forms part of the 2018-2020 capital programme.

The proposed works relate to the public realm adjacent to the following Protected Structures; Ref 2084, 1a Crown Alley, Dublin 2, Warehouse facade; Ref 2085, 2 Crown Alley, Dublin 2, Business premises; Ref 2086, 3 Crown Alley, Dublin 2, Business premises; Ref 2087, 4 Crown Alley, Dublin 2, Business premises; Ref 2088, 7 Crown Alley, Dublin 2, Early 20th Century Telephone Exchange Building; Ref 2089, 9-11 Crown Alley, Dublin 2, Buildings; Ref 2090, 14 Crown Alley, Dublin 2, Building; Ref 2091, 14a Crown Alley, Dublin 2, Building; Ref 7995, 12 Temple Bar, Dublin 2, Licensed Premises; Ref 7996, 13 Temple Bar, Dublin 2, Building; Ref 8000, 23 Temple Bar, Dublin 2, Building; Ref 8001, 24/25 Temple Bar, Dublin 2, Licensed Premises; Ref 8002, 41-42 Temple Bar, Dublin 2, Buildings, including 7 Fownes Street Upper; Ref 8003, 48 Temple Bar, Dublin 2, Licensed Premises; Building; Ref 8374, 47 Wellington Quay, Dublin 2, Commercial Premises (adjoining Merchant's Hall).

### **Observations:**

A number of observations/objections have been received in regard to the proposed Part 8 development. Relevant issues within the observations/objections submitted include:

- Temple Bar Company supports the proposed Part 8 Application and welcomes the development of the space. The submission makes a number of points:
  - Bollards should be used to exclude traffic from the pedestrian zone
  - Fownes St Upper should be included in the overall proposal to allow for its refurbishment and improvement
  - The communal seating is welcome however no one entity should monopolise the use of this space

- Temple Bar is a Cultural Quarter of the City and this should be reflected in the design of the space, for example in the form of artists work embedded in the surface stone work or in street furniture.
  - A public toilet should be accommodated within the proposal
  - A managed construction plan should be put in place to ensure businesses and residents are fully informed of works
  - An architectural supervisor should be appointed
- The Westin Hotel, Dublin supports the proposed refurbishment of the Square and the new space will enhance both the tourist and local residents experience of Temple Bar and Dublin
  - The Porterhouse, Temple Bar supports the proposed works and states that the refurbishment of the Square is a significant step in enhancing the appearance and accessibility of Temple Bar
  - Temple Bar Gallery & Studios write to support the proposed development of the Square, agree with the removal of outside terracing and state that the simplicity of design will be much more fitting to a flexible and democratic use of the space
  - Gourmet Burger Kitchen is in favour of refurbishing the Square however it is considered that the proposed development in its current form will have a substantial negative impact on their business
- The removal of the outside eating area will reduce the restaurant capacity by 40% which would raise serious concerns regarding the viability of the business
- Hughes & Associates Solicitors on behalf of Café Vivaldi state that the proposal will have a detrimental impact on their business.
- The restaurant operates an outside seating area which if removed would lead to the demise of the business
- Barnacles Hostel, Dublin supports the redevelopment of the Square
  - John Spain Associates on Behalf of Benqueues Ltd, trading as Bad Ass Café object to the proposed development
- The removal of the outside terraces and the replacement with a flexible seating area centrally located in the Square need to be reconsidered as the proposal would have a significant impact of the viability of number of businesses in the Square. As such the provision of outdoor licensed agreement and a redesign of the existing seating areas along the southern side of the Square in a more unified design approach would better address the issue.
  - The proposed total pedestrianisation of Crowne Alley and the Square will create significant difficulties in regard to deliveries and servicing for businesses in the area. Limited delivery times should be looked at and incorporated in the redevelopment of the Square as servicing, deliveries and access is not adequately addressed in the technical reports supporting the Application.
  - The historic Dublin setts should be reused and continued across the northern reaches of the new Square to ensure pedestrian safety and ease of access while retaining the character and sense of place of the area.
  - The proposed new seating area is too small to cater for the volume of pedestrians to the Square and to accommodate the operation of the existing restaurants and cafes

- Further general submissions have stated:
  - A number of observations have supported the idea that the outdoor terraces around the Square are removed and the creation of centralised outside terrace is likely to have a positive impact on the Square and surrounding environs
  - The proposal presents the opportunity to include a space or structure for advertising which would be useful to advertise various cultural events and/or promote culture and tourism
  - Few places in Dublin have decent outdoor areas for restaurants and it would be undesirable to completely eliminate them from the street
  - Allow more flexibility regarding seating which could be removed with notice, if an event is occurring
  - The use of cobbles is not family friendly and unsafe
  - The square should be completely free of all obstacles including benches, trees signage to allow all year round use by various organisations for setting up various stables, temporary shops, pops etc
  - The cobblestones should not be removed as they are a unique characteristic of the City
  - Further planting and greening is required and should be integrated into the design
  - Mature trees should not be removed
  - The proposed scheme is more in keeping with the 1991 Temple Bar Architectural Framework Plan
  - There is no reference to the issue of noise in the proposed development and that a city bye-law prohibiting the use of external loudspeakers by pubs, restaurants cafes and shops is required

All relevant submissions/objections have been taken into account during the assessment of the proposed scheme

### **Interdepartmental Reports**

The report of the Drainage Division dated 17<sup>th</sup> August 2017 has no objection and recommends conditions

The report of the Conservation Section dated 26<sup>th</sup> August 2017 has no objection

The report of the Archaeology Department dated 1<sup>st</sup> September 2017 has no objection and recommends conditions

### **Consultees**

Transport Infrastructure Ireland has no objection to the proposed development

### **Planning Assessment:**

Section 11.1.5.6 Conservation Area – Policy Application and Chp 10 of the Dublin City Development Plan 2016-2022 are relevant sections regarding the proposed development.

Section 11.1.5.6 Conservation Area – Policy Application

*New development should have a positive impact on local character. In seeking exemplary design standards, the planning authority will require development in Conservation Areas to take opportunities to enhance the area where they arise. Where a building has been identified as having a negative impact on an area, a pro-active approach to improvement will be sought. Where proposals involve demolition, policy for demolition of protected structures and buildings in conservation areas should be referred to.*

#### *Section 11.1.5.4 Architectural Conservation Areas and Conservation Areas*

*The special interest/value of Conservation Areas lies in the historic and architectural interest and the design and scale of these areas. Therefore, all of these areas require special care in terms of development proposals and works by the private and public sector alike, which affect structures both protected and non-protected in these areas. Dublin City Council will thus seek to ensure that development proposals within all Architectural Conservation Areas and Conservation Areas complement the character of the area, including the setting of protected structures, and comply with development standards.*

***Policy CEE12:*** *(i) To promote and facilitate tourism as one of the key economic pillars of the city's economy and a major generator of employment and to support the provision of necessary significant increase in facilities such as hotels, apart hotels, tourist hostels, cafes, and restaurants, visitor attractions, including those for children*

***Policy GI10:*** *To continue to manage and protect and/or enhance public open spaces to meet the social, recreational, conservation and ecological needs of the city and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces*

***Policy GI12:*** *To ensure equality of access for all citizens to the public parks and open spaces in Dublin City and to promote more open space with increased accessibility and passive surveillance where feasible. In this regard the 'Fields in Trust' benchmark for green/recreational space city wide shall be a policy goal and quality standards*

***Objective GIO11:*** *To support the implementation of the Dublin City Council Parks Strategy.*

On balance the proposed works to the Square and surrounding streets are welcomed at this time. The existing Square is relatively small however it has a high level of pedestrian activity and the proposed development is likely offer an opportunity for greater pedestrian comfort and activity in this space. The proposed decluttering of the Square of signs, terraces, bin etc and the simple composition of a smooth gently sloping walking surface, some trees and seating will generate will create a free flowing space almost 1000sqm and as a result create an opportunity for a greater variety of uses to occur.

The proposed development with its understated simplicity and subtle use of natural stone, in the reconfiguration and extension of the pavements and carriageways in Temple Bar Square, Crowne Alley, Fownes St, is likely to provide an open and inviting

space for future visitors and in terms of its practical use, will provide seating facilities and an important space for hosting cultural events.

It is noted that a number of local businesses have objections to the removal of the existing outdoor terracing to their premises. It is considered however that a centralised seating area to the east side of the Square will allow the size of the square to significantly increase and discontinue the encroachment of private businesses onto public lands. This freeing up of public space is likely to complement the Conservation area by enhancing the visual amenity of the space with the removal of garish signage, clutter, hoarding etc and is likely to support and enhance the amenity value for both local and visitors alike.

Having regard to the nature and scale of the proposed, it is considered that the proposed development would not seriously injure the amenity of property in the vicinity and subject to compliance with the conditions set out below it is considered that the proposed development accords with both the City Development Plan and the proper planning and sustainable development of the area.

**Recommendation:**

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 9<sup>th</sup> October 2017.

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 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001.

**Owen Keegan**  
**Chief Executive**

**Date: 27<sup>th</sup> October 2017**

App Ref 3434/17 Appendix 1:

List of Observations/Comments/Objections

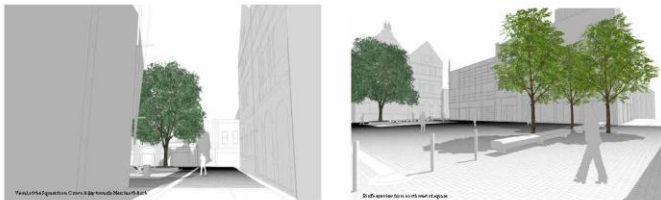
1. The Temple Bar Company, 2<sup>nd</sup> Floor, 1-5 Campton Court, Temple Bar, Dublin 2
2. The Westin Hotel, College Green, Westmoreland St, Dublin 2
3. The Porterhouse Temple Bar, Head Office, 47 Nassau St, Dublin 2
4. Temple Bar Gallery & Studios Ltd, 5-9 Temple Bar, Dublin 2
5. Hughes & Associates Solicitors, Meeting House Square, 13 Eustace St, Dublin 2 on behalf of Robert & Maura Boyers/Café Vivaldi
6. Gourmet Burger Kitchen Ireland Ltd, Floor 2, 22 Ely Place, Dublin 2
7. Barnacles Hostel, Temple Bar House, 19 Temple Lane South, Temple Bar, Dublin 2
8. John Spain Associates, 39 Fitzwilliam Place, Dublin 2 on behalf of Benqueues Ltd trading as the Bad Ass Café, 9-11 Crowne Alley and Temple Bar Square
9. Wilbur Roache, 41 Springfield Court, Wicklow Town, County Wicklow
10. Martha Rose Howard – [martharosehoward@gmail.com](mailto:martharosehoward@gmail.com)
11. Jackie Jarvis – [jackie.jarvis@gmail.com](mailto:jackie.jarvis@gmail.com)
12. John Nolan - [john@jwnolan.com](mailto:john@jwnolan.com)
13. Vinnie Hall - [vinniemhall@gmail.com](mailto:vinniemhall@gmail.com)
14. John Patchell - [john@patchell.biz](mailto:john@patchell.biz)
15. James Connolly - [mrjamesconnolly@gmail.com](mailto:mrjamesconnolly@gmail.com)
16. Jonathan Kavanagh - [John66irl@yahoo.co.uk](mailto:John66irl@yahoo.co.uk)
17. Donna Gartland - [donnagartland27@gmail.com](mailto:donnagartland27@gmail.com)
18. Juliette - [juju\\_52@hotmail.com](mailto:juju_52@hotmail.com)
19. Lorraine Gilligan - [lorraine.gilligan@gmail.com](mailto:lorraine.gilligan@gmail.com)
20. Geraldine Breen - [geraldinebreen@gmail.com](mailto:geraldinebreen@gmail.com)
21. Leslie Graham - [leslie@unraveltavel.eu](mailto:leslie@unraveltavel.eu)
22. Brendan Fitzsimons - [bfitz@eircom.net](mailto:bfitz@eircom.net)
23. Frank McDonald - [fmcd@eircom.net](mailto:fmcd@eircom.net)
24. Abi Cassidy - [abiccassidydub@gmail.com](mailto:abiccassidydub@gmail.com)
25. John Spain Associates (via Citizen Space) - [lwymer@johnspainassociates.com](mailto:lwymer@johnspainassociates.com)



# TEMPLE BAR SQUARE REFURBISHMENT PLAN, PART 8



View of the new design in elevated view from Crown Alley



Proposed position Crown Alley towards Market Lane

Seating bench across west side of square



Bird's eye view from north west of square

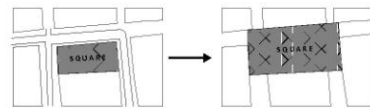
The ambition of the Temple Bar Square Refurbishment Plan is to create *'a quality public realm integrated with the wider city'*.

To reflect the unprecedented level of pedestrian use, it is proposed to fully pedestrianise Temple Bar Square and Crown Alley and exclude regular vehicular traffic from these areas. The square is to undergo a major decluttering exercise. Most of the existing features are to be removed including terraces, bins, signage, lighting and steps. The square is to be extended as a single surface across the adjoining streets of Temple Bar, Crown Alley and Fownes Street to the adjoining buildings. The buildings, many of historic significance, will be fully integrated into the public realm as they face directly onto the new public realm. With this alteration, the size of the square will be almost doubled to 1000m<sup>2</sup> allowing it to cater for many more public activities, expanding its potential.

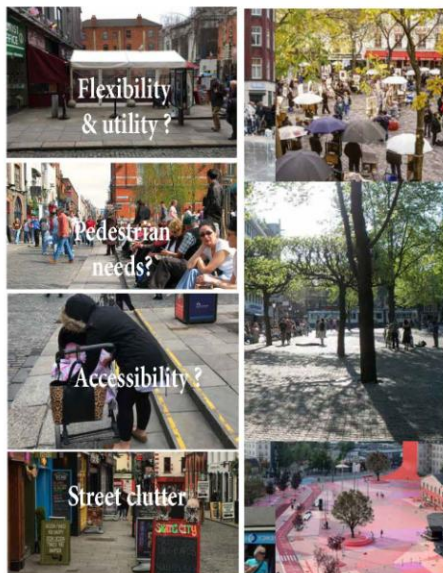
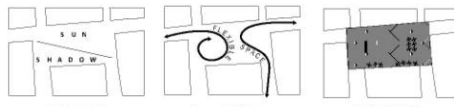
The surface will form a smooth walking and flexible area finished in a grey blue stone. The refurbishment of the square is to include the planting of one large tree and three smaller trees. It is recommended that these trees are crowned up and that their trunks are kept clear of branches for at least 4.5m - 5m from ground level. A seating bench across the width of the square is to be located on the west side of the square. This seating is to be made of stone. A tree seat, also of stone is to be placed around the large tree on the east side of the square. An experimental area for non commercial initiatives and possibly flexible seating is to be located in a rectangular area on the east side of the square.

For Temple Bar, the pavement on the north side of the street is to be extended for improved pedestrian use and disability access. The carriageway is to be reduced from 4.5m to 3.5m to reflect the single traffic flow system. The carriageway is to be raised to become roughly the same level as the pavements. This will allow pedestrians to walk freely across the carriageway during non trafficked hours. For Crown Alley, the same principle will be applied and the carriageway will be raised to tie in with the pavement level. The configuration of the street is to be slightly altered. The carriageway will be reduced to allow occasional one-way traffic. In general, the measures taken should lead to a significant improvement in disability access to the project area and support the principle of universal access for all.

# TEMPLE BAR SQUARE REFURBISHMENT PLAN, PART 8



The square is to be doubled in size



The project proposal was developed in collaboration with residents, business owners and stakeholders as part of an open participative process.

The process of consultation and communication undertaken was open and participative, aiming to reach all residents (or resident representatives) and relevant stakeholders such as business owners, cultural groups, and infrastructure providers, sectoral groups and statutory agencies. Key stakeholders represented included Temple Bar Company, resident groups, business owners and local traders. Several workshops and presentations, individual meetings, and a series of collaborative workshops for key moments in the design process were held.

**Workshops**  
During workshop 1 and 2, residents and business owners keenly expressed a number of key points which were used as starting points for the design.

**Public character**  
A significant lobby maintained the square had lost its public character. There was a strong request to reinstate its public and cultural value as a space. This view was shared by many businesses and residents alike. They indicated that this was part of the original intention of the square as set out in the master plan, which was a public square aimed at cultural use for the cultural quarter of Temple Bar.

**Flexibility**  
The square needed to be simple, but flexible to allow new activities to take place.

**Green**  
There was a keen desire to have a greener square and deliver a restful setting.



Layout plan 1:200

code	material	colour	specification
<b>Surface Material</b>			
V1a	Whinstone setts	blue grey	t.b.d.
V1b	Whinstone pavers	blue/grey/brown	t.b.d.
V2	Granite slabs	grey	t.b.d.
V3	Re-laid Dublin setts	blue/grey/brown	t.b.d.
<b>Curbs and edges</b>			
K1	Granite curb	grey	reusing existing kerbs. t.b.d.
<b>Drainage</b>			
W1	Open drain	whinstone	t.b.d.
W2	Open drain	Dublin setts	t.b.d.
<b>Street Furniture</b>			
F1	Seating (Whinstone)	blue/grey/brown	t.b.d., integrated LED lighting
F2	Tree protector and grill	steel	t.b.d.
F3	Bollards (retractable)	steel/stone	t.b.d.
F4	Drinking fountain (whinstone)	stone and steel	t.b.d.

<b>Lighting</b>			
L1	Tree lighting	string lighting	t.b.d.
L2	Catenary lighting	steel	t.b.d.
L3	Spot lighting	steel	t.b.d.
<b>Green</b>			
G1a	New tree (Gleditsia spp.)		t.b.d.
G1b	New tree large (Tilia spp.)		t.b.d.
<b>Other</b>			
O2	Project boundary		

project	1711	project	TEMPLE BAR SQUARE	1711
scale	1/200	client	DUBLIN CITY COUNCIL	
format	A1	subject	PART-8-LAYOUT-PLAN	
date	JUNE_2017	changes	12-07-2017	