



Part 8 **Report for September Central Area Committee Meeting**

Proposed Enhancement Works at Mountjoy Square Park

September 3rd 2018



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1. Introduction

This report forms part of the Part 8 planning application and summarises the proposals for park enhancement works at Mountjoy Square Park, as shown on the associated drawings (see Appendix A).

The procedure for this Part 8 application follows the process set out in the guidance document: *Local Authority Works Part 8 Procedure, Planning & Property Development*. This report is presented to The Central Area Committee for their information in advance of the formal Part 8 application.

2. Site Location

The site of the proposed refurbishment works is Mountjoy Square Park, which is located in Dublin's north inner-city. The application site is outlined in red on attached drawing *Site Location Map* in Appendix A of this report. The park is a perfect square measuring 134m by 134m, has an area of 1.8ha (4.4 acres) and is under the management of Dublin City Council Parks & Landscape Services (DCC Parks).

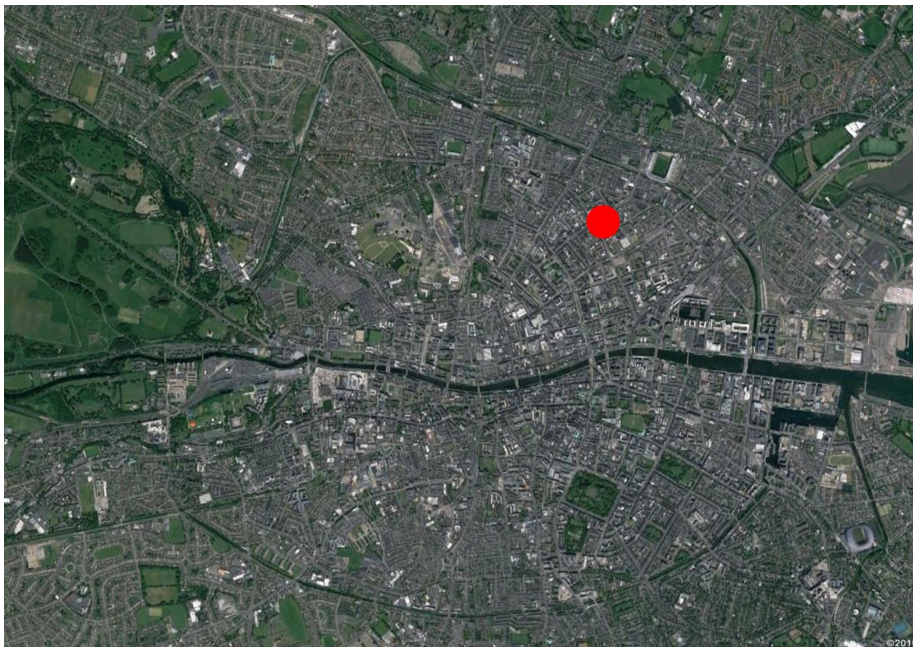


Figure 1. Location of Mountjoy Square in Dublin City.

3. History & Context

3.1 Park History

Mountjoy Square is one of Dublin's five historic Georgian Squares and was developed by the Gardiner family in the late 1700s. Their grand designs set the foundations for much of Dublin's North Georgian Core with a focus on form, quality and craftsmanship that set a benchmark in Ireland's urban development.

The original design for the square's park was completed by John Sutherland who was commissioned by the Mountjoy Square Commissioners. Records of the Commissioners state that the design was compared favourably to three celebrated London Squares of that time. Fortunately early editions of the ordinance survey plans accurately capture that design (see Figure 2). The layout responded to the precise geometry of the square with a symmetrical layout featuring a spacious circular lawn surrounded by winding paths and planting to create an attractive Rococo composition for the purpose of passive recreation.

There were four entrances to the park through wrought iron gates and access was initially only allowed to residents in the square and hence it was called a keyholder park. Public access improved over the years and by 1938 the park was taken over by Dublin Corporation as an open free public park.

Change has occurred to the original park design over its two hundred years of existence as new demands for recreational and community facilities occurred. These changes included the introduction of tennis courts, a children's crèche, a toilet block, a parks compound, community building and a play ground.

Today the original design has largely been eroded by the various facilities that were introduced over the years and now approximately half the park is in a passive recreation layout and half in active recreation /community /maintenance use (see Figure 3). The railings and gates that form the perimeter of the park are however the original, but are in a poor state of repair and subject to current restoration works.

In 2012 Dublin City Council designated Mountjoy Square as an Architectural Conservation Area (ACA). The Architectural Conservation Area Report (see: <https://www.dublincity.ie/sites/default/files/content/Planning/DublinCityDevelopmentPlan/Documents/MountjoySquareACADocumentAdopted.pdf>) sets out recommendations for the park , including a repair and maintenance programme for the park railings, signage replacement, preparation of a park management plan, removing an internal hedge, improving park furniture & relocation of commercial/operational uses out of the park and consideration of proposals for enhancing public art.



Figure 2. Mountjoy Square Park survey of 1838

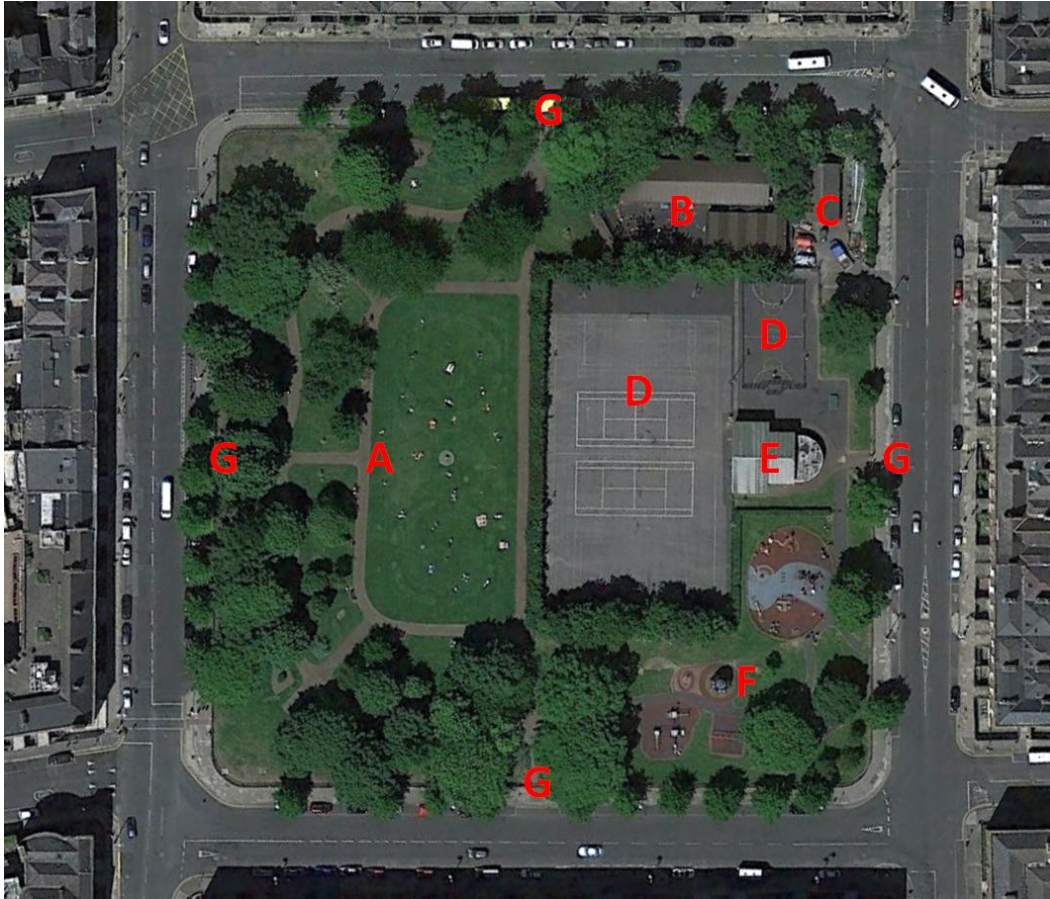


Figure 3. Mountjoy Square Park Existing Uses. A: Lawn & paths on western half of park, B: St Brigids Day Nursery (children's crèche), C: DCC Parks maintenance depot, D: hard-courts/MUGA, E: Community Building, F: Children's playground, G: Main entrance gates.



Figure 4. View over park from east-side of the Square.

3.2 Conservation Plan and Historic Landscape Study

DCC Parks, together with the Mountjoy Square Society commissioned a conservation and historic landscape study for the park to both encapsulate the recommendations of the ACA report and prepare a vision for the future of the park.

This study (see:

<http://www.dublincity.ie/sites/default/files/content/RecreationandCulture/DublinCityParks/NewsEvents/Documents/MountjoySquareConservationPlanHistoricLandscapeStudy.pdf>), which was completed in 2014 looked at the history of the park, the current uses, the significance of the square and recommended the vision of reconstruction of the original park design.

3.3 Open Space Hierarchy

Dublin has a hierarchy of parks, which are classified into Flagship, Community Grade 1 and Community Grade 2 with the following definitions:

(a) Flagship Parks: Significant visitor/tourist attractions because of their historical context and location or their natural and built heritage or the high standard of design and horticultural presentation.

(b) Community Grade 1: Serve local communities, have a good range of amenities and have a high standard of design or horticultural presentation.

(c) Community Grade 2: Serve local communities and have a range of amenities or are primarily used for active recreation.

Mountjoy Square Park is classified as a Community Grade 1 park with a good range of both passive and active recreational uses. It also has a significant historical legacy which is not currently emphasised due to the erosion of its historic fabric. The current Dublin City Parks Strategy recognises the potential for the park and states the intention of upgrading it into a Flagship Park.

The park serves a wide area of the inner-city (see Figure 5 below), which is characterised by having a lower area of parks per person compared to the city-wide average. This has put great demands on it as a recreational space over the years, which has resulted in changes to its layout. It is clear that with a growing urban population the requirements of open space provision in the inner-city needs attention through the provision of more public open space and the Park Strategy calls for action on this.

The proposals under this application therefore recognise the policy to upgrade the park to a flagship status through the enhancement of its historical attributes but it must also continue to serve recreational uses due to the lack of open space in the area.

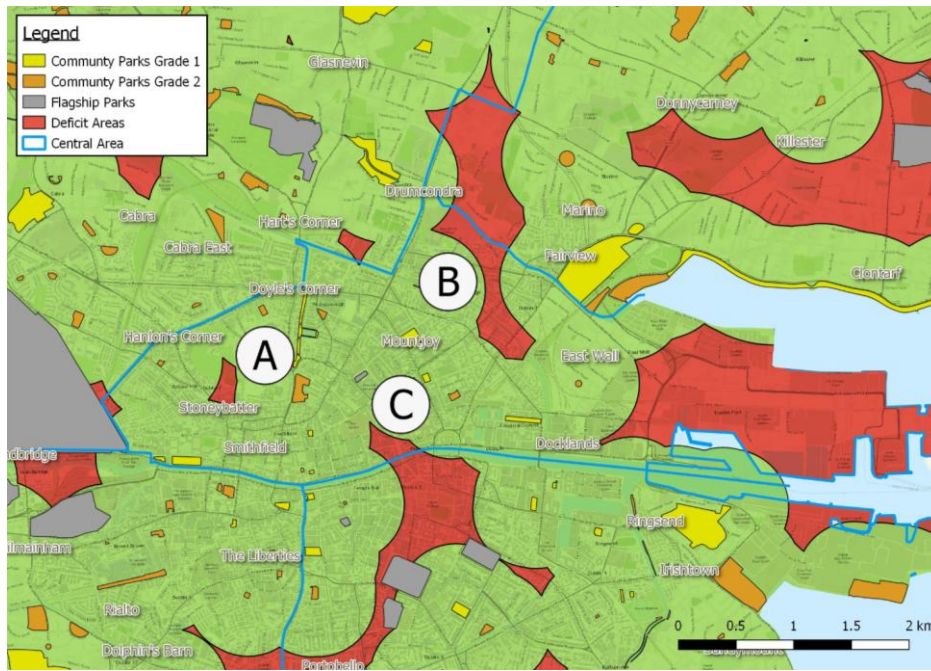


Figure 5. Access map for Community Grade Parks in Central Area

4. Planning & Policy Context

4.1 Dublin City Council Development Plan 2016-22

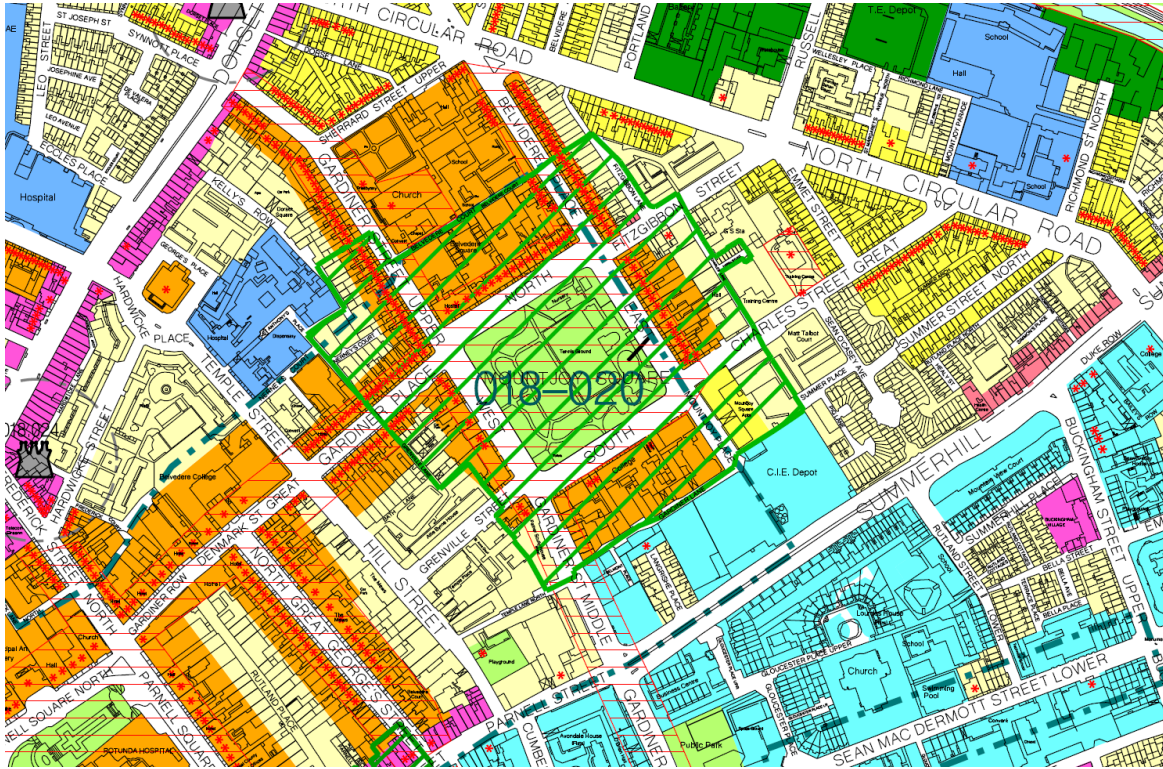


Figure 6. Dublin City Council Development Plan 2016-22 Map E extract

The park is zoned Z9, with the objective to preserve, provide and improve recreational amenity and open space and green networks. Generally the only new development allowed in this zoning, other than the amenity/recreational uses themselves are those associated with the open space use. The proposals under this application, as detailed below, are therefore in compliance with this zoning objective. The park also falls within an Architectural Conservation Area (green hatched area on plan), which is discussed below.

The proposals under this application contribute positively to the following Development Plan policies and objectives:

(a) Chapter 6 City Economy and Enterprise

CEE7: To recognise that ‘quality of place’, ‘clean, green, safe’, is crucial to the economic success of the city, in attracting foreign and domestic investment, and in attracting and retaining key scarce talent, tourists, and residents.

CEE23 (iv) To recognise the economic potential of the Georgian quarters whether as visitor attractions or unique places to live or work in, as set out, for example, in “The Future of the South Georgian Core” (Dublin City Council 2012).

(b)Chapter 10 Green Infrastructure, Open Space and Recreation

Objective GIO13: To implement Conservation Plans for: Merrion Square, Mountjoy Square, Palmerston Park, Herbert Park and Sandymount Green and Wolfe Tone Park.

(c)Chapter 11 Built Heritage and Culture

Policy CHC4: To protect the special interest and character of all Dublin's Conservation Areas (11.1.5.4). Development within or affecting all conservation areas will contribute positively to the character and distinctiveness; and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Enhancement opportunities may include:
3. Improvement of open spaces and the wider public realm, and re-instatement of historic routes and characteristic plot patterns

Policy CHC7: To protect and manage trees in Architectural Conservation Areas. All trees which contribute to the character and appearance of the Conservation Area will be safeguarded, except where the City Council is satisfied that: 1. The tree is a threat to public safety or prevents access to people with mobility problems 2. The tree is not in keeping with the character of the Conservation Area or is part of a programme to rationalise the layout of tree planting in the area, or 3. In rare circumstances, where this is necessary to protect other specimens from disease.

Policy CHC15: To preserve, repair and retain in situ, historic elements of significance in the public realm including railings, milestones, city ward stones, street furniture, ironmongery, and any historic kerbing and setts identified in Appendices 7 and 8 of the Development Plan, and promote high standards for design, materials and workmanship in public realm improvements. Works involving such elements shall be carried out in accordance with the Department of Arts Heritage and the Gaeltacht Advice Series: Paving, the Conservation of Historic Ground Surfaces

4.2. Dublin City Parks Strategy (Draft)

The parks strategy reviews and assesses the resources and services provided by Parks and Landscape Services and formulates policy and intended actions for them into the future under the vision of *Growing towards a greener and more liveable Dublin City*. These resources and services include city parks and associated recreational facilities, natural areas and biodiversity, public realm, public housing landscape, historical graveyards, city trees, civic decoration, allotments, landscape planning and development control and art in parks.

Within this strategy a hierarchy of city parks are defined. Mountjoy Square Park is defined as a Community Grade 1 Park, which serves the local community, have a good range of amenities and have a high standard of design or horticultural maintenance. It is however also described as a potential new Flagship Park, which are defined as significant visitor/tourist attractions because of

their historical context and location or their natural and built heritage or the high standard of design and horticultural presentation.

It is clear from this strategy that Mountjoy Square Park has greater potential to contribute to the city and the local area. It is a park that needs vision and investment to realise its potential in revitalising this area of the inner city and the proposals in this application positively assist this.

4.3 Mountjoy Square Architectural Conservation Area

Mountjoy Square Park and the surrounding Georgian urban areas are a designated Architectural Conservation Area (ACA). The objective of these conservation areas is to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that-

- (a) Is of special architectural, historical, artistic, cultural, scientific, social or technical interest or value, or
- (b) Contributes to the appreciation of protected structures.

In the ACA report (see: <https://www.dublincity.ie/sites/default/files/content/Planning/DublinCityDevelopmentPlan/Documents/MountjoySquareACADocumentAdopted.pdf>) a number of recommendations are given in relation to the park as follows:

(a) Park Entrances: The entrances therefore require only proper maintenance, although in order to encourage use, works to enhance and highlight the entrance area, such as integrating the internal park surface and that of the adjoining public realm, may be considered.

(b) Park Railings: It is recommended that this negative characteristic may be addressed by means of a Repair & Maintenance programme which would involve the repair and restoration of the railings and stone plinths on a phased sectional basis with the professional advice and input of the Conservation Section. This programme would be subject to the usual budgetary constraints, it is envisaged that the first section of railings (approximately 50-60 metres in length) is to be completed this year and the overall repair and restoration programme maybe completed over a 3-4 year timeframe.

(c) Park Signage: The replacement of the modern park signs with signage of appropriate height, materials and siting at the 4 no. public entrances be considered.

(d)The Internal Park: In order to preserve and enhance the active leisure facility of the park, it is recommended that the wide variety of active uses should be retained and reconfigured in the context of the preparation of a Park management plan, in consultation with interested local groups.

In order to preserve and enhance the passive leisure facility of the Park, it is recommended that a tree and planting survey be undertaken. The internal hedges and fencing (to active uses) should be removed and a planting schedule be prepared in consultation with interested local residents. A review of Park furniture should also be undertaken with a view to making recommendations on improved quality Park furniture.

The appropriate relocation of the commercial/ operational uses outside of the historic park is desirable and this section of the park subsequently integrated into the passive and active leisure Park. The appropriate relocations of these uses would have financial implications, therefore, the removal of these uses and the integration of these areas in to the Park for active and passive leisure use maybe considered a long-term ACA objective.

(e)There is no specific protection afforded to the trees within the architectural conservation area, however, the Dublin City development plan 2011-2017 policy GC10 and objective GCO12 seeks to protect and enhance the landscape and existing green spaces and manage and conserve street trees.

The proposals under this application take on board these recommendations within this report and include:

- (a) Enhancement of the four original gateways into the park by restoration of the wrought iron work, reconstruction of the original lighting and gateway arch as well as upgrading the entrance pavement.
- (b) The repair programme for the original wrought iron railings is ongoing and uses traditional blacksmith craftsmanship. This work is proceeding in a clockwise direction from the south-side of the park and will advance subject to funding availability.
- (c) Park signage will be renewed as part of the enhancement proposals. Signage will be designed to be sympathetic to the historical character of the park. Interpretation signage will also be prepared and installed within the park to explain the rich history of the Square and describe the restoration/reconstruction process.
- (d) A park management plan will be prepared following the proposed implementation of the enhancement works under this application. Work has been undertaken to remove the central hedge, which has created an open character to the park again in accordance with the original design intent.

Park furniture is being reviewed with the intention of developing a unique Mountjoy Square Park bench for installation under this application's proposals. There are no re-location proposals of existing operational/community uses within the park under this application.

- (e) The proposals will involve limited removal of existing trees within the park, however there will be compensatory planting taking place that will introduce younger trees and assist to create a more balanced age profile of the parks trees.

4.4 The Mulvey Report (*Dublin North East Inner City –Creating a Brighter Future*)

The Mulvey Report presents findings of a study into the challenges facing the communities of the North East Inner City (for full report see: <http://www.merrionstreet.ie/MerrionStreet/en/ImageLibrary/20170218MulveyReport.pdf>). Its recommendations include measures to improve the physical landscape of the area and the report states:

If we show confidence by investing in the physical infrastructure , we have the opportunity to deliver a better yield from the assets the area has; as well as to foster the support and contribution of the local community in contributing to a pride in place and also to the City of Dublin as a whole.

The report includes the park's railing restoration programme and the larger initiative of the enhancement of the park to realise its greater potential to the local area and Dublin. The proposals under this application are part of this initiative for the park under the Mulvey Report.

4.5 Destination Dublin –A Collective Strategy for Tourism Growth to 2020

Tourism is important to Dublin's economy, however this report produced by Failte Ireland's Grow Dublin Taskforce, indicates that it is under performing compared to other European cities. The strategy sets out the opportunities available for growth with an alliance of the various stakeholders, including Dublin City Council, required to achieve success.

Dublin's city parks contribute to Dublin's tourism by improving the overall environment of the city that visitors experience as well as being destinations for visitors in their own right. The strategy recognises the value of the City's parks and squares to tourism and in particular to the Culturally Curious visitors, who are described as mainly older couples or solo travellers with time and money to spend.

However not all parks perform this tourism destination function. It is clear that our historic parks (Phoenix Park, Iveagh Gardens, Merrion Square, National Botanic Gardens) play a greater role due to their history, location, quality and facilities , which can be further augmented by good events (e.g. Bloom, St Annes Rose festival, etc).

Mountjoy Square currently does not play a significant role in Dublin's tourism and yet it is a historic park, close to the city centre and part of Georgian Dublin. In contrast to other historic parks mentioned above its historic value has been eroded, so that there may be little reason to visit it. The proposals in this application aim to address this situation through the reconstruction of the historic park design, through the development of a horticultural theme based on plant hunting and through making it the interpretation base of the cultural heritage associated with Mountjoy Square. The park should also be a place for events that attract both the local community and those visiting the capital.



Figure 7. Original, current and proposed park layout

5. Proposals for Park Enhancement

5.1 Concept

The concept of the current proposals presented in this application is the historic restoration and reconstruction of the park's original Georgian-era design (as indicated in Figure 2). The restoration component refers to the proposals associated with the existing railings, which are the surviving component of the original park. The reconstruction refers to the proposals that use the original park layout as the template for their implementation, such as the central lawn and paths. All proposals shall be designed to be accessible to all members of the public and the detailed design will be audited in due course.

The detailed proposals are described below, which are referenced to figures indicating their location within the park. The Site Layout Plan is attached in Appendix A and illustrates the existing park with the new proposals.



Figure 8. Computer generated images of park enhancement

5.2 Railings ,gates & lighting

The existing railings around the park perimeter are made of wrought iron and located as per the plan below. This material was widely used during the Georgian period (1714-1830) in Dublin and fortunately many fine examples of its use still remain. A programme of repair works to the railings is now underway which will progress in a clockwise direction around the square. The restoration works include the metal railing and the base granite plinth and are specialist tasks relying on traditional blacksmith workmanship, which can be referenced to in *The Guide to the Best Practices for the Restoration of Irish Historic Ironwork* by the IABA.



Figure 9: Wrought iron railings refurbishment

RHS plan: — alignment of perimeter railing for restoration ● main entrance gate restoration.
LHS: rail repair using traditional craftsmanship & exposed blacksmith name stamp on repaired rail following cleaning.

Prior to repair all metal work is blasted to remove all paintwork and corrosion. Following repair the railings are finally finished with a granite grey paint. The stone plinth repairs include replacement of sections of the existing stones that are badly damaged or eroded and the replacement of plinth stones where the originals are beyond reasonable repair. All replacement stone uses local Dublin granite as per the original plinths. Where possible waste stone will be stored off site and used on other projects.

While there is no internal park lighting there were originally oil lamps located at intervals around the park's perimeter railings to light the surrounding footpath. This was the common form of lighting in Dublin in the Georgian period and was later replaced with gas and then modern day electric lighting. All the lamps were removed at some period, probably in the late 1800s and it is now proposed to install replica lamps along the railings to match the originals. The new lamps will be electric and use flicker-type bulbs to mimic the original oil lamp light. To advance this the lamps will be trialed at the

gateway entrances starting with the west gate and an indication of how this will look is presented in Figure 10 below.

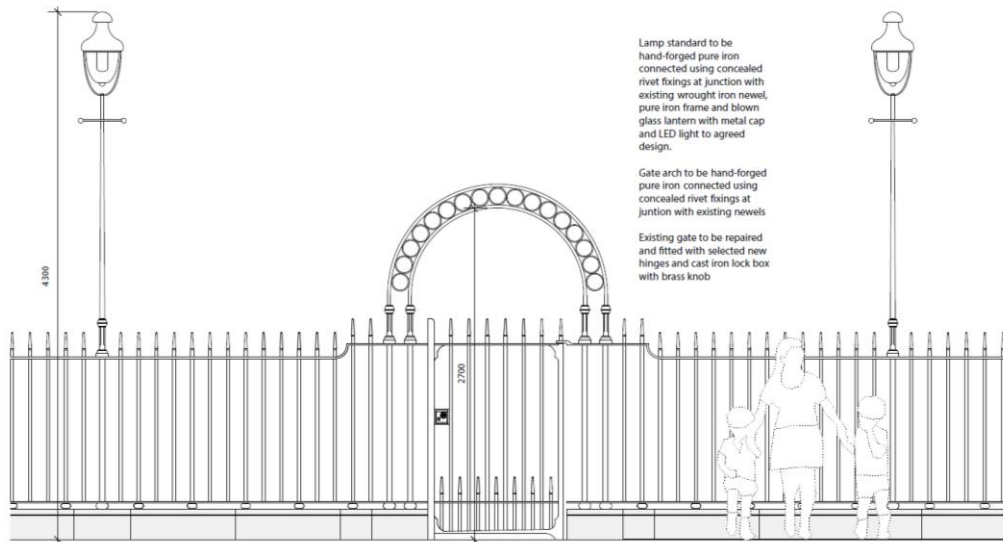


Figure 10. Elevation of west gate restoration proposals with replica lamps on railings

5.3 Paths

The proposals intend to recreate the exact layout of the original path system following the ordinance survey plan from 1837. The original plan had an almost symmetrical layout of paving and its possible to reconstruct over half of it to the original plan, excluding areas of retained facilities. There are two paving types proposed, the first is the main park paths which consist of a serpentine outer route and a circular central route around the central lawn illustrated on the plan below. These are proposed to be resin-bound gravel of a golden/buff colour (see Figure 11 below), which has a stable surface compared to water-bound gravel and therefore less prone to ponding and scuffing out. Path edging will be either in granite or metal.



 Main paths in resin-bound gravel

Figure 11: Proposed main paths following original park plan & resin-bound gravel example

The second path is positioned at the park perimeter (see Figure 12 below) and will be approximately 1.5m wide. This will be formed with a compacted water-bound gravel with granite or metal edge and will look similar to the Merrion Square example below. While the original purpose for this path is unclear it will serve as a possible jogging track under the current plan and will also contain the alignment of proposed railing lamps electrical cable supply underneath it. The gravel colour shall be either a golden/buff colour from Ballylusk quarry or similar.



Figure 12: — Location of proposed perimeter path (LHS) and water-bound Ballylusk gravel used in Merrion Square Park (RHS).

Gate entrances will be highlighted with the use of natural stone as a pavement material. This has been implemented at the west gate entrance with the use of reclaimed granite and a sculpted threshold stone depicting the original park plan as illustrated below.



Figure 13. Paving upgrading at the west gate which will also be installed at other gates around the park

5.4 Planting proposals

The softworks proposals re-establish the overall planting concept of the original park plan. The centre-piece is the extensive circular central lawn which in profile shall slope gently from the centre to the surrounding path. This will be a multi-purpose space of nearly an acre in size, facilitating both active and passive uses, thus allowing people to sit out on fine days, kick a ball, play with a frisbee or hold events.



Figure 14. The proposed central lawn area on LHS and the lawn area in Merrion Square

In the areas around the central lawn the planting will form large beds with mown grass margins. These planting beds will be themed based on the concept of plant hunting that resulted in the introduction of many new species from the Georgian period onwards. Plant hunters included horticulturalists & botanists who explored remote parts of the world in search of new species to record and bring back to Europe for propagation and commercial sale. Interest in horticulture and the growing interest in gardening would have influenced the town house owners surrounding the Square. Unfortunately actual records of what was planted in the original park have not been found, but we can see the representation of planting on the 1838 plan. In effect the original planting design, on reaching maturity, would have created a strong feeling of enclosure to the central lawn. In these proposals it is however intended to maintain a strong visual connection from the street to the central lawn by the use of suitable planting, horticultural maintenance and grass margins around the beds.

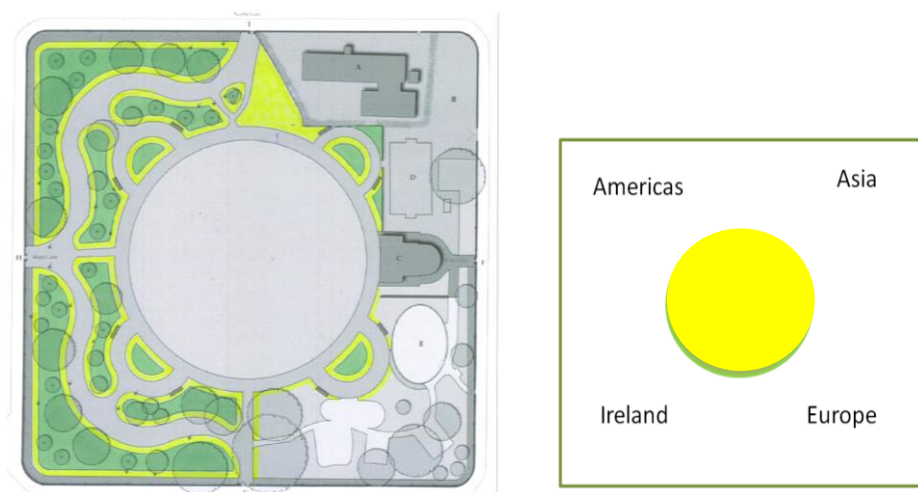


Figure 12:
 Grass planting Tree, shrub & herbaceous planting
 The plant hunting theme reflects the geographic distribution of plant origins on LHS.

Interpretation of the planting concept, the plant species and the plant hunters who sought these plants in the wild around the world as well as plant breeding in Ireland, will be undertaken and presented in well designed signs around the park.

Existing planting on the eastern side of the park will be retained in the medium term as facilities here are undisturbed while the current proposals are implemented. In the long-term , with the intended relocation of facilities, the full planting concept will be extended into this area.

5.5 Existing trees

There are currently 93 existing trees and 1 tree group in the park, excluding street trees external to this application area which are not affected by this application’s proposals.

The trees within the park were surveyed in March 2018 and the tree survey is included in Appendix B. In summary there are 18 species of tree, none of which are rare and the population is 68% of fair to good condition and 32% dead-poor condition. There are no Tree Preservation Orders on any of the trees.

It is proposed to remove a total of 33 trees as a result of the proposals and this is due to proposed paths falling on the location of existing trees.

<p><i>Trees proposed to be removed due to proposed Paths –refer to tree survey in Appendix B</i></p>	<p>Nos: 203, 214, 215, 223, 226, 229, 233, 237, 239, 240,245, 247,248, 250, 251, 254,258, 260, 261, 262, 263, 264, 265, 266, 267, 278, 269, 270, 271, 272, 273 , 274 & 275.</p>
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Compensatory planting will be carried out as part of the planting proposals in this scheme. For each tree removed a new tree will be planted however the species may vary from the original. Planting younger trees will help further diversify the age profile of the parks tree population which is useful in overall management as the trees will not reach maturity at the same time.

5.6 Art & Culture

Mountjoy Square has witnessed over two hundred years of Dublin life, with direct associations to the lives of those who have contributed to the culture and heritage of the city. In recognition of this and the designation of Dublin as a UNESCO City of Literature it is proposed to feature the work of playwright Sean O’Casey in the park.

O’Casey lived for a time in the 1920s in a tenement flat at number 35 Mountjoy Square and his work, which includes *The Shadow of a Gunman*, *Juno and the Paycock* and the *Plough and the Stars*, is internationally renowned. It is proposed to inscribe extracts of his work on stone edging around the perimeter walk of the central lawn as indicated on plan below.

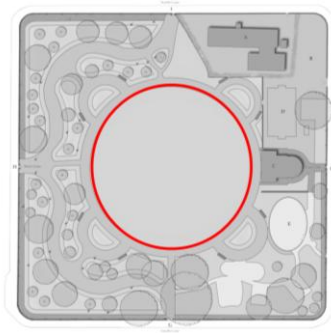


Figure 16: Above: Location around edge of central circular path of inscribed stone edging.

Below: *Juno and the Paycock* performed by the Abbey Theatre (LHS) and playwright Sean O’Casey (RHS).

5.7 Park Seating

The current seating in the park is various in design and quality. It is proposed therefore to create a uniform seating provision that is of high quality, reflects the Georgian –era and would be a uniquely designed *Mountjoy Square Park Bench*. Fortunately examples of original seating from that era are available to reference their design. A bench will be fabricated using traditional workmanship and trialed for a period in the park before the full complement of benches (approximately 12 in number) are made and installed. Litter bins will also be provided within the park and will also adopt a more traditional design approach in keeping with the seating.



Figure 17: Example of Georgian-era seat design.

5.8 Interpretation

Mountjoy Square has a rich history intertwined with Dublin life over many years. The park provides a suitable venue to interpret this history to both the local community and visitors. The key themes that may be explored include:

- Mountjoy Square residents & visitors - including Sean O’Casey, Patrick Pearse, and WB Yeats.
- Georgian Dublin- Parks of Dublin’s Georgian squares, architecture and interior design in Mountjoy Square.
- Political events – Role in the planning of the Easter rising and meetings of the first Dail Eireann.
- Plant hunters- including notable Irish plant hunters and plants associated with them growing in the park.

It is intended to use interpretive signage of a traditional design appropriate to the character of the upgraded park. In addition, the use of digital interpretation will be explored whereby smartphones provide the interface to knowledge of the park and the square.

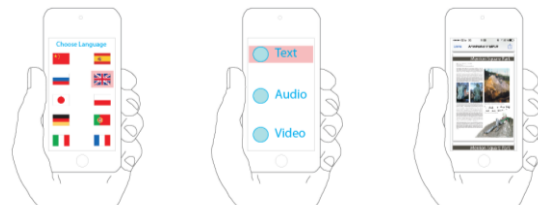


Figure 18: Example of interpretation sign in a London square & smartphone interpretation for DCC Art in Parks project in Merrion Square Park .

5.9 Community Building

There are two community organisations using the community building in the park under license, namely the Community After Schools Project (CASPr) and the North Centre City Community Action Project (NCCCAP). Details of consultations with these organisations during the development of the park conservation plan are included on pages 66 & 67 of that report.



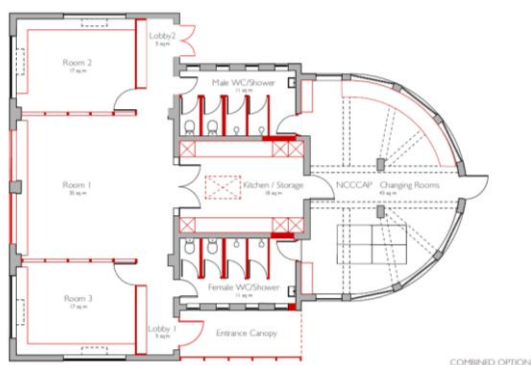
Figure 19: Location and photo of the existing community building.

They both use the community building and external hard court grounds in the park for their activities. The external areas, in particular the current hard court including the tennis courts will be redeveloped under these proposals to form part of the central lawn and its surrounding path. The construction period and establishment period of the central lawn will exclude all park users from the area for a period estimated at 12 to 18 months. During this period these organisations may make use of the existing remaining hard surfaced areas adjacent to the community building for their external activities (e.g. soccer & basketball). The central lawn may later be used and the area of the park depot compound may also form a hard court area subject to the future closure of the depot.

The organisations have requested upgrading of the community building and an architect reviewed their needs. At this stage there are 3 options to upgrading the buildings as follows:

- Option A

Retain both organisations in the one building, (see Drawing A& B in Appendix C).



This proposal provides a three room study area with retractable wall divisions to form a hall when required, male & female WCs with showers, a kitchen/storage area and changing rooms.

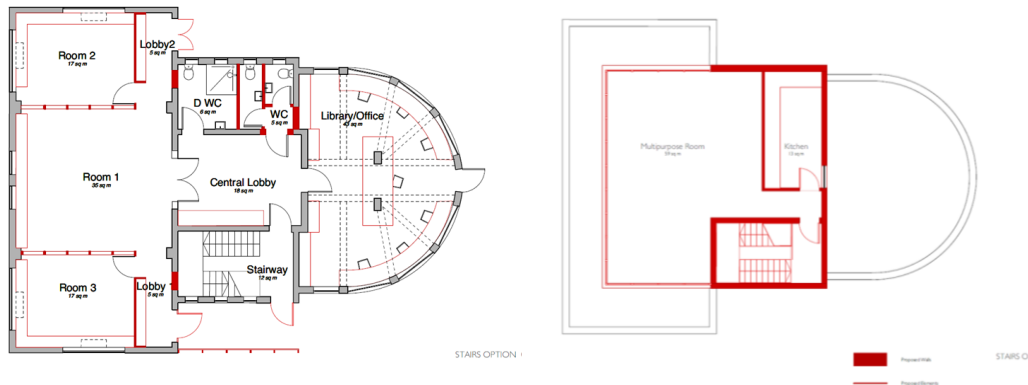
Relocating the kitchen into the darkest space in the centre of the plan, creates a more pleasant and useable space in the curved room. This makes the building safer to use in terms of fire protection. Refurbishing the toilets, and using the existing storage areas as showers, and providing storage within the kitchen units or in the existing attic space. The existing attic would be accessed by a foldable stairs. Subdividing the hall into a number of spaces with glazed partitions. New windows will be required throughout.

Providing a canopy to mark the main entrance, with glazed doors to be used during the day and a shutter brought across in the evening.

External enhancement works would include cleaning of the brick facades, new windows and wood panel faced steel shutters for doors/windows.

- Option B

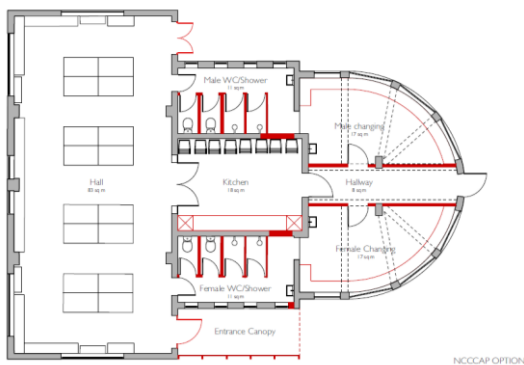
Retain CASPr's functions in the building with a relocation of NCCAP (see Drawing C & C1 in Appendix C).



This proposal provides three study rooms for students with a dedicated kitchen space, male & female WCs and a dedicated office/library space for staff. An entrance canopy forms the only additional feature to the external building. The internal space is maximised by the use of the first floor in this option.

- Option C

Retain NCCAP's functions and relocate CASPr (see Drawing D in Appendix C).



This proposal provides a hall, male & female WCs with showers a kitchen and male & female changing areas. An entrance canopy forms the only additional feature to the external building.

External proposals, common to all options above, are indicated on drawings E to G in Appendix C. The proposals seek to repair the external building fabric and improve its overall appearance.

Relocation discussions with the community organisations that use the community building are ongoing and therefore all options presented above form part of this application for approval.

6. Retained Facilities

6.1 St Brigid's Day Nursery

St Brigid's operate in a building and grounds located in the north-east of the park (A on plan below and see page 68 of the Conservation Plan). They have the longest association with the park with their original premises there dating from the 1930s. The proposals under this application have no impact on St Brigid's.

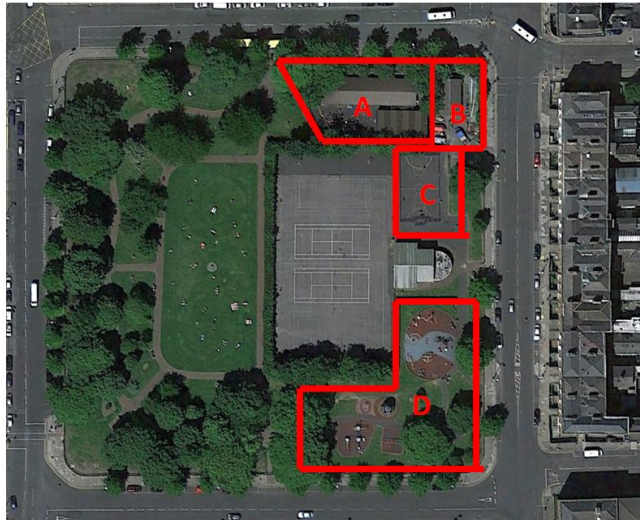


Figure 20: Existing Park Layout *A: St Brigid's Day Nursery, B: Parks depot C: Hard court area D: Playground.*

6.2 Park Depot.

The park depot building (B on plan above) will not be affected by this application. Relocation of the depot may occur at a future date and this may release the depot land back to park use. In this scenario the area would be given over to hard-court use for soccer/basketball or to reconstruction of the historic layout in this particular area of the park.

6.3 Hard-court/MUGA

This hard court is an enclosed basketball and soccer kick-about space (C on plan above) which was installed in 2005. The condition is reasonable and it will be retained under this application's proposals.

6.4 Playground

The existing playground (D on plan above) was installed in 2005 and is a well used facility that contributes to local community interaction. The playground equipment and general layout will not be affected by this application's proposals, however during the construction period of proposals there will be closure of some sections of the playground to facilitate path construction. The playground will be fully enclosed with 1.1m high bow top railing as per the existing and will be a dog-free area. In the longer term it is intended to replace this playground with a new facility within the design of the restored original plan for the park or else the current facility will be upgraded in its current location.

7. Appropriate Assessment –Screening Statement

The Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities requires the screening of plans and projects for likely impacts on Natura 2000 sites, which are Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). The Appropriate Assessment Screening Report in Appendix D concludes that there are no adverse impacts/significant effects on Natura 2000 sites. There are no Natura Sites located within the Mountjoy Square area.

8. Consultation

8.1 Public Consultation.

There have been a number of public consultations held leading up to the development of the current proposals included in this application, which are discussed below.

8.2 Mountjoy Square Park Consultation July 2012 –The Studio

The Studio was an internal City Council resource under the City Manager's department and consisted of cross-departmental personnel. In this consultation a team of five staff carried out street conversations over a 5 day period and spoke to 261 persons within and adjacent to the park.

The following key points/opinions were raised by those interviewed:

- The park is used for its play and recreational , both passive and active, as well as a route through the Square.
- There is a strong appreciation of the park. In particular, the playground, the park as a facility (for recreational & social space) and the park as a tranquil green natural space in the city that for the majority produced positive emotional responses.
- There is concern over anti-social activity in the park including drugs and alcohol. There was also concern over dog control in the park.

The consultation highlights people's views on the park at that time. It is noted that aspects of the Square's history and cultural heritage are less well represented in the discussions. The underlying attributes of this application reflect the desire to tackle anti social aspects by overall enhancement of the park to attract in more positive use of the park and push out anti-social use. This application's proposal also achieves a balance in recreational provision and retention of community facilities.

8.3 Consultation on Conservation Plan & Historic Landscape Study- DCC Parks & Mountjoy Square Society

This Conservation Study was completed in 2014 and direct consultation on its findings and proposal were made with the three community organisations currently using the park. The study report is located at:

<http://www.dublincity.ie/sites/default/files/content/RecreationandCulture/DublinCityParks/NewsEvents/Documents/MountjoySquareConservationPlanHistoricLandscapeStudy.pdf> and the full reports

on consultations of organisations within the park are on pages 65-68. In summary the following keypoints/opinions were expressed:

St Brigid's Day Nursery:

- St Brigid's provide early childhood care and educational services.
- They have a strong appreciation of the park environment in which they are located.
- Concern over anti-social issues in park.
- Relocation of the nursery would require approval of the Board of Directors and ideally they would prefer to remain as part of the current plans being proposed.

North Centre City Community Action Project:

- NCCCAP provide fetac level training in sports by using the parks community building and hardcourt areas in the park.
- They had no objection to the proposals within the study and would require suitable alternative facilities if relocated.

Community After Schools Project:

- CASPr provide an environment for planned activities and study for school children and are based in the park's community centre with use of the external hardcourts.
- Concerned at anti-social activities in part and feel their presence contributes to security.
- They have no objection to the proposals under the study and could relocate subject to appropriate alternative facilities being available for their organisation.
- The replacement of the hardcourts by the proposed central lawn could restrict some of their activities.

These organisations make positive interventions into the lives of young people in the community of the north inner-city and are supported in their efforts by Dublin City Council. While the Conservation Study looked to the longer term possibilities of a fuller reconstruction of the historic park landscape at this point in time the assessment of suitable relocation sites continues. In view of this, the proposals under this application retain St Brigids as it is and the community building for CASPr & NCCCAP use (with proposed upgrading options). The external hardcourts (at the tennis courts) are proposed to change to restore the central circular lawn and there will be a disruption to their use of this space during the construction period.

It is hoped that the proposals under this application will also contribute positively to the park environment in which these organisations operate, in particular through the reduction in anti-social activity, providing an additional educational resource by the proposed planting theme and interpretation of the heritage of Mountjoy Square. The potential for the restored historic landscape as a future horticultural training resource by NCCCAP or other organisations may also be considered.

8.4 Public Meeting

An open public meeting on the Conservation Study was also undertaken in April 2015. This meeting included a presentation of the Study by consultant's conservation architects Howley Hayes and a

presentation on the envisaged next steps of the project by DCC Parks. The key topics raised for discussion were:

- Consultation

Some participants were concerned that this was the first time they had been made aware of the project. They would like greater communication, e.g. put it up on a sign. This was in fact the first public meeting held following the completion of the conservation report. The report findings were previously presented to the Central Area Committee. Previous consultation on the park occurred in 2012 and was conducted by DCC (report now circulated). It is agreed that further consultation can take place.

- Park & Community

There was concern on the effect of the proposals on the current community uses in the park. The importance of St Brigid's crèche to the local community was outlined. The park caters for a diversity of age groups. The park proposals will be completed in a phased structure with the intention of keeping community facilities in place until better facilities are found for them in the local area.

- Phasing

Concern that the proposals were in two halves, it was also suggested that the streetscape proposals could be brought forward. It is expected that further consideration will be given to the public realm of the North Georgian Core in a separate study. This application therefore focuses on the park area.

- Anti-social activity

Concern expressed about the level of anti-social activity. There are similar levels of anti-social activity in other parks in Dublin. The proposals aim to address the issue, such as with the removal of the central hedge and also by improving the attractiveness of the park to increase positive use and push out negative use.

- Playground

Concern expressed about the removal of a section of railing and the access of the play area by dogs. This can be addressed and it would be intended that the play area would be fully railed in.

- Trees

There was concern at the removal of trees as part of the railing works.

Trees were removed near the railings to facilitate survey of the railing plinths and future work on the railings. The proposals for the park will involve removing some trees and planting new ones. A tree population with a balanced age structure (i.e. young to old) is beneficial to the park.

- The Design

Concern and support expressed for the proposed design plan of the park. Concern that the plan does not express the current users, it seems academic. However the park is designed it will be very well used because there are so many people living here. The park is for both the local users and also for wider Dublin. The plan aims for a balance between historic landscape restoration and contemporary uses. It seeks to recognise the importance and significance of the park as part of the historic square.

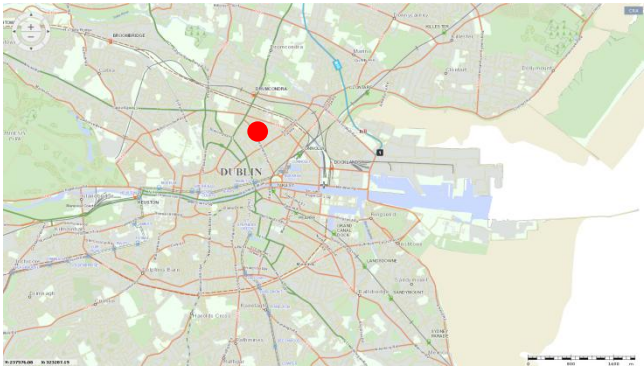
8.5 Consultation with Planning Department & Technical Departments

In accordance with the draft guidance on Part 8 procedure this document was discussed with the Planning Department's Senior Planner for the area and Technical Departments.

This application has noted and taken on board the comments given by the Departments to their satisfaction.

Appendix A: Drawings

- | | |
|------------|----------------------------|
| Drawing 1. | Site Location Map (1:1000) |
| Drawing 2. | Site Layout Plan (1: 500) |















Site Boundary

 North

 Proposed Enhancement Works at Mountjoy Square Park
 Drawing 1: **SITE LOCATION MAP** (Scale: 1:1000)



Legend

- | | |
|---|-------------------------------------|
|  | St Brigid's Day Nursery |
|  | Existing Park Depot |
|  | Existing Community Building |
|  | Existing Multi Use Games Area |
|  | Existing Playground |
|  | Grass/ Lawn Areas |
|  | Herbaceous, Shrubs & Trees |
|  | Main Paths –resin bound gravel |
|  | Perimeter Paths –water bound gravel |
|  | Bench |
|  | Playground Railing-bow top |
|  | Park Entrances |

Proposed Enhancement Works at Mountjoy Square Park
 Drawing 1: Site Layout Plan (Scale 1: 500)

Appendix B: Tree Survey

Arboricultural Assessment Report

Mountjoy Square Dublin 1

Project No.	Project name	Date	Revision
TMOU001	Mountjoy Square	29/03/18	-

Report Prepared by

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3. Limitations of survey	4
4. Terminology	6
5. Tree condition analysis & preliminary recommendations	8
6. Tree dimensions	21
7. Tree protection	24
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1. Client brief & Methodology

CMK Hort + Arb were commissioned by Dublin City Council Parks and Landscape Services Division to undertake an assessment of trees within Mountjoy Square, Dublin 1. The fieldwork was undertaken between February and March 2018.

The survey is designed to be an independent analysis of the trees therefore this assessment does not take into consideration any plans for the future development of the site. However, it is recognised that there are proposals to re-develop the site therefore some of the comments within section 6 may reference the suitability of trees for retention in this context.

The survey methodology, supporting drawings and documentation follow the recommendations contained within BS 5837 (2012). The analysis of the trees was undertaken using the VTA methodology as developed by Mattheck and Breloer (1994).

2. General description of trees

The park within Mountjoy Square was developed circa 1800 and is 1.8 hectares in size (image 1). Tree planting has been ongoing during this time with the tree population representing the fashions and/or horticultural practices over time. The primary trees in terms of age and stature are the sycamore (*Acer pseudoplatanus*) which may have been planted around all the boundaries in the past but are now concentrated on the northern, southern and western boundaries (image 2). Only one specimen remains on the eastern boundary.

There are other trees of note such as the weeping ash (*Fraxinus excelsior* 'Pendula') (image 3) and a small group of beech (*Fagus sylvatica*) toward the western side of the park and lime (*Tilia*) on the eastern boundary. The use of Norway maple (*Acer platanoides*) in more recent times without adequate crown management has led to the development of a number of structurally poor specimens. Cherry cultivars have been planted and provide both spring and autumn interest. They are generally in good condition though as a relatively short-lived species should be considered ornamental elements rather than large structural components of the tree population. There are a number of young sycamore planted in lines to the edges of playing pitch. They are of very poor quality and detract visually from the park.

Management of the larger trees in particular has been sensitive with large wide spreading crowns developed which are striking in appearance and add a sense of history to the park. There have been less effective formative management inputs into the more recently planted trees with the development of structural weaknesses at forks an issue. Mower impact damage to surface roots is a regular occurrence and is somewhat unavoidable when grass within close proximity to trees. It might be more appropriate to mulch beneath trees. This would have the effect of improving the growing environment for these trees, reducing maintenance and limiting the potential for mower impact damage into the future.



Image 1. Site boundary
 (Note: boundary for illustrative purposes only)

A total of 93 trees were identified for this report. This includes trees which were inaccessible between the crèche and the playing fields #294 (image 4) which are described collectively. Table 1 provides a breakdown of the cauterisation of trees with this report. A detailed analysis of the individual trees is provided within section 5 of this report with the locations and categorisations of trees shown on drawing TMOU001 101 Tree Survey.

Some of the newer tree planting (*Tilia cv*) within the paving on Mountjoy Square are being encroached upon by the larger trees within the park. It might be advisable to reduce this competition to allow the development of this new generation of trees within the square.

Category	Number	% of total
A	13	14
B	42	45
C	25	27
U	13	14

Table 1. Tree Categories



Image 2. Mature sycamore Western boundary



Image 3. Weeping ash #246



Image 4. Trees within railings #294 between crèche and playing pitches

3. Limitations of Survey

The survey was undertaken during the dormant season therefore a number of trees particularly the younger sycamore and Norway maple were difficult to differentiate between. Likewise, the lime (*Tilia*) also proved difficult to identify to the species level as no leaves were present. Seasonality may also affect the possibility of identifying decay fungi, which might only produce fruiting bodies during the summer/autumn months.

Please note that the useful life expectancy outlined within this report attempts to provide a guide to a trees longevity in relation to the site. Many of the trees may well have more than the 40 years useful life expectancy outlined within the report. However it is felt that if a tree can be identified as having 40 years to potentially contribute ecosystem services then to guess beyond that timeframe is somewhat pointless as climate change, pest and disease outbreaks all have the potential to limit tree longevity and there is no way to calculate the potential for these events occurring at present. It is felt that 40 years is a significant length of time and provides an indication of a trees potential even if it is impossible to determine the future and what may occur even within this timeframe.

This survey should be regarded as a preliminary assessment of the trees and deals with the current condition as identified during this survey only. Every attempt was made to identify hazardous trees in this report however; this survey was carried out from the ground and therefore cannot be held to have identified elements of decay, which may be hidden out of sight within the crown or beneath ivy or other obstructions. To counter this limitation in the survey process it is vital that during tree works any additional defects found by the climbing arborist are communicated to the consulting arborist to allow appropriate action to be taken.

The details within this survey are based on the condition of the trees during the survey period only. The findings in this survey cannot be held to be valid after any site disturbance, man-made or natural, which may have an adverse effect on any trees present.

4. Terminology

Tree categories	
A	Trees of high quality and value due to their size, age, condition, historical/visual merit and/or conservation potential (a minimum of 40 years).
A1	Mainly arboricultural values. Particularly good examples of species, essential components of groups or of formal or semi-formal arboricultural features.
A2	Mainly landscape values. Trees, groups or woodlands which provide a definite screening or softening effects to the locality in relation to views into or out of site, or those of particular visual importance.
A3	Mainly cultural values, including conservation. Trees, groups or woodlands of significant conservation, historical, comparative or other value (e.g. veteran trees or wood-pasture).
B	Trees of moderate quality and value (a minimum of 20 years).
B1	Mainly arboricultural values. Trees that might be included in high categories but are downgraded because of impaired condition (e.g. presence of remedial defects including unsympathetic past management and minor storm damage).
B2	Mainly landscape values. Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal features (e.g. trees of moderate quality within an avenue that includes better A category specimens) or trees situated internally to the site, therefore individually having little visual impact on the wider locality.
B3	Mainly cultural values including conservation. Trees with clearly identifiable conservation or other cultural benefits.
C	Trees of low quality and value (a minimum of 10 years).
C1	Not qualifying in higher categories.
C2	Trees present in groups or woodlands but without conferring on them greater landscape value and/or trees offering low or only temporary screening benefit.
C3	Trees with very limited conservation or other cultural benefits.
U	Trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. Trees that are dead, dying or showing immediate and irreversible decline.

Terminology (cont.)

Comments: Refers to the tree's condition and suitability for the site.

Common name: Most widely used non-botanical name.

Co-dominant: Two branches assuming the role of leading shoots. When growing close together may form a weak attachment (included bark) at their point of contact. Trees with this defect may be in danger of splitting at this weak attachment.

Crown Spread: Measured in meters north, south, east and west.

Decay fungi: Refers to those species of fungi which degrade living wood and which may, depending on the degree of degradation, render the tree structurally unsound.

Defects: Refers to cracks, storm damage and any other damage mechanical or biological.

Diameter: Diameter of the trunk (millimetres) at 1.5m. M.S. after the measurement refers to the tree being multi-stemmed.

Genus & Species: Refers to the botanical names for the tree.

Height: Measured in meters.

Monitor: Refers to trees which need to be re-surveyed on a yearly basis to assess their condition. This timescale may be sooner where condition, works or adverse weather conditions have affected negatively on the trees.

Overhaul: A reference to standard tree surgery work which consists of the removal of deadwood, crossing branches and balancing where appropriate.

Recommendations: Indicates surgery work necessary for the retention or, where necessary, removal of the tree.

Tree No. Refers to numbered tag fixed to tree during survey.

5. Tree condition analysis & preliminary recommendations

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
201	Sycamore Acer pseudoplatanus	Mature	Fair	Large areas of decay in trunk up to 2m mainly concentrated toward south. Trunk co-dominant from 2.5m with a wide union between stems. Both stems have had large limbs removed up to 3.5m with localised decay present. Removal could be considered.	Reduce upper crown by 3m	C2	20-30
202	Chanticleer pear Pyrus chanticleer	Early-mature	Good	Trunk co-dominant from 2.75m with a tight union between stems however unlikely to be structurally weak at present. Crown relatively well developed with no visible defects	No action necessary	B2	40
203	Lime species Tilia sp	Mature	Good	Trunk with a strong lean toward north but canopy vertical in orientation. Crack present in limb to north-west at 4m. Remaining crown relatively well developed with no visible defects	Remove damaged limb	B2	40
204	Lime species Tilia sp	Mature	Good	A well developed specimen with no visible defects. A tree of high landscape and arboricultural value in this location	No action necessary	A2	40
205	Norway maple Acer platanoides	Early-mature	Good	Access not possible due to sculpture surrounding base. Crown well structured with no visible defects	No action necessary	B2	40
206	Birch Betula pendula	Young	Good	Minor mower impact damage to surface roots to west. Crown well developed with no visible defects.	Spray grass at base	B2	40
207	Birch Betula pendula	Young	Fair	Extensive bark damage to trunk at 1m to south. Mower impact damage to surface roots to west. Long term potential reduced due to bark and root damage.	Spray grass at base	C2	10-15
208	Birch Betula pendula	Young	Good	Minor mower impact damage to surface roots to west. Crown well developed with no visible defects.	Spray grass at base	B2	30

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
209	Sycamore Acer pseudoplatanus	Mature	Good	A relatively large specimen with a well structured crown. No visible defects. A tree of high landscape value in this location	No action necessary	A2	40
210	Tulip tree Liriodendron tulipifera	Young	Good	Storm damage in crown but not significant in terms of crown structure	No action necessary	B2	40
211	Sycamore Acer pseudoplatanus	Mature	Good	A large relatively well developed specimen. A large cavity is present in a large extended limb toward north which has potential for failure. A large limb removed from trunk at 4m to east with associated decay present but unlikely to be significant at	Reduce weight on limb to north at 4m with decay to first major fork.	A2	40
212	Norway maple Acer platanoides	Early-mature	Fair	Tree enclosed within a sculpture rendering view of trunk impossible	Consider for removal	C2	10-15
213	Sycamore Acer pseudoplatanus	Mature	Good	A large well developed specimen. A hanger in crown to east possibly the result of storm damage.	Remove hanger	A2	40
214	Norway maple Acer platanoides	Early-mature	Fair	A very large limb removed from trunk at 1.7m to north. Very localised decay present but will ultimately reduce long term potential. Mower impact damage to surface roots visible but unlikely to be significant at present. Crown restricted toward east due to competition from neighbouring trees.	No action necessary	C2	20
215	Norway maple Acer platanoides	Early-mature	Good	Historic damage to trunk at 1m to west but unlikely to be significant at present. Crown relatively well developed.	No action necessary	B2	30-40

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
216	Beech <i>Fagus sylvatica</i>	Early-mature	Good	A relatively well developed specimen though trunk co-dominant from 7m. Union between stems tight with included bark. This is a structurally weak point in the tree with potential for failure in the future. Remaining crown relatively well developed	Monitor point of included bark	C2	20
217	Sycamore Acer <i>pseudoplatanus</i>	Mature	Good	A well developed specimen with minor deadwood in crown. Unlikely to be indicative of decline.	No action necessary	A2	40
218	Sycamore Acer <i>pseudoplatanus</i>	Mature	Good	A well developed specimen with minor deadwood in crown. Unlikely to be indicative of decline.	No action necessary	A2	40
219	Norway maple Acer <i>platanoides</i>	Early-mature	Poor	A large crack in trunk at point of co-dominance	Fell	U	<10
220	Sycamore Acer <i>pseudoplatanus</i>	Mature	Good	A large wide spreading specimen. A number of large limbs removed just below point of crown formation. No associated decay visible. Canopy well structured with no visible defects	Reduce limbs shading out tree on street	A2	40
221	Sycamore Acer <i>pseudoplatanus</i>	Mature	Good	A large wide spreading specimen. A number of pruning cut below point of crown formation but localised decay visible only. Light lower limbs to west beginning to encroach on street trees.	Reduce limbs shading out trees on street	A2	40
222	Beech <i>Fagus sylvatica</i>	Early-mature	Good	One of three beech in close proximity. Minor localised decay present at point of limb removal from trunk at 1.3m to west. Unlikely to be significant at present. Crown relatively well developed with no visible defects	No action necessary	B2	40
223	Beech <i>Fagus sylvatica</i>	Early-mature	Good	One of three beech in close proximity with habit tall and slender as a result. Minor deadwood in lower crown but unlikely to be indicative of decline	No action necessary	B2	40

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
224	Beech Fagus sylvatica	Early-mature	Good	One of three beech in close proximity with habit tall and slender as a result. Minor deadwood in lower crown but unlikely to be indicative of decline	No action necessary	B2	40
225	Norway maple Acer platanoides	Mature	Good	Mower impact damage to surface roots but unlikely to be significant at present. Very localised decay present at base of tree to west but unlikely to be significant at present. Deadwood scattered throughout crown but unlikely to be indicative of decline	Deadwood	B2	40
226	Norway maple Acer platanoides	Mature	Fair	A large limb to north at 2.4m with a tight union between stems. There is an area of included bark at this point forming a weak union however unlikely to be significant at present. Deadwood scattered throughout crown but unlikely to be indicative of decline.	Deadwood	C2	20-30
227	Norway maple Acer platanoides	Mature	Good	Extensive mower impact to surface roots. Upper crown relatively well developed with no visible defects.	No action necessary	B2	30
228	Sycamore Acer pseudoplatanus	Mature	Good	Crown restricted toward south due to competition from a neighbouring tree now removed. Limb to west beginning to encroach on neighbouring street tree.	Reduce limb beginning to encroach on street tree.	B2	40
229	Sycamore Acer pseudoplatanus	Mature	Good	A large wide spreading specimen of high landscape and arboricultural value. No visible defects.	No action necessary	A2	40
230	Sycamore Acer pseudoplatanus	Mature	Good	A large relatively well developed specimen with limb removal to lower crown forming areas of localised decay. Unlikely to be significant at present. Mower impact damage to surface roots present but unlikely to be significant at present.	No action necessary	A2	40

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
231	Lime species Tilia sp	mature	Good	A large dominant specimen with crown formed from strongly ascending limbs. There is a degree of congestion present within crown but unlikely to be significant at present. A tree of high landscape and arboricultural value in this location.	No action necessary	A2	40
232	Sycamore Acer pseudoplatanus	Mature	Good	A large well developed specimen with no visible defects.	No action necessary	A2	40
233	Cherry cultivar Prunus cv	Mature	Good	A relatively well developed specimen. Mower impact damage to surface roots but unlikely to be significant at present. Upper canopy restricted toward west due to competition from neighbouring tree but not significantly so.	No action necessary	B2	20-30
234	Sycamore Acer pseudoplatanus	Early-mature	Fair	Located at edge of sports pitch with large limb removed from trunk at 2m. Decay likely to extend into trunk in time. Further limb removal and bark damage to trunk to south but not significant. Upper canopy slightly restricted toward west.	No action necessary	C2	20-30
235	Sycamore Acer pseudoplatanus	Early-mature	Good	Located to edge of playing pitch. Wire embedded in base of trunk. Trunk co-dominant from 3.25m with a wide union between stems. Crown relatively well developed with no visible defects	No action necessary	B2	40
236	Cherry cultivar Prunus cv	Mature	Good	One of two cherries in close proximity. Crown restricted to west as a result. Large pruning cuts to remove limbs at 1.5m to east and south may lead to decay development but are not significant at present. Trunk co dominant from 2m with a tight union between	No action necessary	B2	20

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
237	Cherry cultivar Prunus cv	Mature	Fair	One of two cherries in close proximity. Trunk co-dominant from 2m with a tight union between stems. This is an area of structural weakness but no signs of splitting at present. Long term potential reduced as a result.	No action necessary	C2	10-15
238	Birch Betula pendula	Early-mature	Good	A relatively well developed specimen with no visible defects	No action necessary	B2	40
239	Cherry cultivar Prunus cv	Mature	Fair	One of three cherries in close proximity. Decay present in base of trunk to north probably originating from mower impacts as a young tree. Decay advanced but unlikely to be significant at present. Long term potential reduced as a result.	No action necessary	C2	10-15
240	Cherry cultivar Prunus cv	Mature	Good	One of three cherries in close proximity. Partially occluded decay at base probably originating from mower impact damage in the past. Unlikely to be significant at present. Upper canopy relatively well developed with no visible defects	No action necessary	B2	40?
241	Cherry cultivar Prunus cv	Mature	Good	One of three cherries in close proximity. A number of pruning stubs in lower canopy but no associated decay present. Upper canopy relatively well developed with no visible defects	No action necessary	B2	40?
242	Swedish whitebeam Sorbus aria	Mature	Fair	Trunk four stemmed from 2m with a tight and structurally weak union between two of these stems. Upper canopy limited in extent toward south.	No action necessary	C2	10-15
243	Cherry cultivar Prunus cv	Mature	Poor	Extensive mower impact damage to surface roots to west in particular. Decay present in trunk at 0.5m to east. Trunk co dominant from 2m with a wide union between stems. Long term potential limited due to root and trunk decay	No action necessary	C2	10

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
244	Cherry cultivar Prunus cv	Mature	Good	Trunk multi stemmed from 1.75m with wide unions between stems. Limb removals to east from lower canopy has led to localised decay but unlikely to be significant at present.	No action necessary	B2	40?
245	Cherry cultivar Prunus cv	Mature	Poor	Extensive bark loss to trunk limiting cambium to approximately 1/3 of girth. Long term potential limited as a result	No action necessary	C2	10
246	Weeping ash Fraxinus excelsior 'Pendula'	Mature	Fair	A tree of good form and landscape character. A large cavity present in trunk at 1.5m to east. It would appear that there is sufficient remaining sound wood to reduce potential for failure at present. There are also areas of deadwood scattered throughout crown.	Monitor. Deadwood	B2	20-30
247	Swedish whitebeam Sorbus aria	Young	Poor	Mower impact damage to surface roots at base of trunk. Trunk co dominant from 2m with a tight and structurally weak union between stems. Upper canopy relatively well developed but long term potential limited as a result of mower impact damage and form.	No action necessary	C2	10
248	Birch Betula pendula	Young	Good	Bark loss trunk at 300mm to north. No associated decay visible at present. Upper canopy relatively well developed with no visible defects	No action necessary	B2	20-30
249	Swedish whitebeam Sorbus aria	Early-mature	Poor	Extensive bark loss to south from base to 1m. Mower impact damage to surface roots. Trunk co dominant from 1.75m with a wide union between stems. Upper canopy relatively well developed with no visible defects. Long term potential limited as a result of mower impact damage and bark loss.	No action necessary	C2	10-15
250	Birch Betula pendula	Early-mature	Good	Minor mower impact damage to surface roots. Canopy well developed with no visible defects.	No action necessary	B2	40

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
251	Oak Quercus robur	Early-mature	Good	Very minor mower impact damage to base of trunk. A well developed specimen with no visible defects.	No action necessary	B2	40
252	Norway maple Acer platanoides	Early-mature	Good	Trunk co dominant from 1.75m with a tight, structurally weak union between stems. Occluded cuts to lower canopy but unlikely to be significant at present. Limb contact in crown at 3m to south may lead to failure at point of co-dominance in trunk. Unlikely to be significant at present but area of co-dominance should be monitored for failure. Upper canopy relatively well developed with no visible defects	No action necessary	C2	10-15
253	Swedish whitebeam Sorbus aria	Early-mature	Good	A relatively well developed specimen. Trunk with a slight lean toward east but not significantly so. Upper canopy vertical in orientation with no visible defects. Minor mower impact damage at base of trunk but unlikely to be significant at present.	No action necessary	B2	20
254	Cherry cultivar Prunus cv	Mature	Good	A relatively well developed specimen though crown restricted toward north due to competition from neighbouring trees. Minor decay in trunk at 1m but unlikely to be significant at present. Trunk multi stemmed from 1.9m with sound unions between stems	No action necessary	B2	20
255	Sycamore Acer pseudoplatanus	Mature	Good	Trunk three stemmed from 2m with potential for included bark to have developed between stems. However this is unlikely to be significant at present. Upper canopy relatively well developed with no visible defects. Crown restricted toward south due to competition from neighbouring trees but not significantly so.	Monitor structural integrity of unions between stems	B2	40

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
256	Sycamore Acer pseudoplatanus	Early- mature	Good	A well developed specimen with a straight bole forming an element of upper canopy in this area. Minor mower impact damage to surface roots but unlikely to be significant at present.	No action necessary	B2	40
267	Sycamore Acer pseudoplatanus	Early- mature	Fair	Trunk co-dominant from 1.75m with a tight union and included bark between stems. Upper canopy restricted toward south due to competition from neighbouring trees. Minor mower impact damage to surface roots but unlikely to be significant at present.	Monitor structural integrity of unions between stems	B2	20-30
258	Cherry cultivar Prunus cv	Mature	Good	Occluded bark damage to trunk unlikely to be significant at present. Crown restricted toward west but unlikely to be significant at present.	No action necessary	B2	20
259	Sycamore Acer pseudoplatanus	Mature	Good	A number of small pockets of decay in trunk at 3.5m just below main point of crown formation. These are unlikely to be significant at present. Upper canopy restricted toward south due to competition from neighbouring trees but not significantly so.	No action necessary	A2	40
260	Sycamore Acer pseudoplatanus	Young	Fair	One of a line of trees adjacent to playing pitch. Crown limited in extent due to competition from neighbouring tree.	No action necessary	C2	10-15
261	Sycamore Acer pseudoplatanus	Young	Poor	Located within a line of trees adjacent to playing pitch this is a very poorly developed specimen with limited crown cover or long term potential	No action necessary	U	<10
262	Sycamore Acer pseudoplatanus	Young	Poor	A major split in one stem rendering tree unsuitable for retention.	Fell	U	0.00

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
263	Sycamore Acer pseudoplatanus	Young	Poor	One of a line of trees adjacent to playing pitch. Form poor due to competition from neighbouring trees. Crown confined to north.	No action necessary	C2	10-15
264	Sycamore Acer pseudoplatanus	Young	Poor	A tall slender specimen with a tight union at point of co-dominance at 3m. A structurally weak union with potential for failure particularly as shelter from neighbouring trees removed	Fell	U	<10
265	Sycamore Acer pseudoplatanus	Young	Poor	One of a line of trees adjacent to playing pitch. Trunk co dominant from 2m with a tight union between stems. There is potential for failure at this point particularly as neighbouring trees are removed.	Fell	U	<10
266	Sycamore Acer pseudoplatanus	Young	Poor	A poorly developed specimen within line of trees adjacent to playing pitch. Crown restricted toward east and west due to competition from neighbouring trees. Could be vulnerable to failure with removal of neighbouring trees.	Fell	U	<10
267	Elm Ulmus procera	Early-mature	Good	A well developed specimen within a line of trees adjacent to playing pitch. Crown restricted toward west due to competition from neighbouring trees but not significantly so. No visible defects but long term potential may be limited due to potential for contracting Dutch elm disease	No action necessary	B2	10-20
268	Sycamore Acer pseudoplatanus	Young	Poor	A very poorly developed sub-dominant specimen. Of very limited long term potential.	Fell	U	<10
269	Elder Sambucus nigra	Mature	Good	Adjacent to playing pitch. Bark damage to trunk but not significant at present. Trunk co dominant from 1.75m with a tight union and possible included bark between stems. A tree/shrub of limited life span generally. Though providing ecosystem services may need to be removed.	Fell	U	<10

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
270	Elm Ulmus procera	Early-mature	Good	Within a line of trees adjacent to playing pitch. Crown restricted toward west due to competition from neighbouring trees but not significantly so. No visible defects but long term potential may be limited due to potential for contracting Dutch elm disease	No action necessary	B2	10-20
271	Sycamore Acer pseudoplatanus	Young	Poor	A poorly developed specimen within line of trees adjacent to playing pitch. No visible defects but of low landscape character and beginning to encroach on #270. Could be considered for removal on this basis.	No action necessary	C2	20
272	Sycamore Acer pseudoplatanus	Early-mature	Poor	Located within a line of trees adjacent to playing pitch. Multi stemmed from base with tight unions and included bark between stems. Unlikely to be significant at present but long term potential limited as a result	No action necessary	C2	10
273	Sycamore Acer pseudoplatanus	Young	Poor	A poorly developed sub-dominant specimen. Extensive bark loss to base of trunk and crown poorly developed. Could be considered for removal.	No action necessary	C2	10
274	Sycamore Acer pseudoplatanus	Early-mature	Fair	Located within line of trees adjacent to playing pitch. Trunk co dominant from 2.75m with a wide union between stems. Upper canopy restricted toward east and west due to competition from neighbouring trees but not significantly so.	No action necessary	C2	20
275	Sycamore Acer pseudoplatanus	Early-mature	Fair	A slightly sub dominant specimen within a line of trees adjacent to playing pitch. Trunk co dominant from 1.5m with a well-developed. Upper canopy restricted toward south due to competition from neighbouring tree. A specimen of low landscape character	No action necessary	C2	20

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
276	Sycamore Acer pseudoplatanus	Mature	Good	A large dominant specimen. Heavy ivy growth up trunk. Crown formation from three main limbs at 3m. Minor pockets of decay at points of limb removal in the past but these are not significant at present.	No action necessary	A2	40
277	Sycamore Acer pseudoplatanus	Mature	Good	A large dominant specimen with a wide spreading crown. Natural crown retrenchment may be occurring with the crèche the only obvious reason why this may be occurring. Occluded cuts throughout lower canopy but no associated decay visible.	Monitor	B2	20
278	Norway maple Acer platanoides	Young	Good	A relatively well developed specimen. Trunk co dominant from 2.25 with a wide union between stems. However this point should be monitored over time to assess structural integrity	No action necessary	B2	40
279	Norway maple Acer platanoides	Young	Good	Trunk co dominant from 1.6m with a wide union between stems however this point should be monitored over time to assess structural integrity. Upper canopy relatively well developed with no visible defects	No action necessary	B2	40
280	Norway maple Acer platanoides	Young	Dead		Fell	U	0
281	Cherry cultivar Prunus cv	Mature	Good	A relatively well developed specimen with trunk three stemmed from 1.5m. Light branch congestion in crown but no visible defects	No action necessary	B2	20
282	Sycamore Acer pseudoplatanus	Young	Fair	Trunk with a slight lean toward west and crown oriented in the same direction. Competition from neighbouring trees to east may limit long term potential.	No action necessary	B2	20-30
283	Birch Betula pendula	Young	Poor	Trunk with a very strong lean toward east. Decay visible in trunk at 2.5m	Fell	U	0

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
284	Birch Betula pendula	Young	Poor	Trunk with a strong lean toward east and becoming embedded in railing.	Fell	U	0
285	Birch Betula pendula	Young	Poor	Trunk with a strong lean toward east and becoming embedded in railing.	Fell	U	0
286	Birch Betula pendula	Early-mature	Good	A well-developed specimen with no visible defects.	No action necessary	B2	40
287	Fastigate hornbeam Carpinus betulus 'Fastigiata'	Early-mature	Good	A relatively well developed specimen though crown congestion present. A typical feature of cultivar and not significant at present	Remove branch stubs	B2	40
288	Sycamore Acer pseudoplatanus	Early-mature	Fair	A tall slender specimen probably self-seeded in this location. Ultimately tight unions between stems will limited long term potential but are not significant at present	No action necessary	B2	20
289	Holm oak Quercus ilex	Young	Fair	Trunk and crown with a strong lean and orientation toward south due to competition from neighbouring trees. Long term potential limited as a result	No action necessary	C2	10-15
290	Elm Ulmus procera	Early-mature	Good	Long term potential may be limited due to Dutch elm disease	No action necessary	B2	10-15
291	Norway maple Acer platanoides	Early-mature	Good	Trunk co dominant 2.25m with a wide union between stems however this point should be monitored over time to assess structural integrity. Crown restricted toward west due to competition from neighbouring tree. Would be unsuitable for isolation from neighbouring trees.	No action necessary	B2	20
292	Birch Betula pendula	Early-mature	Poor	Trunk with a strong lean toward east and becoming embedded in boundary fence	Fell	U	<10

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
293	Sycamore Acer pseudoplatanus	Mature	Good	Slightly sub dominant to #276. Very heavy ivy growth obscuring view for assessment. Crown restricted toward north due to competition from neighbouring tree.	Cut ivy	B2	40
294	Sycamore Acer pseudoplatanus	Young	Poor	A line of inaccessible trees between crèche and playing pitch. Most becoming embedded in boundary fence. Most are of poor form. Providing screening at present but of very limited landscape or arboricultural value.	No action necessary	C2	10-15

7. Tree measurements

Tree No.	Height m.	D.B.H. mm.	Spread m. N,S,E,W	Clear Stem first cardinal point	Root Protection Diameter m.
201	21	810	8,8,8,5	4.5N	9.7
202	11	210	4,4,4,4	2.25N	2.5
203	13	500	5,5,6,3	3S	6
204	21.25	750	6,6,6,6	4N	9
205	15.5	300	5,5,5,5	3E	3.6
206	9	120	2,2,2,2	3W	1.4
207	9	140	3,3,3,3	3N	1.6
208	9	140	2,2,2,2	3S	1.6
209	18.25	700	5,8,8,8	3.25W	8.4
210	8.5	110	1,1,2,1	3E	1.3
211	24.5	860	12,10,11,9	3.5N	10
212	16.5	300	2,1,3,1	3S	3.6
213	22	740	7,8,8,8	3.25N	8.8
214	16	380	2,4,4,5	3W	4.5
215	15.5	300	5,3,4,5	3N	3.6
216	18.5	320	5,3,4,4	4S	3.8
217	21	540	6,7,8,4	4W	6.4
218	23.5	710	10,7,8,5	3S	8.5
219	20	380	NA	NA	NA
220	16.5	640	8,8,8,8	3.25N	7.6
221	19.5	690	7,8,7,8	3N	8.2
222	22	340	2,5,5,5	3.5S	4
223	22	310	2,3,4,4	1.5S	3.7
224	22	350	6,1,5,3	2E	4.2
225	15.5	370	5,7,5,4	2W	4.4
226	20.5	550	5,7,8,5	2N	6.6
227	15	380	5,3,7,5	3N	4.5
228	12.5	390	5,6,4,7	3W	4.6
229	20.5	690	8,8,8,8	4S	8.2
230	22.5	580	6,5,7,6	4S	6.9
231	25	740	7,7,8,7	3E	8.8
232	22.5	760	8,8,7,8	3.25N	9.1

Tree No.	Height m.	D.B.H. mm.	Spread m. N,S,E,W	Clear Stem first cardinal point	Root Protection Diameter m.
233	9.5	390	8,6,10,5	2.5N	4.6
234	13.5	260	4,3,4,2	3N	3.1
235	13.5	260	3,3,2,3	3N	3.1
236	17.5	580	4,3,5,4	3.5W	6.9
237	17.5	500	3,8,8,7	3E	6
238	15	270	3,4,2,3	3W	3.2
239	18.5	380	5,7,7,3	1.75S	4.5
240	18	320	7,7,7,2	2S	3.8
241	17.5	550	5,7,3,7	1.75W	6.6
242	14	310	6,4,6,5	2W	3.7
243	13	340	6,3,6,4	1.5S	4
244	12.5	290	6,6,7,2	1.75E	3.4
245	16.5	250	3,3,4,3	2E	3
246	13	980	5,5,4,5	3.5N	11.7
247	7	170	3,3,3,3	3S	2
248	13	140	1,2,2,2	3.5E	1.6
249	11	200	2,2,2,2	3E	2.4
250	14.5	280	3,3,3,2	3S	3.3
251	11.5	290	3,3,3,3	2.5N	3.4
252	15	350	4,4,4,4	3N	4.2
253	9.5	190	4,3,3,3	2.5N	2.2
254	13.5	300	1,4,6,5	2E	3.6
255	16.5	450	4,3,4,6	2W	5.4
256	17	290	3,4,4,3	8N	3.4
267	16	290	5,1,5,5	3W	3.4
258	17	290	3,4,5,4	8N	3.4
259	23	790	10,7,9,7	3.25W	9.4
260	12.5	130	2,2,1,2	3W	1.5
261	13	140	NA	NA	1.6
262	13	210	NA	NA	2.5
263	15.5	220	5,1,1,1	3S	2.6
264	16.5	200	NA	NA	NA
265	17	250	NA	NA	NA
266	17	260	NA	NA	NA
267	17.5	320	5,4,5,3	4E	3.8

Tree No.	Height m.	D.B.H. mm.	Spread m. N,S,E,W	Clear Stem first cardinal point	Root Protection Diameter m.
268	14	150	NA	NA	NA
269	8.5	220	NA	NA	NA
270	14.5	190	5,3,3,2	3.25W	2.2
271	14.5	160	1,1,1,1	2.5S	1.9
272	12.5	320	3,4,2,3	2.5S	3.8
273	13	120	2,3,1,1	2.5S	1.4
274	13	210	3,3,1,1	4S	2.5
275	12	220	3,2,3,1	2.5N	2.6
276	21.5	510	8,7,5,8	3E	6.1
277	20	670	12,10,8,6	4E	8
278	10.5	160	2,2,3,3	1.5W	1.9
279	12	200	5,5,5,5	1.5E	2.4
280	11	240	NA	NA	NA
281	13.5	230	8,7,7,5	2.5E	2.7
282	14	160	1,1,1,3	4W	1.9
283	14	100	NA	NA	NA
284	14	100	NA	NA	NA
285	10	60	NA	NA	NA
286	17	250	3,3,4,3	3E	3
287	16	260	1,1,2,3	1.5E	3.1
288	14.5	150av	1,2,2,2	3N	3
289	8	170	2,5,2,2	5S	2
290	16.5	190	3,4,3,1	3S	2.2
291	13.5	180	5,0,5,0	3.5N	2.1
292	16	170	NA	NA	NA
293	15.5	390	0,6,6,6	4S	4.6
294	15av	220av	2,3,1,1 av	2av	2.6

8. Tree protection

Tree protection fencing must be erected before construction works commence and must be in accordance with BS 5837 (2012).

- a.** Oil, bitumen, cement or other materials likely to be injurious to a tree should not be stacked or discharged within 10m of a bole, and materials generally should not be stacked or discharged within 5m of a bole. It is essential that allowance is made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- b.** Concrete mixing should not be carried out within 10m of a tree.
- c.** Fires should not be lit in a position where the flames could extend within 5m of foliage, branches or trunk, bearing in mind the size of the fire and the wind direction.
- d.** As the majority of tree roots occur within the top 600mm of soil changes to soil levels within the root zone can have serious consequences for tree health.

Increases in soil levels within the root zone of trees can lead to root asphyxiation and ultimately to tree decline and/or death.

A reduction in soil levels may expose roots to drying out and/or being damaged and have the same effect on the tree as described above.

Tree root protection

The Root Protection Area should be calculated using as per Table 1 and/or Annex D (BS 5837 2012) as an area equivalent to a circle with a radius 12 times the stem diameter for single stem trees and 10 times basal diameter for trees with more than one stem arising below 1.5m above ground level.

Number of stems	Calculation
Single stem tree	$\text{RPA (m}^2\text{)} = \frac{(\text{stem diameter (mm)} @ 1.5 \text{ m} \times 12)^2 \times 3.142}{1000}$
Tree with more than one stem arising below 1.5m above ground level.	$\text{RPA (m}^2\text{)} = \frac{(\text{basal diameter (immediately above root flare (mm)} \times 10)^2 \times 3.142}{1000}$

9. References

BS 5837 (2012). Trees in Relation to Design Demolition and Construction

Mattheck and Breloer (1994). The body language of trees



LEGEND

TREE CONDITION CATEGORIES

- A TREES OF HIGH VALUE AND QUALITY
- B TREES OF MODERATE VALUE AND QUALITY
- C TREES OF LOW QUALITY AND VALUE

TREE CONSTRAINTS

- TREE CONSTRAINTS

TREE SURVEY BOUNDARY

- TREE SURVEY BOUNDARY

AP refers to trees not shown on topographical survey drawing but located approximately on the this drawing only. Exact locations may need to be ascertained if the trees are to be retained.

Drawing to be interpreted with reference to Tree Survey document.

Tree constraints shown are calculated from guidelines contained within BSS337 (2012) with dimensions contained within Section 7 of the Arboricultural Assessment document. This outline should not be interpreted as the exact extent of root spread however it is considered the optimal area to be retained free of developmental impacts.

Natural and/or man made barriers such as waterlogged soil or buildings may restrict the spread of tree roots. Crown spreads may also prove to be a constraint particularly where crown reduction may not be possible.

The constraints lines shown on this drawing are therefore a guide only. An on-site assessment should be undertaken in the event of any developments being planned within the areas shown for retained trees.

REV	DATE	DESCRIPTION

CMK
Horticulture & Arboriculture

Client: DCC
PARKS AND LANDSCAPE SERVICES DIVISION

PROJECT: MOUNTJOY SQUARE, DUBLIN 1

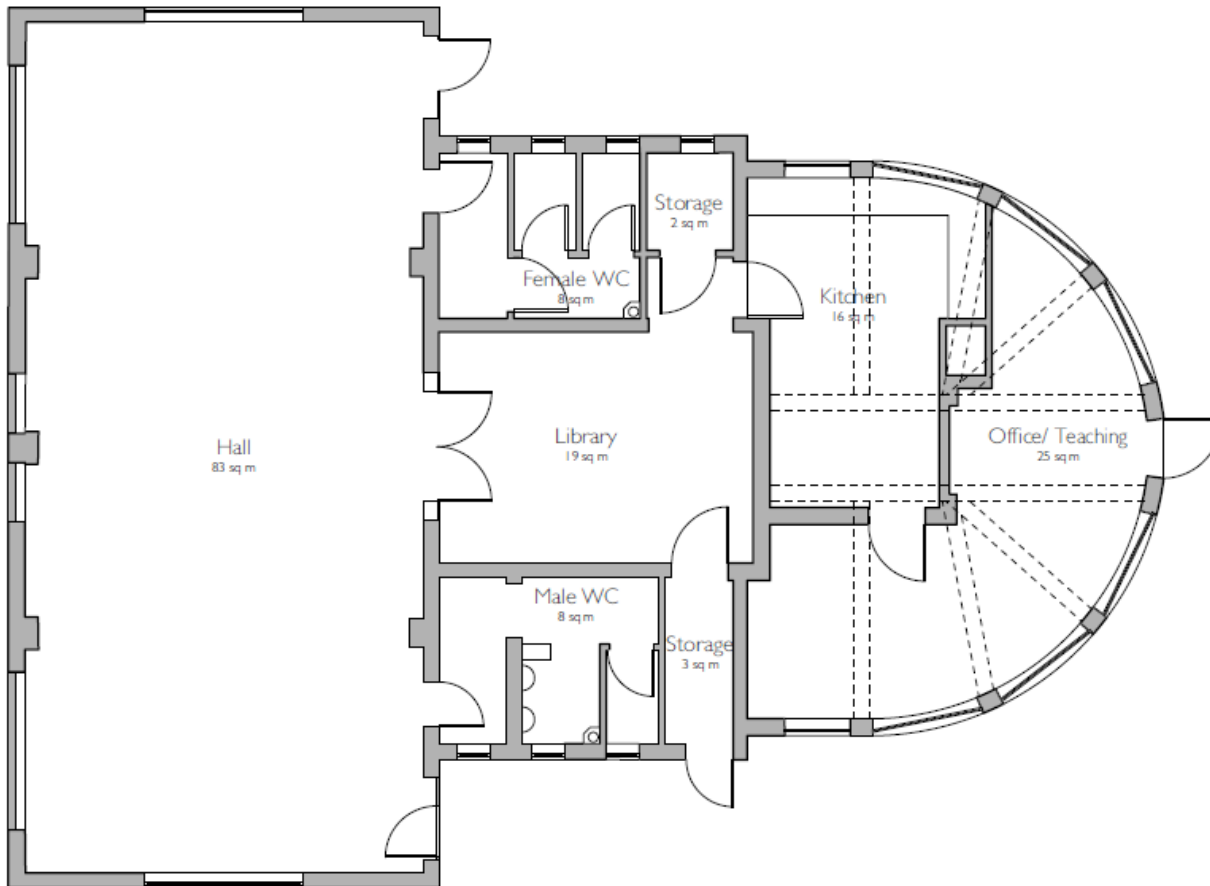
JOB NO. MODJ01

DRAWING: Tree Survey
DATE: 29-03-18
SCALE: 1:1000 @ A1
DRAWN BY: CK
STATUS: Information

DRAWING NO. 101
REVISION:

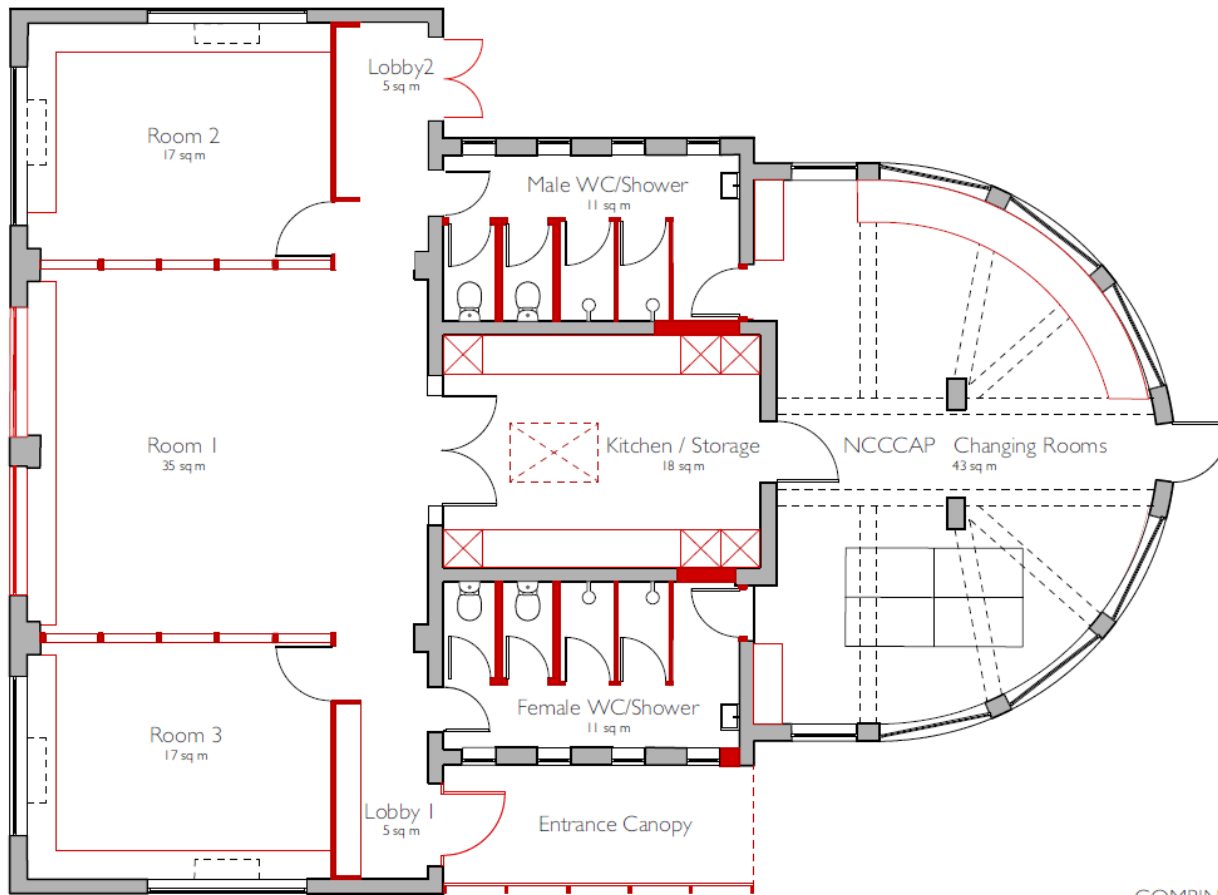
NOTES
Please Refer to the Project Specifications
For the Construction of the Works
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Appendix C: Community Building Enhancement Drawings



EXISTING Ground Floor Plan 1:100

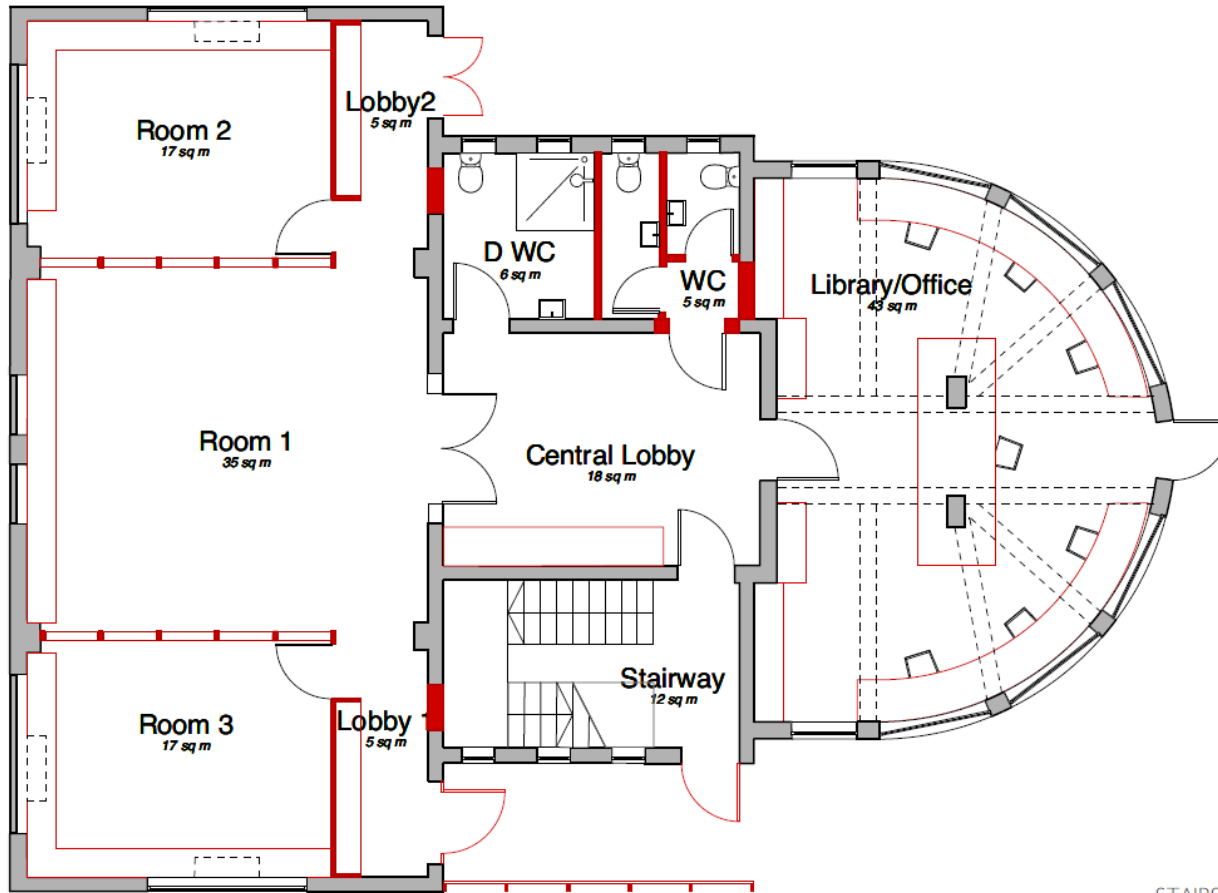
Drawing A –Existing layout for the community building in use by CASPr & NCCCAP.



COMBINED OPTION Ground Floor Plan 1:100

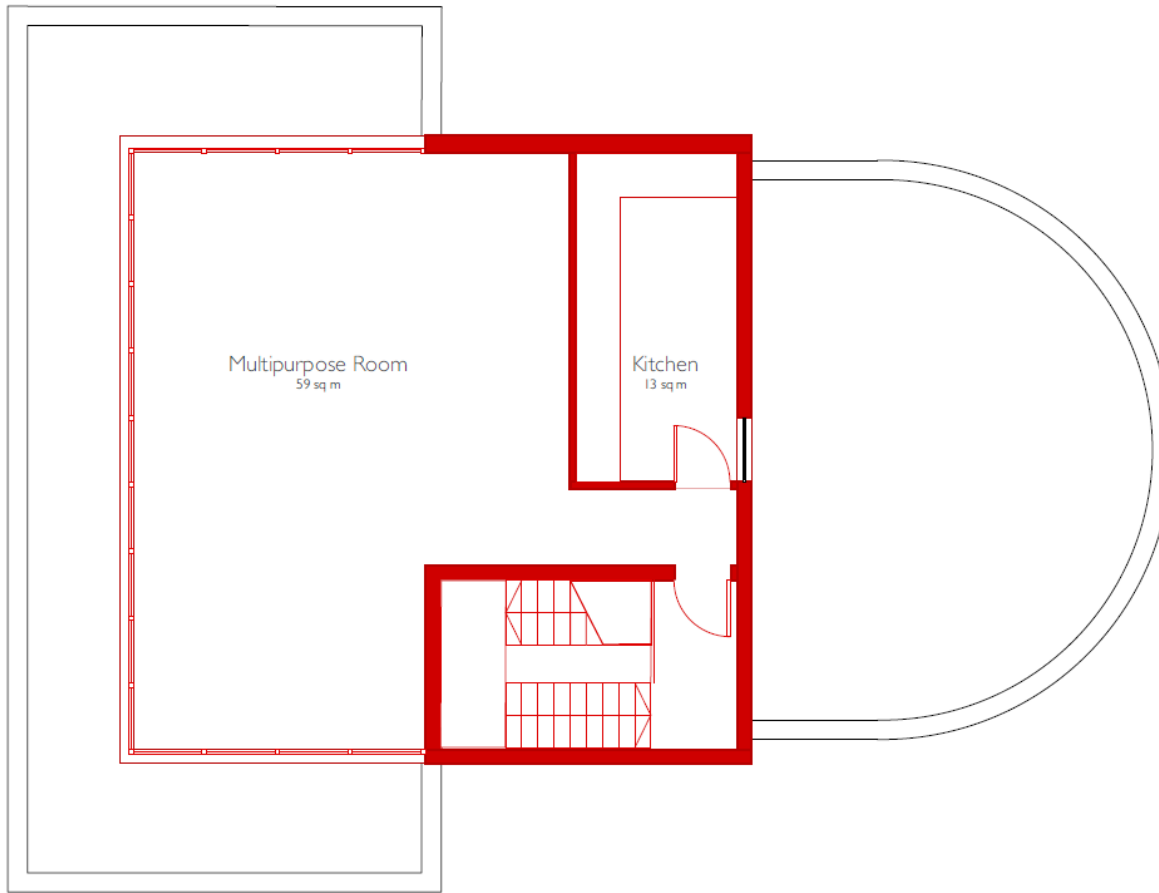
Drawing B –OPTION A

Layout indicating enhancement proposals for the community building for CASPr & NCCCAP.



STAIRS OPTION Ground Floor Plan 1:100

Drawing C –layout indicating enhancement proposals for the community building for CASPr.



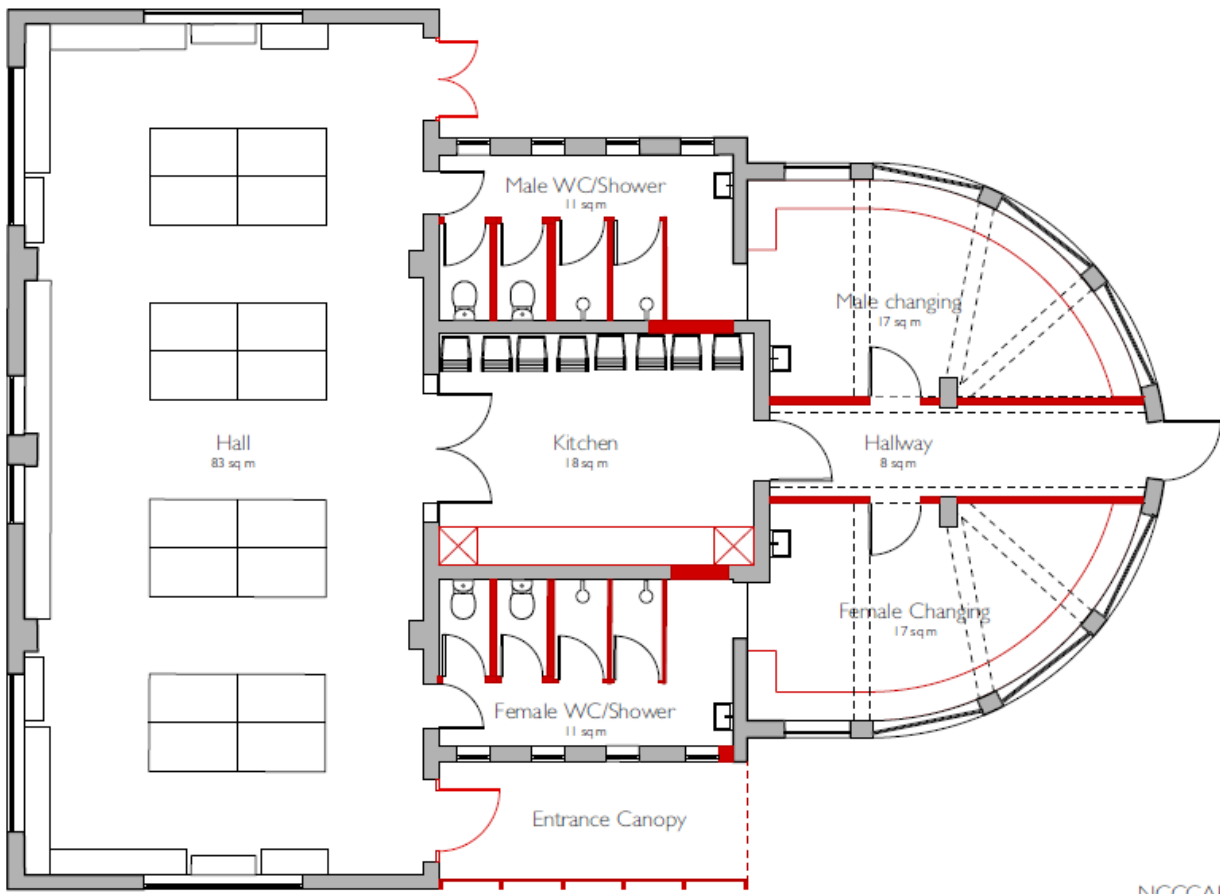
Proposed Walls



Proposed Elements

STAIRS OPTION First Floor Plan 1:100

Drawing C 1 –layout indicating enhancement proposals for the community building for CASPr, at First Floor Level

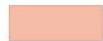


NCCCAP OPTION Ground Floor Plan 1:100

Drawing D –layout indicating enhancement proposals for the community building for NCCAP.



1. Existing windows to be replaced with hardwood replicas to match surviving profiles.
2. Blind openings to W. wall to be re-opened and new windows installed to match existing fenestration patterns.
3. Existing fascia boards to be redecorated and replaced where rotten.
4. Remove existing graffiti overpainted areas using a light abrasive, and install a clear sacrificial impregnation layer to provide protection to the brickwork from future vandalism.
5. Install new bars and screens to windows design to be agreed.
6. Assess structural crack along W.wall and S. wall, and carry out any repairs required.
7. Enlarge openings to W.wall to allow additional light into proposed central space.
8. Install gravel bed along base of the wall to allow them to dry out more effectively. Probable cause of rising damp observed internally.
9. Replace external metal screen doors to entrances with new steel screens designed to be used for securing the building at night. Install new glazed entrance doors.
10. Brick up former shed and relocate heating system internally.



Perforated Copper sheeting or Perforated Stainless Steel sheeting



Proposed Walls



Proposed Elements



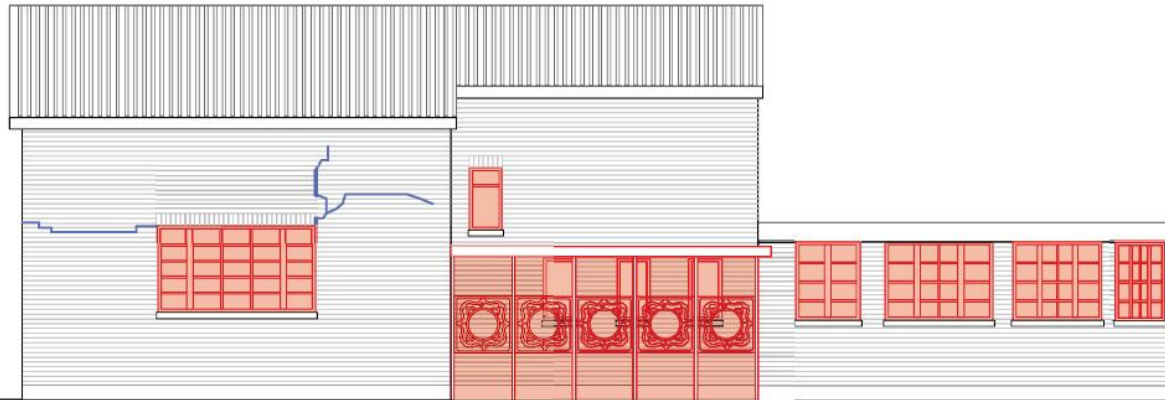
Cracks to be investigated

North Elevation - Proposed - 1:100

Drawing E –North Elevation



1. Existing windows to be replaced with hardwood replicas to match surviving profiles.
2. Blind openings to W. wall to be re-opened and new windows installed to match existing fenestration patterns.
3. Existing fascia boards to be redecorated and replaced where rotten.
4. Remove existing graffiti overpainted areas using a light abrasive, and install a clear sacrificial impregnation layer to provide protection to the brickwork from future vandalism.
5. Install new bars and screens to windows, design to be agreed.
6. Assess structural crack along W.wall and S. wall, and carry out any repairs required.
7. Enlarge openings to W.wall to allow additional light into proposed central space.
8. Install gravel bed along base of the wall to allow them to dry out more effectively. Probable cause of rising damp observed internally.
9. Replace external metal screen doors to entrances with new steel screens designed to be used for securing the building at night. Install new glazed entrance doors.
10. Brick up former shed and relocate heating system internally.



	Perforated Copper sheeting or Perforated Stainless Steel sheeting				Proposed Walls	South Elevation - Proposed - 1:100
					Proposed Elements	
					Cracks to be investigated	

Drawing E –South Elevation



1. Existing windows to be replaced with hardwood replicas to match surviving profiles.
2. Blind openings to W. wall to be re-opened and new windows installed to match existing fenestration patterns.
3. Existing fascia boards to be redecorated and replaced where rotten.
4. Remove existing graffiti overpainted areas using a light abrasive, and install a clear sacrificial impregnation layer to provide protection to the brickwork from future vandalism.
5. Install new bars and screens to windows, design to be agreed.
6. Assess structural crack along W.wall and S. wall, and carry out any repairs required.
7. Enlarge openings to W.wall to allow additional light into proposed central space.
8. Install gravel bed along base of the wall to allow them to dry out more effectively. Probable cause of rising damp observed internally.
9. Replace external metal screen doors to entrances with new steel screens designed to be used for securing the building at night. Install new glazed entrance doors.
10. Brick up former shed and relocate heating system internally.



	Perforated Copper sheeting or Perforated Stainless Steel sheeting				Proposed Walls	East Elevation - Proposed - 1:100
	Proposed Elements					
	Cracks to be investigated					

Drawing F –East Elevation



1. Existing windows to be replaced with hardwood replicas to match surviving profiles.
2. Blind openings to W. wall to be re-opened and new windows installed to match existing fenestration patterns.
3. Existing fascia boards to be redecorated and replaced where rotten.
4. Remove existing graffiti overpainted areas using a light abrasive, and install a clear sacrificial impregnation layer to provide protection to the brickwork from future vandalism.
5. Install new bars and screens to windows, design to be agreed.
6. Assess structural crack along W.wall and S. wall, and carry out any repairs required.
7. Enlarge openings to W.wall to allow additional light into proposed central space.
8. Install gravel bed along base of the wall to allow them to dry out more effectively. Probable cause of rising damp observed internally.
9. Replace external metal screen doors to entrances with new steel screens designed to be used for securing the building at night. Install new glazed entrance doors.
10. Brick up former shed and relocate heating system internally.



	Perforated Copper sheeting or Perforated Stainless Steel sheeting				Proposed Walls
					Proposed Elements
					Cracks to be investigated

West Elevation - Proposed - 1:100

Drawing G –West Elevation

Appendix D: Appropriate Assessment Screening Report

1 INTRODUCTION

This is an Appropriate Assessment Screening of the Proposed Enhancement Works at Mountjoy Square Park in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC).

The proposed enhancement works has been assessed to ascertain if it is required to be subject to an 'Appropriate Assessment' under the EU Habitats Directive. Based on the 'Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' have been completed.

The principal trigger for undertaking an 'Appropriate Assessment' would be if the proposed project was likely to have significant effects on a Natura 2000 site. For the purposes of Article 6 assessments, Natura 2000 sites are those identified as Sites of Community Importance under the Habitats Directive (normally called Special Areas of Conservation) or classified as Special Protection Areas under the Birds Directive (79/409/EEC).

There are no Natura 2000 sites in the proposed project area. The nearest Natura 2000 site is in the order of approx 1.7 kilometers to the east, as indicated in Figure 1 below.

The Natura 2000 sites within the wider vicinity of the variation area and within the Dublin region are as follows:

1. North Dublin Bay cSAC (IE000206)
2. South Dublin Bay cSAC (IE000210)
3. North Bull Island SPA (IE00406)
4. South Dublin Bay & River Tolka Estuary SPA (IE004024)
5. Howth Head Coast SPA (IE004113)
6. Baldoyle Bay SPA (IE004116)
7. Baldoyle Bay cSAC (IE000199)
8. Howth Head cSAC (IE000202) Irelands Eye cSAC (IE002193)
9. Irelands Eye SPA (IE004117)
10. Malahide Estuary cSAC (IE000205)
11. Malahide Estuary SPA (IE004025)
12. Glenasmole Valley cSAC (IE001209)
13. Wicklow Mountains cSAC (IE002122) Dalkey Island SPA (IE004172)
14. Rockabill to Dalkey Islands cSAC (IE003000)

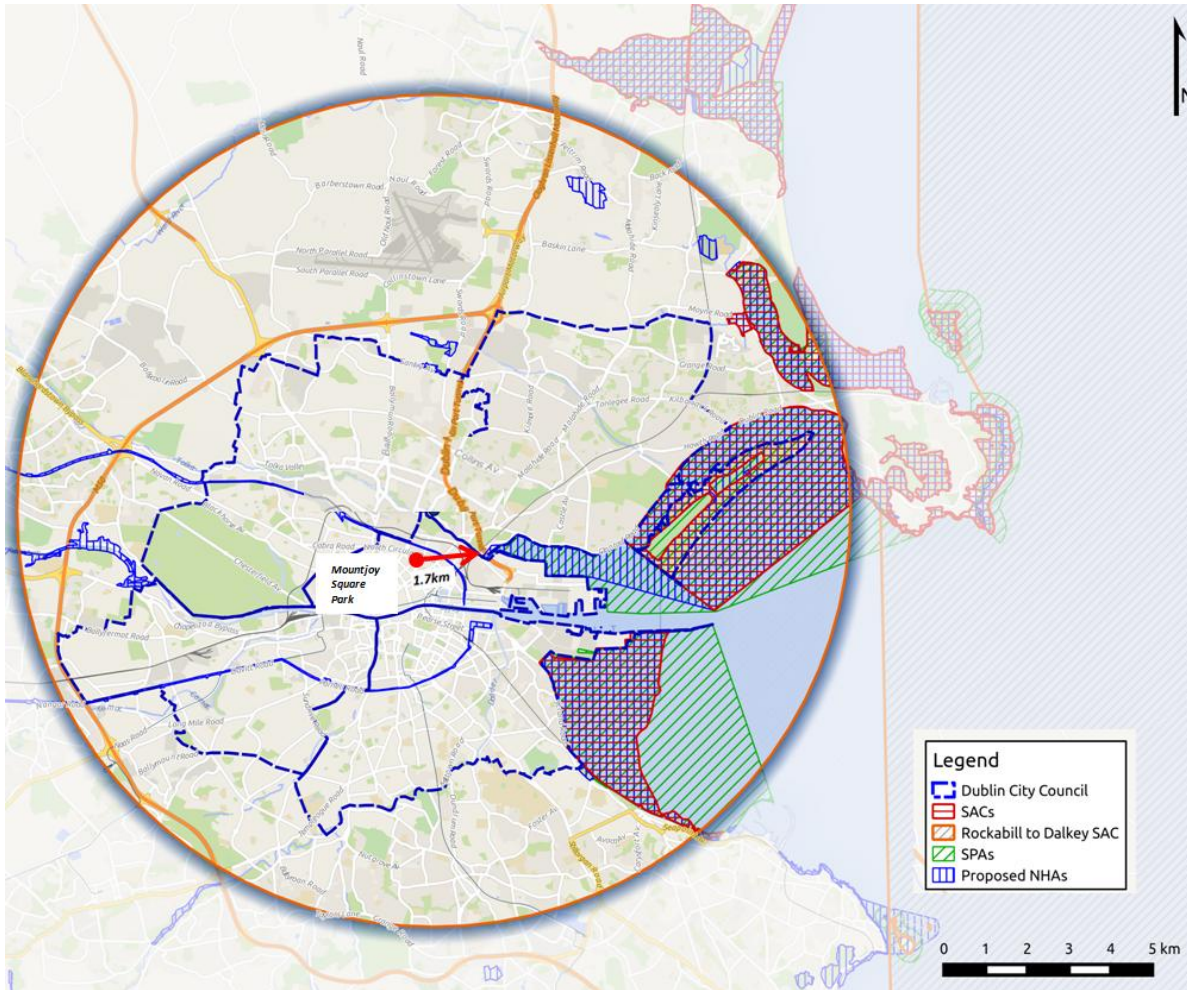


Figure 1: The distribution of Natura 2000 sites within 15KM of the project site and the location of Mountjoy Square park to the nearest Natura Site.

2 SCREENING MATRIX

Brief Description of Project or Plan

The project is proposed enhancement works to an existing public park and includes restoration of existing railings and gates, site clearance, construction of new paths, lawn and planting beds and interpretation.

Brief description of the Natura 2000 sites

The 14 Natura 2000 sites within 15km of the project site are listed above. The closest Natura 2000 sites are located within Dublin Bay and include a wide variety of inter-tidal, marine and coastal zoned habitats supporting a range of species including Annex 1 bird species.

Assessment Criteria

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

There is no Natura 2000 site in the proposed project area. There are no likely direct impacts, indirect or secondary impacts on any Natura 2000 sites as a result of the proposed project.

Size and scale;

The project size is small Mountjoy Square Park in which the enhancement works are proposed is a small park of approximately 1.8 hectares, and there are no direct, indirect or secondary impacts on any Natura 2000 site.

Land-take;

Not applicable

Distance from Natura 2000 site or key features of the site;

The nearest Natura 2000 site (River Tolka Estuary) is in the order of approx 1.7 km distant from the proposed project area within Dublin Bay. The proposed project is not predicted to have any likely impact on the key features or the conservation function of any Natura 2000 sites.

Resource requirements (water abstraction etc);

Resources required for the project will have no impact on any Natura 2000 site.

Emission (disposal to land, water or air);

No predicted direct, indirect or secondary impacts of any Natura 2000 site is predicted as a result of the proposed project.

Excavation requirements;

Not Applicable.

Transportation requirements;

Not Applicable.

Duration of construction, operation, decommissioning, etc;

Not Applicable.

Other

None

Describe any likely changes to the site arising as a result of:

Reduction of habitat area:

Not applicable

Disturbance to key species;

Not Applicable

Habitat or species fragmentation;

Not applicable

Reduction in species density;

Not Applicable

Changes in key indicators of conservation value

Not Applicable

Climate change:

Not Applicable

Describe any likely impacts on the Natura 2000 site as a whole in terms of:

Interference with the key relationships that define the structure of the site;

No predicted likely impact on the conservation function of any Natura 2000 sites.

Interference with key relationships that define the function of the site;

No predicted likely impact on the conservation function of any Natura 2000 sites.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

Loss;

Not applicable

Fragmentation;

Not applicable.

Disruption;

Not applicable.

Disturbance;

Not applicable.

<p>Change to key elements of the site (e.g. water quality etc);</p> <p>Not applicable</p>
<p>Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.</p> <p>No predicted likely impact on the conservation function of any Natura 2000 sites.</p>

3. FINDING OF NO SIGNIFICANT EFFECTS MATRIX

<p>Name of Project or Plan:</p>	<p>Mountjoy Square Park-Proposed Enhancement Works</p>
<p>Name and location of Natura 2000 sites:</p>	<p>The 14 Narura Sites within 15Km of the project site are listed iabove.No Natura 2000 sites are located in the proposed project area.</p>
<p>Description of the Project or Plan</p>	<p>As provided in the screening matrix above.</p>
<p>Is the Project or Plan directly connected with or necessary to the management of the site (provide details)?</p>	<p>No.</p>

<p>Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</p>	<p>No</p>
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<p>The Assessment of Significance of Effects</p>	
<p>Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:</p>	<p>No predicted likely impact on any Natura 2000 sites.</p>
<p>Explain why these effects are not considered significant:</p>	<p>It is not predicted that that the project will have any impact on the conservation function of any Natura 2000 site.</p>
<p>List of Agencies Consulted: Provide contact name and telephone or email address:</p>	<p>None</p>
<p>Response to Consultation</p>	<p>None</p>

<p>Data Collected to Carry out the Assessment</p>	
<p>Who carried out the Assessment?</p>	<p>Parks & Landscape Services, Dublin City Council</p>

Sources of Data	Existing Data
Level of Assessment Completed	Desktop Study
Where can the full results of the assessment be accessed and viewed	This document contains the full results of the Appropriate Assessment Screening exercise and will be placed on display with the proposed project.

Overall Conclusion	The screening process indicates that the proposed project will not have any significant cumulative, direct or indirect impacts upon any of the Natura 2000 sites. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process.
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End.