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- (a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)
(b) Local Government Act 2001 (as amended)
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In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposal to undertake a public realm improvement plan for Dolphin's Barn Village. The plan includes a coherent vision for the environmental and physical development of Dolphin's Barn Village and comprises measures to landscape Dolphin's Barn Village with suitable tree planting, a linear park and public realm additions including a single-storey café with mezzanine to the northern end of St. James Terrace fronting the Church Park, footpaths, kerbs, medians, street furniture, street lighting and parking.

Location: Dolphin's Barn, Dublin 8

Applicant: Dublin City Council South Central Area Office, Eblana House, Floor 1, Marrowbone Lane, Dublin 8

Date Lodged: 29th June 2018

Lodgement: The applicant has also submitted a report titled 'Dolphins Barn Public Realm Improvement Plan -Part 8 Submission' (Haslam and Co architects/ Cora Consulting Engineers), which gives an outline of the proposed development. This report includes Chapter 1; Introduction, Chapter 2: A photographic survey, Chapter 3 -An historical context, Chapter 4 Aims and objectives –Overview, Chapter 5 -Aims and objectives –creating a pedestrian friendly public realm, Chapter 6-Aims and objectives -Material palette, Chapter 7- Aims and Objectives-Architectural proposals.

Appendices:

The Proposing Department has submitted four appendices relating to the proposed development.

Appendix 1: Policy Context

Appendix 2: Site Analysis

Appendix 3: Conservation Impact Statement

Appendix 4: Screening for appropriate assessment

Consultees:

Irish Water: No response to date

Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs Development Applications Unit: No response to date

Planning & Data Analysis, National Transport Authority (NTA): Report of 10/08/18 indicates the following:

- a. Dolphins Barn Street forms part of the Greenhills to City Centre Core Bus Corridor,
- b. It is intended to publish preliminary designs for this scheme in October 2018.
- c. It is essential that this Part VIII proposal is consistent with the emerging preferred option for the provision of continuous bus priority and high quality cycle facilities at this location.
- d. The NTA are of the view that the public realm objectives of the City Council, as set out in the in the subject planning application, can be met in tandem with the transport objectives of the Core Bus Corridor project.
- e. It is recommended that in the event of the approval of the Part 8 scheme, the City Council liaises with the NTA in order to ensure that the further detailed design is consistent with the emerging preliminary design of the Core Bus Corridor.

Internal Reports:

The Roads and Traffic Planning Division (RTPD): report of 14/08/18 indicates no objections to the proposed development subject to conditions.

City Archaeologist: Report of 02/08/18 indicates no objections to the proposed development subject to conditions.

The Drainage Division: Report of 16/07/18 indicates that there is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting's on the 19/09/2018.

Observations:

Irish Cyclist.ie
Cllr. Rebecca Moynihan
Ms Eithne Murphy
Mr John Boles (x 2)
Ms Suzanne Dalton
Dublin Cycling Campaign

The Planning Authority has received 7 observations / objection to the proposed development.

The submissions received raised the following concerns;

- a. Lane configuration and safety concerns regarding the vehicular entrances to Dolphin house from South Circular Road,
- b. The public realm scheme doesn't take into account GDA cycle network plan.
- c. Adherence to the GDA cycle network is required by the policies of Dublin City Council,
- d. Use of public space for protest meetings
- e. Not consulting with other departments of Dublin City Councils
- f. Narrow definition of public realm
- g. Not posting Part 8 application on Dublin City Councils 'consultation page' restricting public consultation
- h. Re consider objectives and outcome of proposed scheme
- i. Interaction with other department deficient
- j. Project to be revised to take into account Dublin City Development Plan
- k. Objectives to be clearly defined final proposal to be posted on Public Consultation portal of DCC's website with adequate time to respond
- l. Drawings were vague and inaccurate / outdated
- m. Removal of Boles car parking not acceptable
- n. Parking inadequacy not addressed
- o. Abandoned cars not removed
- p. Unfair to restrict car parking in front of the people's homes
- q. Potential Café is welcomed
- r. Removal of railings would create traffic hazard for small children.
- s. Road collisions frequent in area
- t. Bus lane unnecessary
- u. Proposed development infringe upon the capacity of public services
- v. Speed ramps
- w. Fast food resulting in litter
- x. Anti-social behaviour won't be discourage by public realm works
- y. No knowledge of plan
- z. Incomplete cycle routes indicated on drawings
- aa. The proposed improvement at Dolphins Barn should connect to the existing improvements at Rialto roundabout
- bb. Proposal appears to be rushed
- cc. No roads named on significant number of plan drawings / maps
- dd. Applicant indicates Dolphins Barn Road. There is no such place i.e. either Dolphins Barn or Dolphins Barn Street
- ee. Barriers were put in place initially to protect pedestrians- site of many accidents
- ff. No statistics for accidents submitted within the application

- gg. Driver noise due to traffic congestion, due to uncertainty about directions
- hh. Proposal should include mechanism for reduction in speed –see particularly Cork Street and Reuben Street
- ii. Requirements for cycle routes along SCR
- jj. Dangerous for cyclists due to illegally parked cars
- kk. Funerals disrupt traffic in the area- funerals to begin from SCR side of undertakers
- ll. Cycling lane should be incorporated into the scheme
- mm. Cycling should be prioritised at the junctions
- nn. North –south route should be protected and prioritised
- oo. Illegal parking causing problems
- pp. Concern regarding congestion resting form Children’s Hospital (St James) and Primary Care Centre (South Circular Road)
- qq. Boles plaza should restrict cycling access due to safety concerns
- rr. Boles Plaza should be exempt from the requirements of the Litter Pollution Act 1977

Response:

The issues raised by the objectors are issues regarding traffic safety, parking, modes of transport, carriageway dimensions and safety barriers. These issues are addressed by the Roads Traffic Planning Division (RTPD). The RTPD report for 14/08/18 indicates that the proposed development would not cause a traffic hazard.

Proposal:

The proposed development would involve the following:

- a. The widening and realignment of roadways along proposed route
- b. Repaving of roadways and footpaths
- c. Construction of café along St James Terrace
- d. Removal of garden railings along St James Terrace
- e. Inclusion of trees and sculpture

The stated aim of the project is to create an enhanced public realm providing a sense of identity and a coherent vision for the environment and physical development of Dolphins Barn Village.

Context:

The site of the proposed works is a significant gateway into the City Centre of Dublin, bringing persons and traffic from Crumlin/ Drimnagh and beyond via the Long Mile Road/ Crumlin Road across the Grand Canal. Not only is the subject site the location of a major north-south radial route into the city via Dolphins Barn, an important east –west route, also runs through the junction via the South Circular Road. The confluence of these routes results in significant traffic congestion at this junction.

Public Space:

The proposal would have a number of separate concentrations or ‘foci’ to the proposed public realm improvements.

The largest single segment of public space proposed for improvement under this application is a linear area on the east side of Dolphins Barn. This space is located directly south of the existing Celtic cross monument and the proposed café.

The second area of public realm to be improved is located directly north of the linear space. The northern end of this open space, at the junction of South Circular Road/Dolphins Barn would accommodate a new café, located on the site of a disused public toilet.

Linear Space:

The subject site includes a large area on the east side of Dolphins Barn, which incorporates existing public open space at the junction of the South Circular Road and St James Terrace. This site previously accommodated a series of single storey shop units running from the car park in front of the 'Barn House' pub to the public toilet at the northern end of the street. This area has been cleared of all structures and is now largely grassed over with a concrete block wall providing the boundary between the public open space and the rear of the houses on St James' Terrace. The width of this space, from the carriageway to the boundary wall, ranges from 11 to 14 metres (approx.).

The Church of Our Lady of Delours (RC), on the corner of South Circular Road and St James' Terrace, was built in 1893, on the site of previous chapels stretching back to the 1790's and is a Protected Structure (Ref No. RPS. 1849). While the church structure itself would not be altered, the proposed development would involve the removal of the railings to the front of the church.

Café

The second most significant space contained within the proposal is the area located at the northern end of the linear space, which would accommodate a café. The existing Celtic cross is proposed for retention.

The proposed café would be single storey and would be positioned almost directly in front of the gable end of no. 25 St James Terrace. The café would have a service yard, stairs, mezzanine and a toilet. The proposed café has a ground floor area of 48.2sqm, and a storage mezzanine of 12.2sqm. The applicant indicates a wider area for the operation of the café to include an external area. The external area accommodates 7 tables and chairs sets. The materials for the proposed café are indicated as 'Dolphins Barn brick', concrete lintels, board marked concrete bench and planter, and steel gates. The slate roof would be pitched. The hard landscaping would be provided by concrete pavers with granite strips. The grassed area would be replaced by gravel hogging. The railing boundary to James Terrace would be removed. The existing mature trees on the site shall be retained.

Archaeology:

Part of the subject site is located within the zone of archaeological potential for Dublin City (Part of the site of the proposed public realm improvement scheme lies in DUO-18-020).

Development Plan objectives:

Dublin City's Public Realm Strategy (2012), the general policy on public realm works is set out in the Dublin City's Public Realm Strategy (2012). 'Your City – Your Space', Dublin City's Public Realm Strategy (2012), which builds on the Legible Dublin Study 2004, and the implementation of this strategy has and will continue to result in significant upgrading of the city's public realm.

Policy context:

It is the policy of Dublin City Council under SC1 to consolidate and enhance the inner city by linking the critical mass of existing and emerging clusters and communities such as Docklands, Heuston Quarter, Grangegorman, Stoneybatter, Digital Hub, Newmarket, Parnell Square, the Ship Street Area and Smithfield, with each other, and to regeneration areas

The proposed public realm works provide connections between SDRA 13 (Dolphin House regeneration area) and surrounding districts of the inner city.

It is the policy of Dublin City Council under SC2 to develop the city's character by cherishing and enhancing Dublin's renowned streets, civic spaces and squares; to create further new streets as part of the public realm when the opportunities arise; to protect the grain, scale and vitality of city streets; to revitalise the north and south Georgian squares and their environs, and to upgrade Dame Street/ College Green as part of the Grand Civic Spine'.

The proposed public realm works develop the city character enhancing this prominent location, while creating further streets which protects the grain, scale and vitality of city streets.

It is the policy of Dublin City Council under SC3 to develop a sustainable network of safe, clean, attractive pedestrian routes, lanes and cycle-ways in order to make the city more coherent and navigable. The proposed public realm works involves the improvement of both pedestrian and cycle routes.

It is the policy of Dublin City Council under SC5 to promote the urban design and architectural principles set out in Chapter 15, and in the Dublin City Public Realm Strategy. The proposed public realm works promotes the urban design and architectural principles set out in Chapter 15, and in the Dublin City Public Realm Strategy.

It is an objective of Dublin City Council under objective SCO2 to implement the actions and projects contained in the Dublin City Public Realm Strategy 2012 and any successor public realm strategy.

Strategic Development Regeneration Area 13- Dolphin House:

Under Section 15.1.1.16 (SDRA 13- Dolphin House) of the Dublin City development Plan 2016-2022, the principles for redevelopment are outlined. The guiding principles for regenerating the area are set out below:

- *The regeneration of the Dolphin Housing Estate to provide an attractive and sustainable residential community, alongside appropriate community, commercial and leisure facilities.*
- *The development of a vibrant mixed-use element with high-quality streetscape will be promoted to consolidate the southern end of Dolphin's Barn and to promote the reinvigoration of Dolphin's Barn village centre*
- *The heritage, tourism and recreational opportunities of the Grand Canal will be promoted as a key feature for the site and for Dolphin's Barn.*
- *Permeability will be promoted through the site to encourage active streets and connections to the adjoining neighbourhood, in particular pedestrian and cyclist*

routes; east-to-west connections from Dolphin's Barn towards Herberton Road and north to- south connections from the South Circular Road to the Grand Canal will be encouraged; the feasibility of a new pedestrian crossing point over the Grand Canal to connect with Dolphin Road will be explored

- *The provision of new senior citizen housing to replace the existing Dolphin Park is supported*
- *The development of synergies with other regeneration areas in close proximity will be promoted for co-ordination in the provision of new facilities; new parks, recreation and community facilities will be promoted as features accessible to the wider neighbourhood for inclusion and integration of the site*

The proposed Dolphins Barn Public Realm Improvement Plan would provide appropriate community facilities alongside a regenerated Dolphin House. The high-quality streetscape would consolidate the southern end of Dolphin's Barn and promote the reinvigoration of Dolphin's Barn village centre. The heritage, tourism and recreational opportunities of the Grand Canal will be promoted by the public realm improvements. The works proposed would promote permeability through the site to encourage active streets and particularly pedestrian and cyclist connections to the adjoining neighbourhoods. The Dolphins Barn Public Realm Improvement Plan would develop synergies with other regeneration areas in close proximity with new facilities, new parks, recreation and community facilities. The proposed works would promote the wider neighbourhood for inclusion and integration.

Public Realm Strategy:

The generalised policy of Dublin City Council regarding the public realm is set out in the document 'Your City Your Space-Dublin City Public Realm Strategy'. While the strategy doesn't specifically refer to Dolphins Barn, it states with reference to historic approach routes and North and South Circular Roads:

'These historic approach routes are significant places in the city because they define the way the city was historically experienced by visitors. Today they function as significant places in themselves, often displaying a 'high street' character in parts and are the locations for many of the capital's tourist attractions. In form they are focal points for surrounding blocks and streets. In most cases their historical alignments are retained, and some have their origins in pre-Viking times'.

The public realm works for Dolphins Barn village are centred around the junction of South Circular Road and the Dolphins Barn/ Dolphins Barn Street/Cork Street axis. The improvement of the public realm at this location is consistent with the policy document 'Your City Your Space-Dublin City Public Realm Strategy 2012'.

Zoning objectives:

The proposed development would involve public realm improvements centred on the junction of South Circular Road/ Dolphin Barns Street/ Dolphins Barn, in Dublin's south inner city. The proposed works to the public footpath and carriageway would occur on Haroldville Avenue, the vehicular entrance to Dolphin House from South Circular Road, Dolphins Barn, Dolphins Barn Street, South Circular Road, St James Terrace, and Reuben Avenue. The site is generally bounded by the Grand Canal to the south, Haroldville Avenue/ Dolphin House to the west, South Circular Road to the east and Dolphins Barn Street to the north.

The existing public footpath is not zoned for development. The area of the public realm works on the site of now demolished shop units on the east side of Dolphins Barn, including the proposed café, just west of St James Terrace, is zoned Z4 *'To provide for and improve mixed-services facilities'*. The zoning objective reflects the previous commercial uses on site. St James Terrace is zoned Z1 *'To protect, provide for / and improve residential amenities'*, while the footpaths on the east side of the South Circular Road/ Dolphins Barn junction is zoned Z2 *'To protect, and or improve the amenities of residential conservation areas'*.

The area proposed for public realm works includes the public realm on both sides of South Circular Road, west of the South Circular Road/ Dolphins Barn junction, and is zoned Z4. The zoning objective at Dolphin House is SDR 13, as set out in Section 15.1.1.16 of the Dublin City Development Plan 2011-2016 as Z14 *'Strategic Development Regeneration Area (SDRA 13-Dolphin House) 'To seek the social, economic and physical development and /or rejuvenation of an area with mixed use, of which residential and Z6 would be the predominant use'*.

The provision of public realm works could be considered 'open space' which is a 'permissible use' under the zoning objective Z1, Z2, Z4 and Z14. A restaurant (or café) is a 'permissible use' under the zoning objectives Z4 (Mixed services) and is an 'open for consideration use' under zoning objectives Z1 and Z2.

Therefore, the provision of public realm works, involves the provision of 'open space', is a 'permissible use' under the prevailing zoning objectives in the area. The provision of a cafe is a 'permissible use' with the designated zoning objective Z4.

Summary (Development Plan):

The proposed development is consistent with the policy and objectives of Dublin City Council as set out in the Dublin City Development Plan 2016-2022 with regard to the provision/ improvement of the public realm. The proposed development is also consistent with the specific provisions of the Development Plan, as set out under SDR 13 with regard to the regeneration of Dolphin House. The proposed development is also consistent with the policy document 'Your City Your Space-Dublin City Public Realm Strategy 2012'. The proposed development is consistent with the zoning objectives for the subject site. Therefore the proposed development, for the Dolphins Barn Public Realm Improvement Plan, is consistent with the Dublin City Development Plan 2016-2022.

Conservation:

The area the subject of the proposed public realm works abuts two Protected Structures, Church of Our Lady of Dolours, RPS ref 1849, located at South Circular Road, facing St James Terrace and no. 1 Dolphins Barn, (Rom Massey's funeral home) RPS ref 2308, located on the southwest corner of the junction of South Circular Road and Dolphins Barn. The proposed public realm works should have no negative effect on the setting or aspect of either of these protected structures. The subject site is not located within an Architectural Conservation Area (ACA). There are also 3 no. properties which are listed on the National Inventory Architectural Heritage listing. These three properties are (a) AC Boles, chemist/ pharmacy, 390 South Circular Road (NIAH reg. no. 50080745), (b) Rose Buds , 384 South Circular Road (NIAH reg. no 50080749) and (c) Bee Cycles, 380 South Circular Road (NIAH REG no50080751).

The applicant has submitted a Conservation Impact Statement for Dolphins Barn Public Realm Improvement Plan (Author Eunan McLoughin –MCLA Architects).

The subject site contains no Protected Structures itself, but directly abuts two protected structures, the Roman Catholic Church at South Circular Road / St James Terrace, and Masseys Funeral Home, on the south western corner of South Circular Road and Dolphins Barn respectively. The applicant indicates that during construction, careful attention will be required to protect the two protected structures from accidental impact. The applicant advocates 'covering'/ protecting the following: the existing gate pillars, the existing railings, existing stone plinth (for church), the facades of the protected structures when in contact with the works area.

Appropriate Assessment:

The proposing Departments agent, Scott Cawley, has submitted a phase one (screening) report entitled 'Provision of Information for Screening for Appropriate Assessment, Proposed Improvement Works, Dolphins Barn, Dublin 8. This report contained Table 1: '*Overview of the proposed development and its receiving Environment*', and Table 2; *Analysis of European sites within 15 km (of the proposed development)*t. The Analysis of European sites within 15 km (Figure 1), indicates the Special Area of Conservation (SAC) and Special Protection Area (SPA) in map form. The SAC's and SPAs indicated include South Dublin Bay, and River Tolka Estuary SPA, North Bull Wall SPA, North Dublin Bay SAC, Baldoyle Bay SAC and SPA, Dalkey island SPA, Wicklow Mountains SPA, Wicklow Mountains SAC, Glenasmole Valley SAC, Knocksink Wood SAC, Rye Water Valley / Carton SAC, Howth Head SAC and Rockabill to Dalkey SAC.

Surface Water:

The conclusions of the Screening assessment indicates that the existing surface water drainage network combining the sewer network and the River Liffey and the discharge of treated effluent are potential pathways between the proposed development and Dublin Bay. No significant adverse affects are predicted.

Foul Water:

The foul water generated on site will be treated at the Ringsend Waste Water Treatment Plant (WWTP) before being discharged into Dublin Bay. The proposed development would provide a small increase in loading to the system, which is already running at over capacity. No significant effects from discharge arising from the proposed development are predicted.

The report concludes with the statement '*Following the preparation of this screening statement it may be objectively concluded that there is no possibility of any significant effects on any European sites arising e from the proposed development, either alone or in combination with other plans or projects. Therefore it is our view that an Appropriate Assessment is not required in this instance*'

The applicant has addressed the issue of the requirement for an Appropriate Assessment by submitting a phase one report entitled 'Provision of Information for Screening for Appropriate Assessment, Proposed Improvement Works, Dolphins Barn, Dublin 8, which screens out the requirement to formulate an Appropriate Assessment

Appropriate Assessment (AA) of the proposed development is not required as it can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European (SPC and SAC) sites.

EIA:

In terms of this report, an assessment is made regarding the requirement to submit an Environmental Impact Assessment (EIA) as set out in Schedule 5 (development for the Purposes of Part 10) of the Planning and Development Regulations 2001 (as amended). Note: While a proposed development may be below the thresholds set out in the Regulations for requiring an E.I.A.R. An E.I.A.R. may still be required if the development (including demolition) is likely to have significant effects on the environment by virtue of its nature, size or location or due to cumulative effects when combined with other projects

Section 172(1) of the Planning and development Act 2000 (as amended) requires that an EIA must be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for:

- (a) proposed development of a class specified in Schedule 5 of the Planning and Development Regulations, 2001 which exceeds a quantity, area or other limit specified in that schedule or
- (b) proposed development of a class specified in Schedule 5 which does not exceed the specified quantity, area or limit but which the planning authority or the Board determines is likely to have significant effects on the environment.

The proposed development, public realm improvement works, does not exceed the quantity, area or other limit specified in Schedule 5 (Development for the Purposes of Part 10) of the Planning and Development Regulations 2001 (as amended). The proposed development which does not exceed the specified quantity, area or limit set out under Schedule 5 of the Regulations, by reason of its scale and character is unlikely to have significant effects on the environment.

Therefore, the proposed development is sub-threshold with regard to the specified limits for development which require and EIA and by its nature and character is unlikely to have significant effects on the environment.

Conclusion:

The proposed development is consistent with the policy and objectives of Dublin City Council as set out in the Dublin City Development Plan 2016-2022 with regard to the provision/ improvement of the public realm. The proposed development is also consistent with the specific provisions of the Development Plan, as set out under SDRA 13 with regard to the regeneration of Dolphin House. The proposed development is also consistent with the policy document 'Your City Your Space-Dublin City Public Realm Strategy 2012'. The proposed development is consistent with the zoning objectives for the subject site. Therefore the proposed development, for the Dolphins Barn Public Realm Improvement Plan, is consistent with the Dublin City Development Plan 2016-2022.

The proposed development is sub-threshold with regard to the specified limits for development which require and EIA under Schedule 5 of the Planning and Development

Regulations 2001 (as amended) and by its nature and character is unlikely to have significant effects on the environment.

The proposed development is not located within an ACA but is located adjacent to the Grand Canal conservation area. The proposed development, by its character and proposed remedial works, should involve no works which would endanger the Protected Structures in proximity to the public realm improvement scheme or involve works which would affect the character of the structures.

Appropriate Assessment (AA) of the proposed development is not required as it can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European (SPC and SAC) sites.

The issues raised by the objectors are largely issues for consideration of the Roads Traffic Planning Division (RTPD) such as traffic generation and road safety. The RTPD report for 14/08/18 indicates that the proposed development would not cause a traffic hazard, subject to conditions.

The issues raised by the objectors are issues regarding adherence to the GDA Cycle Network Plan, traffic safety, parking, competing modes of transport, carriageway dimensions and pedestrian barriers. These issues are addressed by the Roads Traffic Planning Division (RTPD) report of 14/08/18. This report concludes that the RTPD has no objection to the proposed development subject to conditions.

The National Transport Authority (NTA) are of the view that the public realm objectives of the City Council, as set out in the in the subject application, can be met in tandem with the transport objectives of the Core Bus Corridor Project. The NTA has recommended that in the event of the approval of the Part 8 scheme, the City Council liaises with the NTA in order to ensure that the further detailed design is consistent with the emerging preliminary design of the Core Bus Corridor. Such liaison forms part of the RTPD recommendations.

Recommendation:

The proposed development has been assessed and it is considered that it would be consistent with the Dublin City Development Plan 2016 – 2022 and with the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommendations and considerations and subject to the requirements of the respective Divisions and Sections of the City Council provided below.

The proposed development shall be modified/adhere to the following:

1. The proposed development shall adhere to the following requirements of the Roads and Traffic Planning Division, Dublin City Council.

(a) Prior to commencement of development, the applicant shall enter into an agreement with the National Transport Authority in respect of their requirements regarding the interface with any emerging design of the Core Bus Corridor along Dolphin's Barn Street.

(b) Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of construction/demolition waste.

(c) Prior to commencement of development the applicant shall liaise with the Environment and Transportation Department regarding alterations to the entrance to Dolphin House. Any alterations to this entrance shall be agreed in writing prior to commencement of development.

(d) Prior to commencement of development the applicant shall contact the Traffic Advisory Group (TAG) and the ITS section in the Environment and Transportation Department to ascertain their requirements regarding the proposed development.

(e) Prior to commencement of development the applicant shall submit auto track drawings demonstrating that buses turning left from South Circular Road onto Dolphin's Barn Street do not encroach onto the adjoining right turning lane. Any alterations to the proposed design arising from the results of the auto track analysis shall be agreed in writing with the Environment and Transportation Department prior to commencement of development.

(f) Details of the materials proposed in public areas is required and should be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council and agreed in writing with the Road Maintenance Division of the Environment and Transportation Department prior to commencement of development.

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

Reason: In the interest of public safety.

2. The proposed development shall adhere to the following requirements of the Dublin City Archaeologist:

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

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

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

d. The archaeologist shall consult with and forward their Method Statement in advance of commencement to the Planning Authority.

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

f. Two copies of a written report and a digital report (on compact disc) containing the results of the archaeological monitoring shall be forwarded on completion to the Planning Authority and National Monuments Service, Department Arts Heritage and Gaeltacht.

g. Following submission of the final report to the Planning Authority, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-44 Pearse Street, Dublin 2.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

3. The proposed development shall adhere to the requirements of the Drainage Division, Engineering Department, Dublin City Council as follows:

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

b. Records of public surface water sewers are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all public surface water sewers that may be on the site. If surface water infrastructure is found that is not on public records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of public surface water sewers; in both hard and soft copy in an approved format are to be submitted by the Developer to the Drainage Division for written approval. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

c. As no surface water management details have been submitted, the developer shall submit a surface water management plan (SWMP) at design stage, including drawings and a report, directly to the Drainage Division of Dublin City Council for written approval. The SWMP should reference the following:

d. The principles of sustainable drainage for this area, including a minimum of a 2 staged treatment approach to manage surface water for the 1 in 100 year storm event plus 20% climate change, preferably at source.

e. Overall surface water drainage layout showing all existing public surface water sewers, all proposed connection points to existing public sewers, spine sewers which are likely to be required on Dolphin Barn Road and details of any surface water sewer extension, diversions, surface water sewer upgrades.

f. Landscaping is to be integrated with sustainable drainage systems as per the Dublin City Development Plan 2016-2022.

g. The Developer shall submit an appropriate site specific flood risk assessment for the proposed development at design stage, which identifies and proposes design solutions to mitigate the potential risks from all sources including coastal, fluvial, pluvial and groundwater. Reference should be made to the DEHLG/OPW Guidelines on the Planning Process and Flood Risk Management published in November 2009 and the Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment. Flood risks from 30-year and 100-year storms shall be addressed. The developer shall confirm in writing to the Drainage Division that the development has been designed such that the risk of flooding to the development has been reduced as far as is reasonably practicable, and that the proposals do not increase the risk of flooding to any adjacent or nearby area.

h. Detailed 'as-constructed' surface water layouts for all diversions, extensions and abandonment of the public surface water sewer, in both hard and soft copy to an approved format, are to be submitted by the Developer to the Drainage Division.

i. A connection from this development to the public surface water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public surface water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.

j. The development is to be drained on a completely separate system with surface water discharging to the public surface water system.

k. Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

I. The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

Reason: In the interest of the protection of public health

The project is being funded through the CPSO.

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

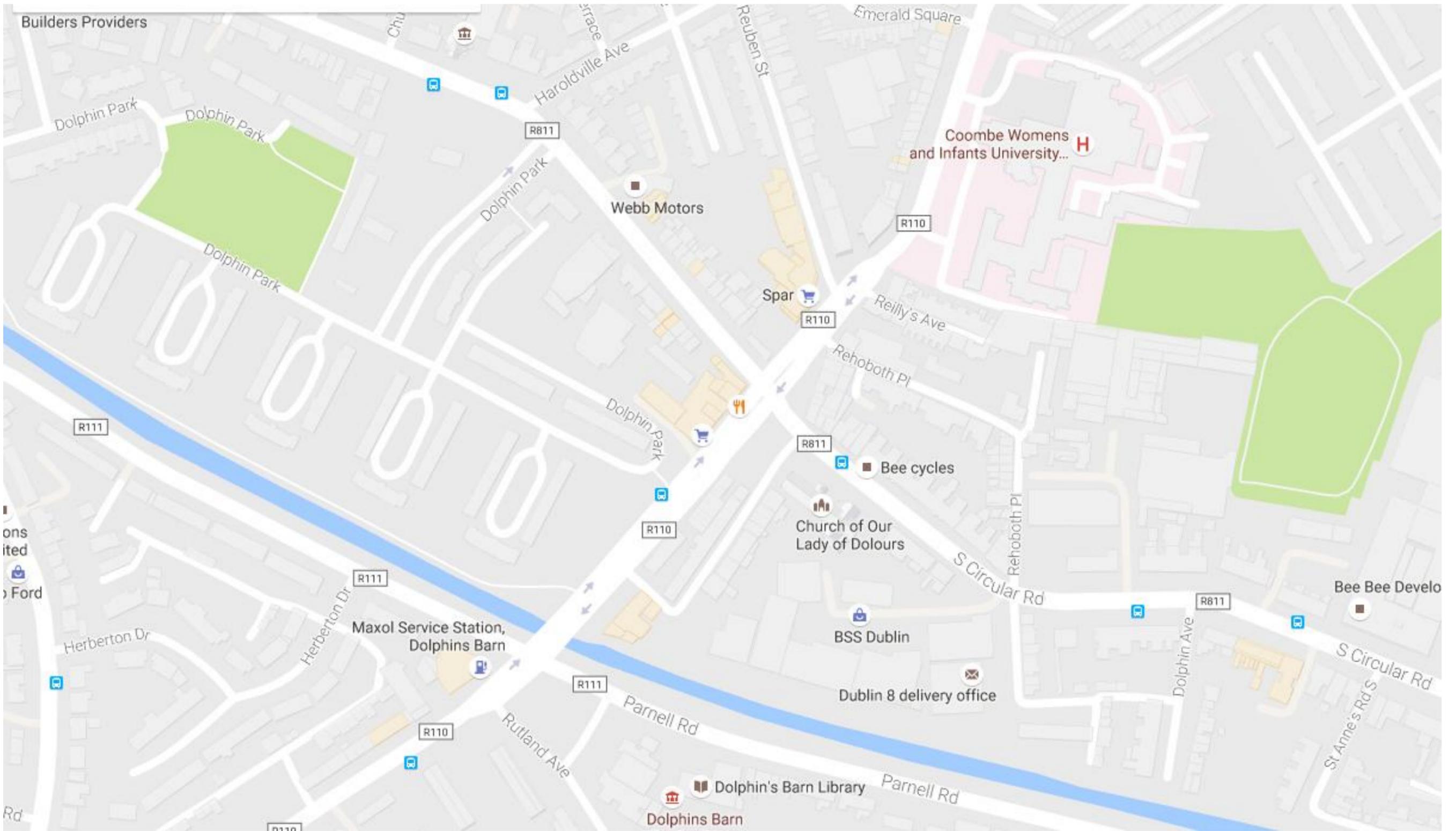
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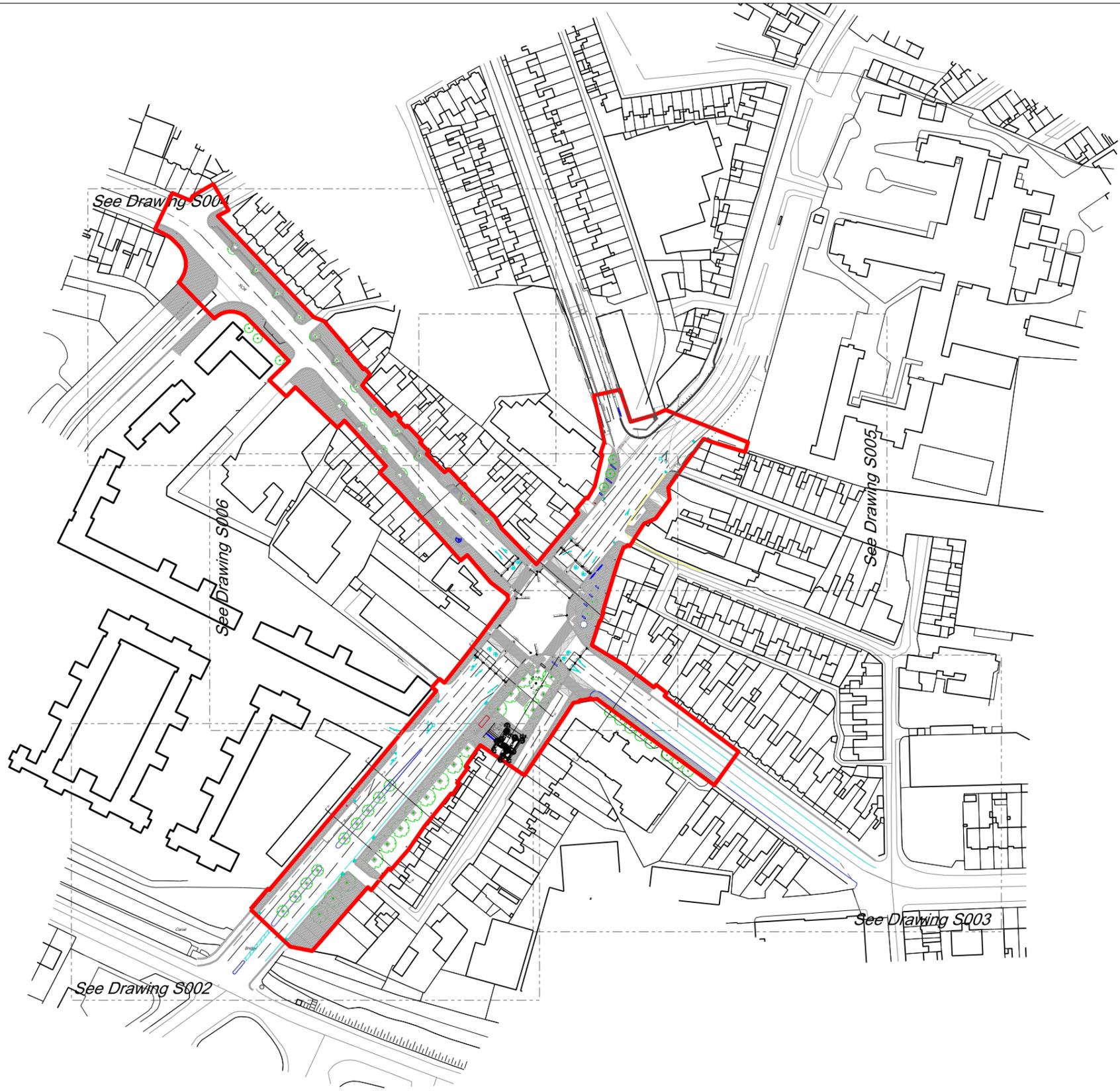
“That Dublin City Council notes Report No 275/2018 and hereby approves the contents therein.”

Owen P. Keegan

Chief Executive

Date: 10th October 2018





- Standard Street Light
- ◆ Low Level Pedestrian Street Light
- ▭ Bench
- ⚡ Indicative Traffic Light location
- ▬ Bike Stand

REVISIONS
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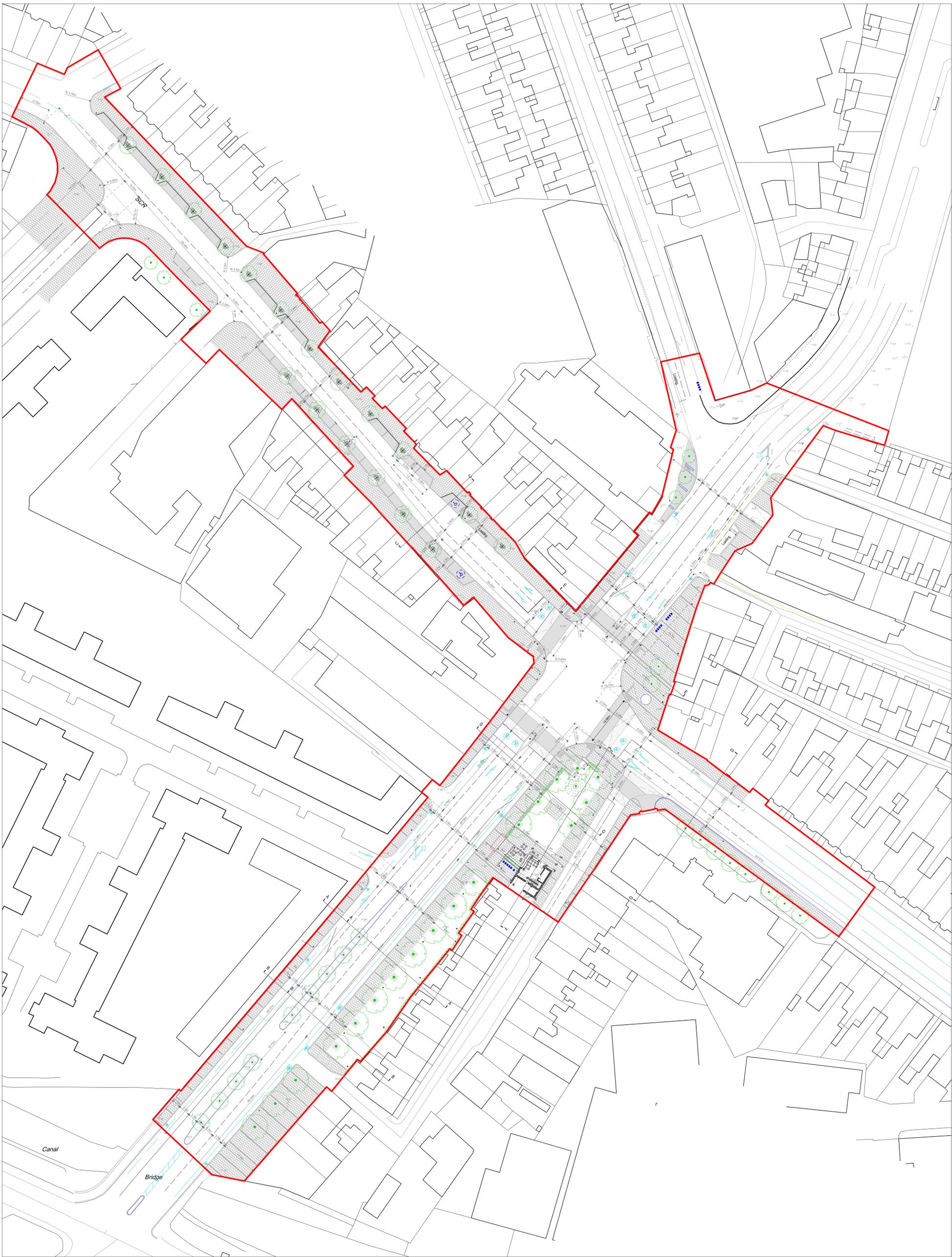
Haslam & Co. Architects
 Daintree Studio, 62 Plessants Place, Dublin, D08W6D Ireland
 T+353-(0)14005790 www.haslamco.com info@haslamco.com
Michael P.G. Haslam
 BSc, BArch Hons, MRIAI

APPROVED BY	453453, 764893
PREPARED BY	O.S. REF.

PROJECT TITLE		DRAWING TITLE			
Dolphins Barn Village Improvement Scheme		Proposed Site Plan Overview			
DATE FIRST ISSUED	-	2	S001	-	1:1000
REVISION DATE	-				1:2000
SOURCE FILES	SA--_x_x_x_XXXXXX	STAGE	DRAWING NO.	REV.	SCALE AT A1
USE FIGURED DIMENSIONS		DO NOT SCALE		ALL DIMENSIONS TO BE CHECKED ON SITE	

PLANNING

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REVISIONS

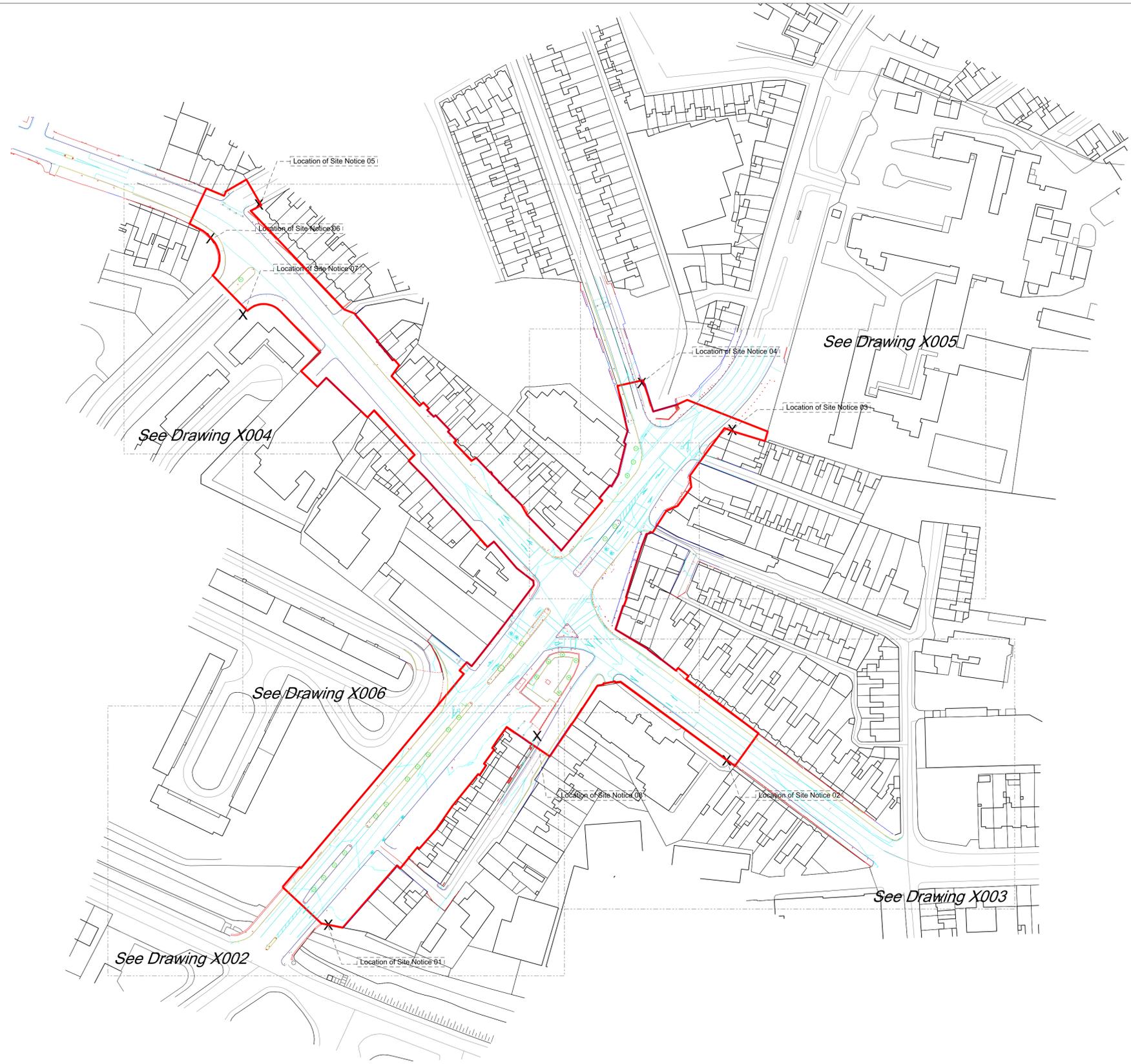
Haslam & Co. Architects
 Daintree Studio, 62 Pleasants Place, Dublin, D08W6D
 Ireland
 T+353-(0)14005790 www.haslamco.com info@haslamco.com
Michael P.G. Haslam
 BSc, BArch Hons, MRIAI


 APPROVED BY **MPGH** 453453, 764893
 PREPARED BY **SERR** O.S. REF.

PROJECT TITLE	DRAWING TITLE
Dolphins Barn Village Improvement Scheme	Site Plan
DATE FIRST ISSUED -	2 S007 - 1:500 1:1000
REVISION DATE -	STAGE DRAWING NO. REV. SCALE AT A1 SCALE AT A3
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PROJECT TITLE	DRAWING TITLE
Dolphins Barn Village Improvement Scheme	Site Plan
DATE FIRST ISSUED -	2 S007 - 1:500 1:1000
REVISION DATE -	STAGE DRAWING NO. REV. SCALE AT A1 SCALE AT A3
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Haslam & Co. Architects
 Daintree Studio, 62 Pleasants Place, Dublin, D08W6D Ireland
 T+353-(0)14005790 www.haslamco.com info@haslamco.com
Michael P.G. Haslam
 BSc, BArch Hons, MRIAI

APPROVED BY **MPGH** 453453, 764893
 PREPARED BY **SERR** O.S. REF.

PROJECT TITLE		DRAWING TITLE			
Dolphins Barn Village Improvement Scheme		Existing Site Plan			
DATE FIRST ISSUED	-	2	X001	-	1:1000 1:2000
REVISION DATE	-	STAGE	DRAWING NO.	REV.	SCALE AT A1 SCALE AT A3
SOURCE FILES	SA---_x_x_x_XXXXXX				

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