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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:**

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**Application No:** 3175/24

**Proposal:** LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part VIII

New external approach route to the Oak Room & Round Room shared Entrance Vestibule, to include the removal of existing modern steps and existing raised approach route from Dawson Street to the Entrance Vestibule of the Oak Room & Round Room, located between the Mansion House and the Lord Mayor's Garden. The existing raised approach route will be replaced by a new gently downwards sloping approach route, to a new level one storey below the existing. Removal of existing railings and light well wall to northern side of the Mansion House. Adjustment of modern railings between the approach route and the Lord Mayor's Garden. Provision of new external stairs leading from terrace of Supper Room down to the Lord Mayor's Garden, landing at the southeast corner of the existing garden. Provision of a new Juliet Balcony to existing external double doors to the Lady Mayoress's Parlour at the North elevation at Ground Floor level of the Mansion House. Localised adjustment to modern paving at northeast corner of forecourt to Mansion House.

Alterations to existing Oak Room & Round Room Entrance Vestibule to include new public entrance one storey below existing. This work includes the adaption of the existing Entrance Vestibule space from single storey to new double height (in part) Entrance Foyer encompassing a section of the existing basement beneath, new lower storey addition to its main front elevation. The new lower part of the elevation will contain the proposed new main entrance to the Foyer accessed from the proposed new approach route. Proposed new roof at existing location, proposed new single roof light to replace existing three roof lights. Provision of new internal passenger lift and staircase between new lower ground floor level and existing upper ground floor level. Alteration to the interior expression to include new wall panelling, ceilings and floors. Relocation of existing double doors between Oak Room of Mansion House and New Entrance Foyer along same wall. Adjustment of door set between the Supper Room and New Entrance Foyer.

Provision of a new passenger lift within the Mansion House. The works will include a new lift shaft and lift car to serve lower ground, upper ground and first floors of the Mansion House. Lowering of existing window at lower ground floor, to provide new accessible entrance door at lower ground floor level along the northern wall of the Mansion House. This new entrance door will be accessed directly off new sloped approach route. Alteration to room layouts at

lower ground floor to provide circulation route to lift. Alteration to internal wall at upper ground floor to provide door opening into lift. Provision of new door opening in first floor external wall to rear of Mansion House to accommodate access lift. Provision of a second new door opening along same wall at first floor to allow egress at this location.

Addition of new mechanical ventilation plant and screen to flat roof at rear of Supper Room and all other associated site works.

**Applicant:** Dublin City Council, Chief Executives Department.

**Location:** Mansion House, Dawson Street, Dublin 2

### **1. Site Notice:**

Site notice was in place, visible and legible.

### **2. Zoning**

#### **Zoning & Policy – Dublin City Development Plan 2022-2028**

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

### **Designations**

The Mansion House is a protected structure (RPS 2254), situated in a Zone of Archaeological Potential and in the South City Retail Quarter Architectural Conservation Area. The Mansion House is a Recorded Monument and is listed in the Records of Monuments and Places (RMP Ref No: DU018-020327 Map 3264A) which places it under the protection of the National Monuments Acts.

### **3. Site Location**

The Mansion House is located on Dawson Street. The site is bounded to the north by the Irish Academy and further on by Molesworth Street, to the south by Joshua Lane and further south by Stephens Green, to the east by School House Lane East and Kildare Street further east. The Mansion House is the official residence of Dublin’s first citizen, the Lord Mayor. The Mansion House is of great architectural and historic importance. It is the oldest freestanding house in the city; it is a rare example of a Queen Anne-style house; it is the only surviving mayoral residence in Ireland; and it is older than any of the surviving mayoral residences in Great Britain, preceding London by fifteen years.

### **4. Proposed Development**

New external approach route to the Oak Room & Round Room shared Entrance Vestibule, to include the removal of existing modern steps and existing raised approach route from Dawson Street to the Entrance Vestibule of the Oak Room & Round Room, located between the Mansion House and the Lord Mayor’s Garden. The existing raised approach route will be replaced by a new gently downwards sloping approach route, to a new level one storey below the existing. Removal of existing railings and light well wall to northern side of the Mansion House. Adjustment of modern railings between the approach route and the Lord Mayor’s Garden. Provision of new external stairs leading from terrace of Supper Room down to the Lord Mayor’s Garden, landing at the southeast corner of the existing garden. Provision of a new Juliet Balcony to existing external double doors to the Lady Mayoress’s Parlour at the North elevation at Ground Floor level of the Mansion House. Localised adjustment to modern paving at northeast corner of forecourt to Mansion House.

Alterations to existing Oak Room & Round Room Entrance Vestibule to include new public entrance one storey below existing. This work includes the adaption of the existing Entrance Vestibule space from single storey to new double height (in part) Entrance Foyer encompassing a section of the existing basement beneath, new lower storey addition to its main front elevation. The new lower part of the elevation will contain the proposed new main entrance to the Foyer accessed from the proposed new approach route. Proposed new roof at existing location, proposed new single roof light to replace existing three roof lights. Provision of new internal passenger lift and staircase between new lower ground floor level and existing upper ground floor level. Alteration to the interior expression to include new wall panelling, ceilings and floors. Relocation of existing double doors between Oak Room of Mansion House and New Entrance Foyer along same wall. Adjustment of door set between the Supper Room and New Entrance Foyer.

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Addition of new mechanical ventilation plant and screen to flat roof at rear of Supper Room and all other associated site works.

## **5. Site Planning History**

3415/20: PROTECTED STRUCTURE: Permission granted for temporary planning permission for a period of two (2) years for: Provision of a covered restaurant seating area on the existing outdoor terrace for the purposes of social distancing. The existing outdoor terrace is to be provided with a lightweight awning system consisting of powder coated posts and rails, with retractable fabric roof panels. Clear glass screens are to be provided to the front and sides of the terrace, with the side screens fixed and the front screens partially opening. Positioned on the upper first floor terrace on the main front Dawson Street elevation of the Fire Steakhouse & Bar Restaurant overlooking the front garden of the Supper Room Building. The site is a Protected Structure within the curtilage of the Mansion House located in South City Retail Quarter Architectural Conservation Area.

3470/17: City Council approved through Part 8 works to the former Caretaker's apartments for use as a Formal Guest Apartment; 3 no. interventions to the rear (South West) corner of the Mansion House at first floor level: Intervention 1: Removal of 20th C. internal stud partition (non load-bearing). Intervention 2: Installation of new En Suite bathroom, with local pipework only. Intervention 3: Forming of new external, single door opening in existing Victorian brickwork wall (post 1850) on inner face of south return, fitting of a hardwood and glazed door, and associated works. The Mansion House is a Protected Structure and also a Recorded Monument situated in a zone of archaeological potential and the South City Retail Quarter Architectural Conservation Area.

2599/11: City Council approved through Part 8;

1. Modifications to all existing railings, gates and curtilage walls, including new flanking walls to the front of the Mansion House and a new gate from Dawson Street, adjacent to the Royal Irish Academy.

2. Repositioning of the existing fountain in the garden, introduction of a planted embankment on the south side of the garden, landscaping works and minor modifications to the garden layout.

3. Replacement of the existing flights of steps and ramp to the side of the Mansion House, with one flight of steps and a platform lift and the introduction of planters integrated into the existing parapet wall and railings adjacent to the north wall of the Mansion House.

4. Modifications to the Supper Room building:

Garden Level (ground floor) - demolition of front external wall and windows and construction of glazed external walls with integrated trellis planters to provide new reception area and associated facilities including a lift and stairs between garden and first floor levels and other internal alterations. Extension of North West corner of the building to square off the existing curve.

First Floor (existing restaurant level) - demolition of existing parapets of flat roofs, opening up of three central windows to create new door opening, construction of two new glazed enclosures with supporting stainless steel structure, one on each side of existing central bay, new central glazing/door screens, new zinc roof with internal roof lights, framework glass balustrading to terrace and internal alterations to area in front of restaurant hall.

### **Pre-Planning Consultation**

A Pre-Part 8 report was prepared in December 2023 in respect of the proposed development.

### **6. Observations**

#### *Prescribed Bodies*

Transport Infrastructure Ireland (TII): Report received. No objection subject to condition relating to guidelines for work close to Luas lines and Section 49 Contribution Scheme.

*Third Parties:* Three Observations were received within the prescribed period. The main points raised in these observations can be summarised as follows:

- The Mansion house is a rare early survivor and is recognised by the NIAH as being of National interest.
- Universal access to buildings is essential and is a challenging task to retrofit.
- It is noted that the ramped entrance to the Round room/ Oak Room entrance to the side of the Mansion House will leave all visitors arriving at a new lower-level entrance to these rooms and requiring either a full flight staircase or a single passenger/wheelchair accessible lift to get them up to their destination.
- The Georgian Society questions whether this arrangement can be deemed significantly better than what a larger upgraded and properly-serviced platform lift in the existing location could be?
- Opening up use of the basement of the main house could be a benefit of the scheme but not identified in this proposal.
- At first floor level the lift seems to be disconnected from the apartment.
- Concerns that the lift would impact on lighting to the main staircase.
- The proposal seems overly complicated.
- Letter of support for the proposal.
- Can a changing places toilet facility be provided in line with the new amendment to part M of the building regulations.

### **7. Interdepartmental Report**

#### **Drainage Division:**

Drainage Planning, Policy and Development Control Section (DPPDC) has no objection to this development.

#### **Transportation Division:**

The Transportation Division has no objection to the proposal subject to conditions

#### **Conservation Officer:**

The Conservation Division has no objection subject to conditions

#### **Archaeology Division:**

The Archaeology Division has no objection subject to conditions

## **8. Planning Context:**

Relevant Plan Sections include the following:

### **BHA7 Architectural Conservation Areas**

(a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area, and its setting, wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City.

(b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA.

(c) Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged.

(d) Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.

(e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA.

(f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within ACAs.

### **BHA9 Conservation Areas**

To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8, Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area must contribute positively to its 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:

1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting.

4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area.

6. Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area.

Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Areas and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.

### **BHA2: Protected Structures**

That development will conserve and enhance protected structures and their curtilage and will:

- a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.

- a) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- b) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation.
- c) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.
- d) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.
- e) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.
- f) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.
- g) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.
- h) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.
- i) Have regard to ecological considerations for example, protection of species such as bats

#### Relevant Ministerial Guidelines and Frameworks

- Project Ireland 2040 including the National Planning Framework 2040 (NPF),
- The Regional Spatial and Economic Strategy 2019 -2031.
- Architectural Heritage Protection Guidelines for Planning Authorities

### **9. Planning Assessment**

The Mansion House is a protected structure and a monument of considerable architectural merit, that incorporates many layers of significance including – historical, architectural, artistic and social. The Mansion House is the oldest freestanding house in the city; it is a rare example of a Queen Anne-style house; it is the only surviving mayoral residence in Ireland; and it is older than any of the surviving mayoral residences in Great Britain, preceding London by fifteen years.

#### Principle

The Round Room in the Mansion House accommodates up to 700 visitors and the Mansion House/Oak Room accommodates 100 visitors. Both are in regular use for public and private functions. The current accessible route (external steps and external platform lift) to the shared Round Room and Mansion House/Oak Room entrance is unsatisfactory due to ongoing delay/breakdown/capacity issues with the platform lift to the front. Having reviewed options for improving accessibility with the Public Participation Network Disability Group, the conservation officer and access officer in 2019, a conservation architect-led design team was commissioned in early 2020 to develop a design solution. The proposed works aim to facilitate appropriate access to all levels of this complex of important civic buildings and proposes to enhance the setting of the entrance to the Mansion House and the Round Room. It is proposed to remove the existing modern access steps and to replace this means of access with a downwards sloping approach route to the lower ground floor level. It is proposed to adapt the existing Entrance Vestibule to include a new public entrance one storey below existing which will become the new main entrance from the proposed accessible route. A new passenger lift and staircase are proposed which will allow universal access. It is considered that this proposal is acceptable in principal under the Z5 zoning.

The approach to the proposed works is conservation-led and respects the historic fabric and significance of the Protected Structure and is acceptable in principal.

### **Technical issues**

#### ***Conservation Division's Comments:***

*External works to include the removal of the formal embankment and build-up alongside the Mansion House*

*The removal of the formal embankment is acceptable in principle as the fabric along this route is modern, installed in the 2012 scheme of works. It is understood that there will be some loss of historic calp limestone walling and that the iron railings leading to the extant entrance of the Round Room will be affected by the proposal. It is understood that this historic fabric will be carefully recorded, labelled, lifted and stored in a secure location.*

#### *New Opening to the Round Room*

*The opening up of a new opening below the present entrance to the Mansion House Round Room to allow access from the lower ground level off the street gradient is proposed. The new opening is intended to reflect the large C20th structure above and it is understood to be within contemporary / recent construction.*

#### *The foyer area to the Round Room*

*The design proposes to alter the interior volume and presentation of the foyer area to the Round Room and includes encompassing a section of the basement beneath it, together with infilling the former light-well to the Oak Room wall. These alterations would result in a greater volume to the single-storey space, allowing the creation of a double-height foyer (in part) to the new Entrance Foyer. It is understood that the applicant shall out a detailed analysis of the underlying significance of the former exterior wall of the Oak Room and its openings and further investigation of the hidden voids, services etc.*

#### *New access to basement from ramp*

*Universal access is proposed to be provided by the introduction of two internal lifts; one within the proposed new entrance space leading to the Round Room and the second concealed within the footprint of an ancillary space of the Mansion House itself.*

*Access to the basement interior of the Mansion House will allow the re-imagining of the under-utilised accommodation at this level, which is positive generally. It is understood that an extant early 18th C window will need to be modified in order to provide access to the basement area and lift, which shall be recorded and stored carefully in a secure location.*

#### *Basement Works*

*There is underpinning proposed to all structural walls surrounding the proposed new lifts. While it is recognised that the proposed lift within the Mansion House is to be located in an ancillary basement space, and that the proposed lift leading to the Round Room would be in a less significant space than the Mansion House itself, the CO recommends that the lifts to be installed are without lift pit.*

#### *Historic flooring*

*Original flagstones are proposed to be removed to accommodate a new lift pit and that a methodology for the careful lifting, labelling, setting aside and storage of the flagstones in the area of the lift pit shall be submitted. The remaining historic flagstones in the basement area shall be retained in situ.*

#### *The Oak Room*

*The proposal involves the adjustments of historic openings including the creation of a new opening and associated alterations to the interior layout of the Oak Room.*

*The proposal involves the creation of a new structural opening and modification to the oak panelling. The extant door opening would be blocked up and new door openings created along a wall that originally dates from 1715. However, this wall was altered between 1864 and 1886, and again in 1928. In the opinion of the CO, the rearrangement of door openings, whilst it would result in some loss of historic fabric, would improve the legibility and usability of the Oak Room space, which is a positive.*

#### *The Lady Mayoress's Room*

*The proposal involves the modification of a previously altered opening from the Lady Mayoress's room to the north of the site, facing the front garden of the Mansion House. It is acknowledged that the physical link to the garden of the Mansion House is a loss, but it is understood that the practice of entering the garden has become less used by the Lord Mayor in recent times due to the public nature of the garden, the extant public circulation space and the removal of the screen wall that provided more discreet use of the historic garden space. In this context the removal of the steps and introduction of a gentle downward sloping ramp would represent a conservation gain, so on balance, the full removal of access to the garden is accepted. It is noted that CA intends to retain a visual link to the garden by the retention of the double door opening into the Lady Mayoress's room and a light weight Juliet balcony/balconette will be considered.*

#### *The Supper Room*

*The proposed design includes the proposed set back of a doorset between the Supper Room and the Round Room Entrance Vestibule. The proposed works are considered necessary in order to comply with relevant Fire Safety regulations. Minor adjustments to the adjacent modern raised platform will also be required. This work is acceptable in principle.*

*In conclusion, the Conservation Section of the Planning and Property Development Department welcomes the proposed accessibility upgrade measures and landscaping works to the Mansion House, including the Rotunda to the rear (Round Room) and the Supper Room (Fire Restaurant) to the north.*

*The proposed access plan would appear to have greater benefit and advantage to the overall cultural significance of the Mansion House, improving accessibility, managing private and public zones, enhanced setting and service points to ease operations of the Mansion House as well as unlocking the potential of under-utilised accommodation. From a conservation standpoint, it is considered that the proposed works are located in an area of less significance than the rest of the Mansion House and that works would significantly improve universal access to the Mansion House which is positive.*

#### **Traffic Planning Division Comments:**

*The proposed works are to provide an upgrade of the universal access to the Mansion House, Dawson Street. The Luas green line runs in front of the site, as well as a number of Dublin Bus Routes.*

*It is understood from the submitted documents, that there are no proposed changes to the existing pedestrian and vehicular entrances on Dawson Street or to the public footpath/road.*

*The submitted Preliminary Construction Management Plan (CMP) is noted. Section 4.1 makes reference to TII's 'Code of Engineering Practice for works on, near or adjacent to the Luas Light Rail System' and states that the developed Traffic Management Plan will take account of this. The CMP reports that no works to the public footpath is intended, nor any works for*



*which a TII works access permit is required. A final CMP to include a Traffic Management Plan should be conditioned for written agreement of the Local Authority.*

**Drainage Division Comments:**

*The Drainage Planning, Policy and Development Control Section (DPPDC) has no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.*

*It is recommended that full details of the surface water management proposals shall be agreed in writing with DPPDC Section prior to commencement of construction.*

**Archaeology Division Comments:**

*The Mansion House is a Recorded Monument (DU018-020327; House - 18th/19th century) and is located within the Historic City (DU018-020). Having studied the documents submitted with the application, which did not include the monitoring report referred to above, it is the opinion of this office that groundworks associated with the proposed development may impact on archaeological material associated with the early 18th century construction of the Mansion House, as well as medieval levels that were identified during monitoring of SI works. As such, it is recommended all ground works associated with the proposed development are archaeologically monitored.*

*It is the requirement of this office that a method statement be submitted outlining a detailed archaeological recording strategy for the potential archaeological deposits/features identified, including but not limited to, a full photographic record and drawings of any subsurface archaeological structures/features/deposits. It should be noted that all in situ structures/features/deposits are to be hand-cleaned and clearly visible for photographic and surveying purposes.*

*In the event significant archaeological features are uncovered during the course of monitoring, works shall be suspended in the area of the discovery pending further mitigation requirements from the Department in relation to the archaeology identified and the City Archaeologist shall be consulted.*

**EIA**

Having regard to the nature, size and location of the proposed development and the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, it is concluded that there is no real likelihood of significant effects on the environment and as such an EIAR is not required.

**Appropriate Assessment**

A Screening Report has been submitted. The report concludes that no significant effects will arise from the proposed works at the Mansion House to any Natura 2000 sites. The report states 'On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available'. This is noted.

**Conclusion:**

The proposed development will improve accessibility to the Mansion House for all. There are alterations required internally to accommodate a new lift shaft etc. However, it is considered that on balance the works required to provide universal access are appropriate for a civic building of this standing and are considered to be in accordance with the proper planning and sustainable development of the area. It is therefore considered that the proposal would be acceptable, subject to compliance with the requirements of the Conservation Division, Archaeology Division, Transportation Division and Drainage Division.

## **Recommendation**

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

### 1. Conservation:

a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

b) In advance of works commencing on site, the applicant shall provide the following revised information to the Conservation Officer for their written agreement:

i. The applicant shall provide further detail of the structural design proposal around the two proposed lift shafts.

c) All works to the protected structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

d) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.

e) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

f) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

### 2. Transportation:

a) Prior to commencement of development, and on appointment of a main 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 and dust management measures and off-site disposal of construction waste. The CMP shall address any TII requirements for works in close proximity to the Luas line, including TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system'.

b) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

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

### 3. Transport Infrastructure Ireland

a) All deliveries made to the development site, including during the construction phase, shall be made to limit interference with Luas operations.

b) The proposed development is located in close proximity to a Luas Line; the applicant should ensure there is no adverse impact on Luas operation and safety. The development shall comply with TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system'.

c) The proposed development falls within the area for an adopted Section 49 Supplementary Development Contribution Scheme - Luas Cross City (St. Stephen's Green to Broom bridge Line) under S.49 Planning and Development Act 2000, as amended. If the above application is successful and is not exempt, please include a condition to apply the Section 49 Luas Line Levy.

#### 4. Archaeology:

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. The archaeologist shall provide an Archaeological Impact Assessment of the proposed development (including temporary and enabling works) to the Planning Authority prior to monitoring.

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 in situ archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including all post-1700 AD in situ features and layers. Full archaeological excavation of such features may be a requirement. At a minimum recording of all archaeological features shall include a written, photographic and drawn survey record.

f. In the event of in situ archaeological features being discovered, 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 Housing, Local Government and Heritage) shall determine the further archaeological resolution of the site.

g. Two copies of a written report and a digital report containing the results of the archaeological monitoring shall be forwarded on completion to the Planning Authority and National Monuments Service, Department of Housing, Local Government and Heritage.

h. 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.

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 meetings on the 10<sup>th</sup> July 2023 and the 19<sup>th</sup> April 2024 respectively.

The project is being funded by Dublin City Council urban levies.

The estimated timeline for the project is :

Stage 2c Detail Design:	Q3 2024 – Q3 2025
Stage 3 Tender:	Q3 – Q4 2025
Stage 4 Construction:	Q1 – Q3 2026
Completion:	August 2026

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

This report is submitted to the City Council pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

**Resolution:**

That Dublin City Council notes the contents of Report No. 110/2024 and hereby approves the contents therein.

**Richard Shakespeare**  
**Chief Executive**

**12<sup>th</sup> April 2024.**

## **Appendix A**

### **Consultees and Third Party Submissions/Observations**

#### **Consultees**

Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1

Minister for Arts, Heritage & Gaeltacht, Development Applications Unit, Dept. of Arts, Heritage & The Gaeltacht, Newtown Road, Wexford

An Taisce, Tailors Hall, Back Lane, Dublin 8

The Heritage Council, Áras na hOidhreachta, Church Lane, Kilkenny City, Co. Kilkenny

An Chomhairle Ealaíon, 70, Merrion Square, Dublin 2

Fáilte Ireland, 88-95, Amiens Street, Dublin 1

Archaeology/Heritage, Block 3, Floor 2, Civic Offices, Wood Quay, Dublin 8

Paul Scully, National Transport Authority (NTA), Head of Planning and Data Analysis, Harcourt Lane, Dublin, D02 WT20

Transport Infrastructure Ireland (TII), Parkgate Business Centre, Parkgate Street, Dublin 8, DO8YFF1

Department of Housing, Local Government and Heritage, Newtown Road, Wexford, Y35 AP90.

Conor O'Hanlon/Niamh Kiernan, Conservation Section, Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8

#### **List third party names only:**

- Donough Cahill o.b.o. The Irish Georgian Society
- Gary Kearney o.b.o. Headway NAG
- Aaron Daly o.b.o. Changing Places Ireland

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**PART 8**

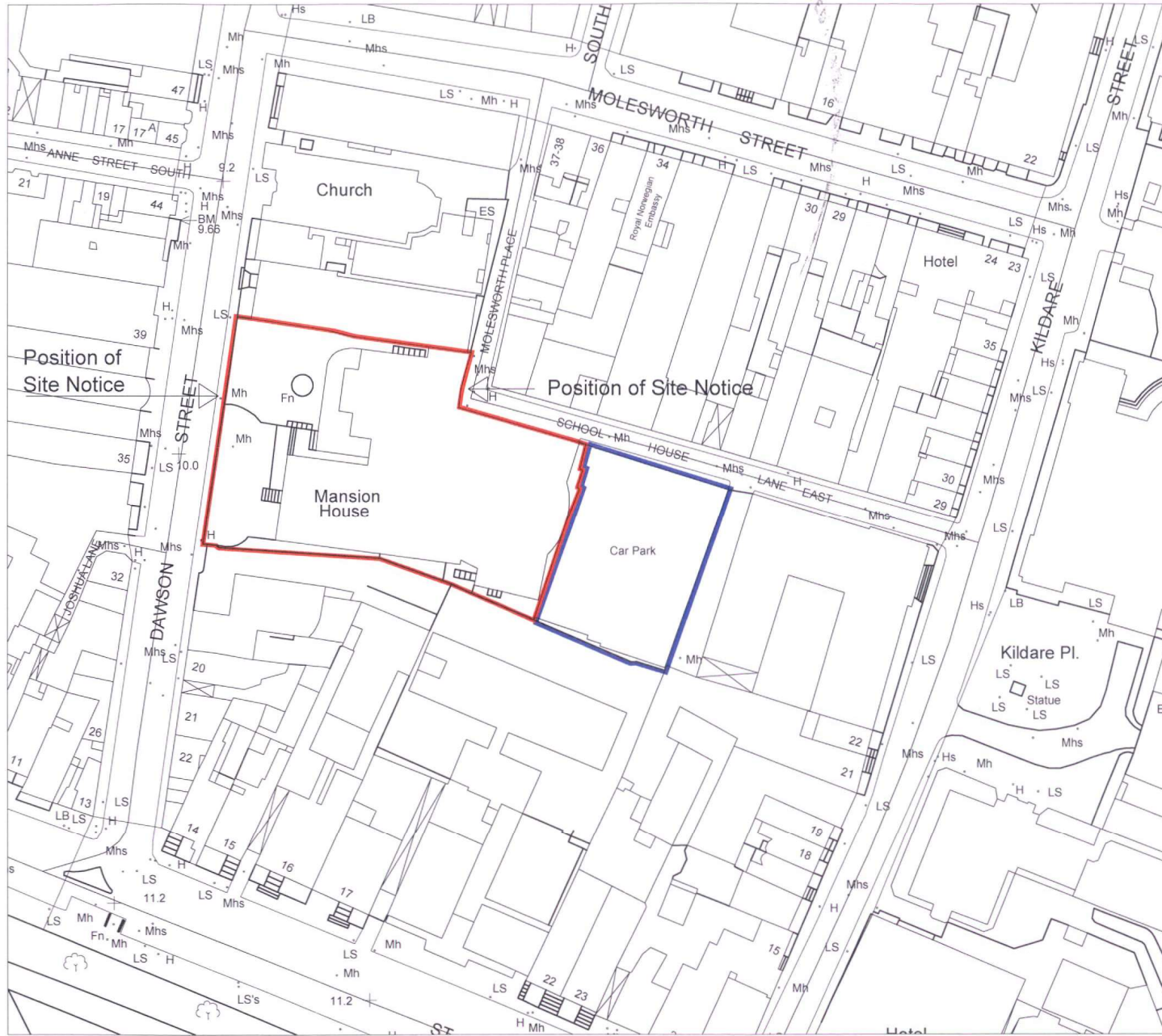
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 / Government of Ireland**

**Position of Site Notices  
 Indicated by Arrows**

**Site Location Outlined  
 in Red**

**Additional Lands in  
 Ownership of the Applicant  
 Outlined in Blue**

DCC PLAN NO 3175/24  
 RECEIVED: 12/02/2024



NO.	DATE	REVISION

**BLACKWOOD  
 ASSOCIATES  
 ARCHITECTS**  
 9 MOUNT STREET CRESCENT  
 DUBLIN 2 IRELAND  
 phone: (01) 478 4550  
 e-mail: studio@blackwood.ie

PROJECT:  
**Universal Access and  
 Landscaping Works at The  
 Mansion House, Dublin 2**  
 CLIENT:  
 DUBLIN CITY COUNCIL CITY ARCHITECTS DIV.

DRAWING TITLE:  
 SITE LOCATION MAP  
 PROJECT STAGE:  
 PART 8 PLANNING APPLICATION

PROJECT NO.	551-20	DRAWN BY	MK / SM / AJ
SHEET SIZE	A3	CHECKED BY	KB
SCALE	1:1000	DATE	Nov. '23
DRAWING NO.	551-P-000	REVISION	-



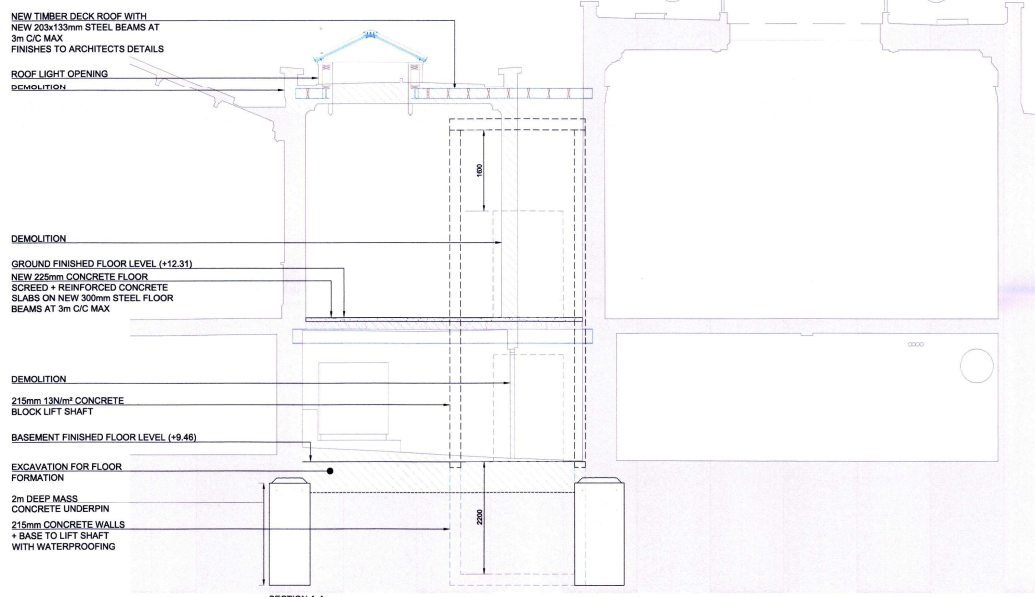


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3. Only drawings issued for CONSTRUCTION shall be used for construction purposes.
4. Works to be signed dimensions only. Do not make prints.
5. Check size of drawing sheet against dimension marks at bottom left hand corner of sheet.



KEY PLAN  
SCALE: 1:200



SECTION A-A  
SCALE: 1:50

NEW TIMBER DECK ROOF WITH  
NEW 200x133mm STEEL BEAMS AT  
3m C/C MAX.  
FINISHES TO ARCHITECTS DETAILS

ROOF LIGHT OPENING  
DEMOLITION

DEMOLITION

GROUND FINISHED FLOOR LEVEL (+12.31)  
NEW 225mm CONCRETE FLOOR  
SCREED + REINFORCED CONCRETE  
SLABS ON NEW 300mm STEEL FLOOR  
BEAMS AT 3m C/C MAX.

DEMOLITION

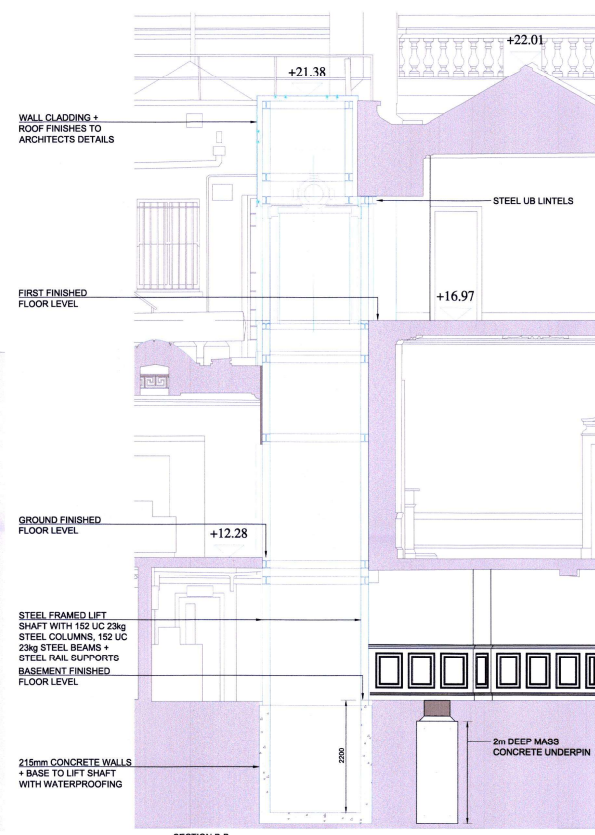
215mm 13N/m<sup>2</sup> CONCRETE  
BLOCK LIFT SHAFT

BASEMENT FINISHED FLOOR LEVEL (+9.46)

EXCAVATION FOR FLOOR  
FORMATION

2m DEEP MASS  
CONCRETE UNDERPIN

215mm CONCRETE WALLS  
+ BASE TO LIFT SHAFT  
WITH WATERPROOFING



SECTION B-B  
SCALE: 1:50

WALL CLADDING +  
ROOF FINISHES TO  
ARCHITECTS DETAILS

FIRST FINISHED  
FLOOR LEVEL

GROUND FINISHED  
FLOOR LEVEL

STEEL FRAMED LIFT  
SHAFT WITH 152 UC 23kg  
STEEL COLUMNS, 152 UC  
23kg STEEL BEAMS +  
STEEL RAIL GUYPORTE  
BASEMENT FINISHED  
FLOOR LEVEL

215mm CONCRETE WALLS  
+ BASE TO LIFT SHAFT  
WITH WATERPROOFING

+21.38

+22.01

+16.97

+12.28

2900

2900

2m DEEP MASS  
CONCRETE UNDERPIN

DCC PLAN NO 3175/24  
RECEIVED: 12/02/2024

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Rev	Note	Date	Drawn	Approved
P1		03 NOV '23	JH	JK



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Project:  
MANSON HOUSE,  
DAWSON STREET,  
DUBLIN 2  
ARCHITECT: BLACKWOOD ASSOCIATE ARCHITECTS

Title:  
**STRUCTURAL SECTIONS**

Purpose of Issue: PLANNING Scale: 1:50 ; 1:500

Project No.: 20006 Drawing No.: 113 Issue No.: P1