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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: 3317/24**

**Proposal: LAW:PROTECTED STRUCTURE:**

Planning and Development Act 2000 (As amended)  
Planning and Development Regulations 2001 (As amended)-Part 8

Pursuant to the requirements of the above, notice is hereby given of a proposed development on 16 Castle Street, the former Newcomen Bank (Protected Structure).

The development will consist of:

- (a) Refurbishment of Newcomen Bank (formerly the Rates Office) which is a Protected Structure (Ref. no. 2050), and part change of use to provide multi-purpose spaces, visitor and staff facilities, and offices for Dublin City Council and future tenants. Works will include conservation and repair of existing historic fabric, and general upgrades to meet fire safety and accessibility requirements.
- (b) Demolition of the existing twentieth century four storey lift and stair structure to the west facade of Newcomen Bank.
- (c) Construction of a new five storey lift and stair structure to the west facade of Newcomen Bank, which will provide access to the basement.
- (d) Installation of new stone steps with ramped access to the Castle Street entrance for universal access and extension of the pedestrian paving, with relocation of one accessible car parking space.
- (e) Basement areas at Castle Street to be opened up and new cast iron pavement lights with glazed inserts added to the area.

The site is located within a 'Zone of Archaeological Interest' for the purpose of the National Monument Service. The site is also included in an ACA, an Architectural Conservation Area as defined in the Dublin City Development Plan 2022-28.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). A Flood Risk Assessment, archaeological assessment and an architectural heritage impact assessment have been prepared in support of these proposals.

**Applicant:** Culture, Recreation and Economic Services

**Location:** Newcomen Bank, 16, Castle Street, Dublin 2

**PLANNER'S REPORT**  
**LAW 3317/24**

*Final Decision Due Date: 26/04/24*

**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**

Newcomen Bank is a protected structure (RPS 2050) and sits in close proximity to City Hall, also protected (RPS 2049). It is located a short distance from Dublin Castle (RPS 2051) which is a protected structure and a recorded monument (DU018-020488-).

The site is within the zone of archaeological potential of the RMP (DU018 020 Dublin City) Dublin city centre which is subject to statutory protection under Section 12 of the national Monuments (Amendment) Act 1994. DU018-020620.

Dublin Castle and Dame Street have been listed as one of the ten priority areas to be considered for the designation of Architectural Conservation Area (ACA) and the building currently sits within a Conservation Area.

**3. Site Location**

Newcomen Bank is located at 16 Castle Street. It is one of Dublin's finest eighteenth-century buildings. It was built in 1781 as a private residence for the banker Sir William Gleadowe Newcomen, and served as a private bank in a period before the emergence of modern banking with the Banking Act of 1821. The site is bounded to the north by Lord Edward Street, to the northeast by Cork Hill and to the south by Castle Street. The former Newcomen Bank and City Hall form an important set piece on either side of Cork Hill leading to one of the entrances to Dublin Castle. Newcomen Bank is a three storey over basement, ashlar Portland stone building with stone balustrade parapet and pitched and hipped slate roofs beyond. It was last used as the rates office by Dublin City Council but closed in 2018. It is currently unoccupied.

**4. Proposed Development**

The proposed development comprises of the refurbishment of Newcomen Bank (formerly the Rates Office) which is a Protected Structure (Ref. no. 2050), and part change of use to provide multi-purpose spaces, visitor and staff facilities, and offices for Dublin City Council and future tenants. Works will include conservation and repair of existing historic fabric, and general upgrades to meet fire safety and accessibility requirements.

It is proposed to demolish the existing twentieth century four storey lift and stair structure to the west facade of Newcomen Bank. A new five storey lift and stair structure to the west facade of Newcomen Bank shall be constructed, which will provide access to the basement.

New stone steps with ramped access to the Castle Street entrance shall be installed for universal access and extension of the pedestrian paving, with relocation of one accessible car

parking space. The basement areas at Castle Street to be opened up and new cast iron pavement lights with glazed inserts added to the area.

## **5. Site Planning History**

There is no recent history on the planning system.

## **Pre-Planning Consultation**

A Pre-Part 8 report was prepared in November 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:* No observations received within the prescribed period.

## **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.
- b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation.
- d) 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.
- e) 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.
- f) 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.
- g) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.
- h) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.
- i) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.
- j) 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**

### Principle

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.

### Principle

The proposed use of the former Newcomen Bank as civic rooms for cultural, commercial, ceremonial and social uses by the Council and the public is considered a permissible use under the Z5 zoning.

The proposed floor plans comprise of:

Basement: Plant, staff changing facilities, toilets and storage

Ground floor: Reception and building management, foyer, tea station, banquet hall

First Floor: 4 no. Multi-use rooms

Second Floor: 4 no. Multi-use rooms

Third Floor: 3 no. offices, store and tea station

The ground floor banking hall will serve as the largest event space accommodating up to 180 people. The first and second floor rooms can accommodate up to 80 people.

The approach to the design is conservation-led and respects the historic floor plan, fabric and the significance of the Protected Structure and is acceptable in principal. Key interventions include the replacement of the existing modern stair and lift enclosure to the rear of the building with a new stair and lift enclosure and a secondary staircase is proposed to link the second and third floor levels, as the existing historic stairs is seriously problematic in terms of its materiality and clearance heights. It is proposed that inappropriate interventions to the principal cantilevered stone staircase will be removed if possible, and a new universally accessible entrance will be provided through the existing historic doorway on Castle Street. The documentation states that conservation repairs will be executed in accordance with best conservation practice to external and internal historic fabric.

It is proposed to adapt the Castle Street entrance to make it universally accessible. The proposal is to provide a new sloped surface from the west with new Leinster granite stone steps forming a platform over the existing granite steps. Pavement lights on either side will allow natural light to the basement. The new sloped surface is also a large ventilated pavement light providing access to the ground floor and light and ventilation to the basement.

### Proposed Extension:

It is proposed to demolish the existing core structure and replace it with a new lightweight steel structure sitting on mini-pile foundations, which will result in minimal excavation. The removal of the existing stair core to the rear and construction of a new stair and lift core will have minimal impact on the historic fabric of Newcomen Bank, as it sits outside of the original envelope of the building, this is discussed in more detail in the conservation division report. The proposed extension is of a similar footprint to the existing stair core and so there is no increase in development on this part of the site. Page 27 of the Design Statement and AHIA shows aerial views of the existing and proposed stair core in relation to Newcomen Bank and the adjoining apartment development. Images of the proposed materials for the stair core are included in the design statement and are considered acceptable.

### Technical issues

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

##### **Assessment of Documentation**

*I have reviewed and assessed the comprehensive set of documents submitted, including Architects' Existing and Proposed Drawings and Design Statement and Architectural Heritage Impact Assessment, Structural Drawings, Mechanical & Electrical Drawings, Archaeological*

*Impact Assessment, Planning & Architecture Environmental Impact Assessment Screening Report, Appropriate Assessment Screening Report and Bat Fauna Impact Assessment.*

*I am satisfied in principle with the information that has been submitted, subject to the commentary and conditions noted below for particular items.*

### ***Architects' Drawings & Architects' Design Statement and Architectural Assessment***

*I have reviewed the Architect's Drawings and Design Statement and Architectural Assessment and Appendices, and CO comments are indicated in the following commentary where finalised documentation informed by refinement of detailed design, testing, investigative works or discovery of previously unknown fabric is sought by condition.*

*The Architect's Design Statement and Architectural Assessment includes a clear and informative record of the building and its morphology and the various alterations and interventions that have been executed since its original construction.*

*The Statement of Significance, Conservation Strategy and Architectural Impact Assessment are accompanied by appendices which include the following: A – Photographic Survey (includes General photographs, Door Survey and Fireplace Survey), B – Structural Methodology Report, C – Water Services & Flood Risk Report, D – Mechanical & Electrical Report, E - Fire Safety Report, F – Preliminary Construction Management Plan, G – Paint conservator report and H – Method Statements.*

### ***Principal Staircase***

*I acknowledge the crude and unsightly structural supports that have been installed beneath the staircase have a very significant and adverse visual impact on the presentation of this elegant design. In addition, the insertion of steel ribbed nosings have also had a visual and physical impact on the treads with the loss of material. Concerns were raised during the consultation period and in response to the Pre-Part 8 Submission regarding the survival of the historic cantilevered stone staircase and its potential loss during the load-testing process. I fully acknowledge the Grade 1 Conservation Architects' objective is to retain and repair as much as possible of the historic staircase following the removal of the previous steel supports, and note that ultimately this will be decided based on a full structural assessment that deems the staircase is safe for use.*

*I have reviewed the methodology set out in item 3.6 of Appendix B Structural Methodology Report and note that '...there is no evidence of structural distress where the treads are built into the main masonry walls surrounding the stair core. As such we are of the opinion that the steel beams can be removed, and the stairs restored to its function as it was originally constructed.... at this point it is reasonable to allow for the replacement of 20% of treads with a new section'. The Planning Authority and CO shall be fully informed at the earliest stage and during the load testing of the historic staircase of any potential breakages, failure or replacement of the historic fabric. A record set of 1:20 plans and sectional elevations shall be submitted for the written agreement of the Planning Authority and CO that record all defects and repairs required to the existing historic staircase fabric, and any proposed replacements following further analysis and testing.*

### ***Painted ceiling in Room 1-06***

*The Paint Conservator's Report set out in Appendix G notes describes the condition of the painted ceiling, noting the presence of cracks, and evidence of previous restoration and retouching campaigns, dirt and varnish and recommends that the conservation-restoration of the painted ceiling is carried out in two phases:*

*'Phase 1: preventative conservation to protect the ceiling and prevent further deterioration during stripping-out works of the building.*

*Phase 2: interventive treatment to restore the aesthetic and structural integrity of the painted surface'*

*The CO notes that the Paint Conservator recommends that 'high resolution photography and condition mapping be carried out prior to conservation treatment to enable accurate monitoring of the ceiling before, during and after building and conservation works'. This recommendation shall be executed as described and photographic record and drawings indicating proposed repairs shall be submitted for the written agreement of the Planning Authority and CO.*

*The Paint Conservator notes that preliminary stabilisation of major structural cracks may be necessary in Phase 1, but emphasises that 'it would be unethical to pin the entire ceiling as this would cause damage and loss to a large proportion of the painted surface. Judicious pinning of localised areas may be acceptable if the risk of further structural deterioration to the ceiling is deemed greater than the damage to the painted surface'. The Architect shall submit an update to the Planning Authority and CO of the proposed intermediate/preliminary stabilisation of the historic ceiling following the detailed inspection of the ceiling at close quarters from a scaffold below, and from above as required by the Architect, Plaster Specialist and Paint Conservator.*

*The Paint Conservator shall carry out cleaning samples in Phase 2 to determine the extent of varnish removal to be executed and facilitate inspection of the cleaning samples and preliminary stabilisation works by the Planning Authority and CO, and confirm whether a new UV-stable non-yellowing conservation grade varnish shall be applied.*

*The CO notes the Paint Conservator's recommendations to install a water-proof protective layer above the historic ceiling (to prevent any future damage from water ingress) but ensuring that adequate airflow is accommodated between the top of the ceiling and any materials introduced above, and to install a Thermo-hygrometer to allow for monitoring of temperature and relative humidity levels, and to carefully avoid any sharp increases in heating temperatures to prevent damage from rapid temperature fluctuations. The Architect shall confirm to the Planning Authority and CO in writing what measures are put in place to address these recommendations.*

#### *Chimneypieces*

*The CO notes the proposal to remove the existing gesso chimney piece in the First Floor Oval Room 1-06 and relocate it in room 1-08, and to remove the existing marble chimney piece in room 1-08 and relocate it to room 1-06 (as illustrated on Drawing C-025). This is acceptable. The Architect shall submit an elevation drawing indicating the relocated chimneypiece F1-02 in room 1-08.*

#### *Historic cabinetry*

*The CO notes the proposal to remove and relocate historic cabinetry in certain locations – this is acceptable. The Architect shall submit elevation drawings for the proposed relocated positions for the written agreement of the Planning Authority and CO in advance of their reinstatement.*

#### *Historic stone floors and paving, and timber floors*

*Drawn and photographic records of internal and external historic stone paving prior to lifting, cleaning etc. shall be submitted to the Planning Authority and CO indicating proposed repairs, including to historic stone skirtings.*

The CO notes that historic paving stones in the environs of the building has been indicated on drawing no. L-315 – the pavements to Castle Street and Lord Edward Street are not being modified, other than where the new steps and pavement lights are being installed to the accessible entrance on Castle Street).

Similarly, drawings shall be submitted of all historic timber floors, including proposed repairs or replacement boards where required, including width of floor boards.

#### Fire safety strategy including the upgrading of historic doors

I have noted the methodology for upgrading of existing floors and doors and am aware of the challenges that can occur in the upgrading of historic doors in particular. Final confirmation of all proposed upgrading, of historic doors in particular, shall be submitted for the written agreement of the Planning Authority and CO, when the fire safety certificate has been determined. The Architect shall submit to the Planning Authority and CO any additional requirements arising from the fire safety certificate that would have an impact on the historic fabric.

All historic fabric shall be adequately protected during the stripping out, demolition and construction phases – it is noted that this requirement will form an integral part of the tender documentation for the proposed works.

#### Architects' Method Statements

As noted in the comprehensive documentation submitted, the following items shall be provided for the inspection/review and written agreement of the CO in advance of the repair works commencing:

- 3 – 5 samples of mortar repairs to external historic stone work (including an example of the replacement of a previous cement mortar repair) and replacement of selected stone grafts shall be prepared also
- Replacement of Portland stone sill to be notified to and agreed in advance with the CO
- Samples for any new Portland stone inserts where required to sills
- Proposed decoration colour palette for internal decorations following the execution of paint analysis when high level access is available

The Architects shall bring to the attention of the CO any historic fabric that comes to light in the removals process e.g. the discovery of concealed historic stone paving (if any), in particular at basement level beneath the existing concrete screed/slab

#### New cast iron pavement lights & ventilation and accessible entrance on Castle Street

The proposed removal of historic paving to accommodate new cast iron pavement lights is accepted.

The submission of drawing nos. L-101 and L-315 is acknowledged which indicate the extent of granite that will be removed to accommodate the new pavement lights. It is clear from the drawing that a number of slabs will have to be lifted and cut prior to their reinstatement. Whereas the cutting of historic paving stones should be avoided if possible, where this is unavoidable, sharp (cut) edges of stones (where cutting is necessary) to be reinstated shall be tooled by specialist stonemasons to match the edges of existing historic paving. The removed historic paving shall be assessed, quantified, recorded on a detailed schedule so that a suitable reuse can be determined.

It is understood that there is sufficient space for a wheelchair to turn at the top of the new sloped entrance, and the turning 'square' of 1500mm at the front entrance door is Part M Compliant for existing buildings, and a full DAC will be submitted for this Protected Structure.



*Detailed drawings shall be submitted of proposed ventilation grilles within the new pavement lights in advance of the works commencing.*

*The existing coal hole shall be retained in situ below the new steps to the building.*

#### *New lift and stair core*

*The proposed materiality of the cladding to the new lift and stair core is accepted.*

*The CO notes that external grade doors with closers will be provided between the Protected Structure and the new lift and stair core, which is intended for lift and fire escape. This is accepted.*

#### *Servicing and furniture requirements to serve the new use*

*The Design Statement and Architectural Impact Assessment notes that 'All of the office areas, meeting rooms and the large function room, will be provided with power and data connections together with high speed Wi-Fi, with services routed through floors. The use of wireless technology will be incorporated throughout Newcomen, including Bluetooth technology to reduce the extent of the service runs and to provide greater flexibility within the spaces. The larger rooms will have permanent screens, while the smaller and architecturally more sensitive rooms will accommodate temporary screens on stands'.*

*Final drawings shall be submitted for the written agreement of the Planning Authority and CO of all final locations for electrical services for screens, projectors, amplification, presentation locations, general socket outlets and other items, when these are determined in advance of final installations proceeding.*

*Final location of proposed tea station in Ground Floor Room 0-05 (ref. drawing nos. L-201 and L-231) to be confirmed, and associated servicing requirements.*

*The proposed sustainable new use of the historic building will operate within clearly defined parameters in terms of maximum permissible floor loadings and occupancy numbers and other stipulations to protect the surviving historic fabric, in more sensitive areas such as the painted ceiling to the first floor oval room no. 1-06. Thus, all activities and imposed floor loadings in the second floor rooms 2-07 and 2-07B above oval room 1-06 shall be cognisant of the particularly sensitive historic ceiling below. The limited amount of fixed storage areas within the Protected Structure will necessitate the choice of high-quality well-designed contemporary furniture as well as Georgian set pieces for the more significant interiors in the final presentation of the Protected Structure. Clear guidance shall be made available at all times for short-term and long-term users of the Protected Structure.*

#### **Structural and Civil Engineering Methodology Report**

*Where further investigative works are required to determine structural strengthening works, the CO shall be advised of any significant alterations that deviate from the works described in the information submitted and provided.*

#### **Water Services and Flood Risk Report**

*I note that 'the site is not subject to tidal or fluvial flooding given the topography. History and location of the site'.*

#### **Mechanical & Electrical Drawings**

*I have reviewed the mechanical and electrical drawings submitted and note that Fire Alarm Layout Drawings were not included in the information package, but note the inclusion of a Fire Strategy Report in the Architects' Design Statement and Architectural Impact Assessment (Appendix E). Refer to notes below in relation to builders' work opes and fire alarm items noted below.*

### Builders' work for M&E installations

*(Preliminary design for M&E Builders' Work is noted on page 8 in the method statements).*

Submit detailed drawings at a scale that is sufficient to demonstrate the proposed intervention for the following items for the written agreement of the CO:

- *Location of, and wiring to the proposed wall-mounted laser fire detection sensors within the Oval Room at 1st floor level, if it differs from the existing arrangement*
- *Location of and wiring to any fire safety items that would have a significant impact on the presentation of the Protected Structure or excessive loss of historic fabric*
- *Builders' work opens/details in the following locations:*
- *Routing of gas boiler flues from Basement Mechanical Plant Room B-15 through window WB-11, and through external wall on the west elevation*
- *Routing of ventilation duct from basement B-19 above door DB-15 to proposed louvres at windows WB-07 and WB-08 (louvre detail provided on HHC drawing no. C-012)*
- *Routing of ventilation duct from basement corridor B-07 above door DB-08, EDB-01, DB-05 and through/above window WB-03*
- *Routing of ventilation intake and exhaust ducts from Basement WC B-03 above door DB-19, EDB-04 to new staircase, and through wall into Basement WC B-02 below the principal staircase, demonstrating how the proposed intervention will avoid any destabilisation of the historic stair wall.*

### **Bat Fauna Impact Assessment (10th August 2023)**

*The survey executed indicates that no evidence of bat or bat roosting on the subject site was noted, and there are no trees of bat roosting potential on site.*

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

*The subject site adjoins Castle Street which is a 30km/h road which is one-way from Lord Edward Street to Werburgh Street. There are two accessible car spaces along Castle Street in close proximity to the site, the remainder is double yellow lines and white line road markings. There is a segregated contra flow bicycle lane, incorporating bollards, along the north side of the street adjacent to the application site.*

*It is proposed to alter the road layout along Castle Street. Works include a build out at the junction of Castle Street and Cork Hill. The buildouts would impact on existing counter-flow cycle lane. An accessible parking space is proposed within the buildout. The buildout does not extend to alter the existing wide junction with Lord Edward Street. Given the works is within the public road, a condition is recommended.*

*The application site is located in Area 2 of Map J of the Dublin City Development Plan (2022-2028). Table 1.0 of Appendix 5 states the minimum cycle parking provision. No cycle parking is being proposed.*

*No Construction management plan has been submitted. Given the constraints of the site and the central area a CMP should be conditioned. It is noted following a site visit it is unlikely onsite car parking can be provided for regular construction staff given the constraints of the site and parking will rely on limited pay and display parking. The provision of onsite cycle parking in order to facilitate travel by sustainable modes should be considered. The scheduling of traffic should be reviewed as part of a final CMP to ensure that traffic during peak hours are limited and impact on adjacent properties is limited.*

### **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.*

Basement Impact Assessment in accordance with the DCC Basement Development Guidance included in Appendix 9 of the Dublin City Development Plan 2022-2028 shall be carried out in respect of the proposed new lift and stair structure extending to the basement level.

**Archaeology Division Comments:**

*The archaeological impact assessment referred to above (Aisling Collins, June 2023) was submitted with the application, as was an updated Architectural Impact Assessment. (Howley Hayes Cooney, February 2024). The archaeological impact assessment identifies the subject site as being located in the eastern area of the medieval settlement of Dublin, which may have been the earliest area of the medieval city to have been developed. Previous excavations to the immediate west of the site along the northern side of Castle Street (Martin Byrne, License 94E0066/95E0034) revealed over 3m of compacted and waterlogged stratigraphy containing Viking Age deposits dating from the 10th to the 12th centuries. Human remains dating to the medieval period were also identified below City Hall to the east of Newcomen Bank (Helen Kehoe, License 98E0576).*

*The monitoring of trial pits on the site by ACAS (License 21E0121) indicated that most of the archaeological stratigraphy was previously excavated and removed from the site during the basement construction for the bank building in 1781 and the later extension built in the 1880s. The exception to this was pit B3 (at the southern boundary of the site), where a black organic deposit was located at a depth c.75cm below the basement floor, approximately 4 metres below the present level of Castle Street. This organic deposit is typical of the type of material associated with Dublin's Viking age levels.*

*The report concludes that archaeological material is likely to be present below the basement floor slabs. This material dates from the 10th to the 13th centuries (at least 30cm deep) underlying a layer dating to the 18th/19th centuries (to a maximum depth of up to 50cm).*

*The potential archaeological impacts are identified in the archaeological assessment (page 9) as being associated with the following works:*

*Phase 1: The excavation for the new lift pit will impact on any archaeology present below basement floor level.*

*Phase 2: The slab lifting could be an impact on archaeology below if excavation depths must be extended anywhere.*

*Phase 3: The removal of walls, foundations and internal features could impact on archaeology.*

*Phase 4: The new drainage will extend 400mm below existing ground level and could impact on archaeology.*

*Phase 5: Excavation will be required for the new water metre.*

*It is further noted by this office that the installation of 6 x 210mm diameter mini piles within the new lift pit (2.7m x 2.7m) may also impact on archaeological material.*

*The archaeological mitigation proposed in the assessment (page 9) is as follows:*

- If there is organic material present in the new lift pit it will have to be archaeologically excavated. A trench box may be required. More testing may be required here.*
- All basement excavations should be archaeologically monitored including the lifting of floor slab, removal of walls, features, new engineering pits, new drainage/services, manholes internally and externally.*
- The excavations for the water metre on Castle Street will need to be archaeologically monitored.*

*The Archaeology Division concurs with the archaeological mitigation for preservation by record (impact assessment, monitoring and excavation) as proposed in the archaeological assessment submitted, including further testing within the proposed left shaft to determine the nature of material to be removed and inform further archaeological mitigation.*

## **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:**

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 'European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended).

A screening report for Appropriate Assessment has been submitted. The report is based on a desktop review and a site walkover undertaken in June 2023. The report identifies that there is no hydrological, physical or ecological links between the subject site and any European/Natura 2000 sites and therefore concludes that the potential effects from the project on surrounding European Sites are negligible and not likely to occur.

The Planning Department, as the competent authority, has considered the screening report, has undertaken the Appropriate Assessment screening of the development and has determined that progression to Stage 2 of the Appropriate Assessment process (i.e. preparation of a Natura Impact Statement) is not considered necessary. It is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

## **Conclusion:**

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) The proposed development shall be carried out in accordance with the following:
  - (i) All works to the 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 Housing, Local Government and Heritage. 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.

- (ii) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.
  - (iii) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
  - (iv) 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.
- c) The following information shall be submitted for the written agreement of the Planning Authority and CO in advance of the particular work packages commencing, following refinement of the detailed design and completion of testing, detailed inspections and investigative works:
- (i) Record set of 1:20 plans and sectional elevations of the principal staircase that record all defects and repairs required to the existing historic staircase fabric following testing and removal of modern steelwork, and any proposed replacements following further analysis and testing.
  - (ii) High resolution photography and condition mapping shall be carried out of the historic painted ceiling to Oval Room 1096 prior to conservation treatment to enable accurate monitoring of the ceiling before, during and after building and conservation works as recommended by the Paint Conservator, to identify proposed repairs. The Architect shall submit an update of the proposed intermediate/preliminary stabilisation of the historic ceiling following the detailed inspection of the ceiling at close quarters from a scaffold below, and from above as required by the Architect, Plaster Specialist and Paint Conservator.
  - (iii) The Paint Conservator shall carry out cleaning samples in Phase 2 to determine the extent of varnish removal to be executed and facilitate inspection of the cleaning samples and preliminary stabilisation works by the Planning Authority and CO, and confirm whether a new UV-stable non-yellowing conservation grade varnish shall be applied.
  - (iv) The Architect shall confirm to the Planning Authority and CO in writing what measures are put in place to address the recommendations of the Paint Conservator including the installation of a water-proof protective layer above the historic ceiling (to prevent any future damage from water ingress) but ensuring that adequate airflow is accommodated between the top of the ceiling and any materials introduced above, and the installation of a Thermo-hygrometer to allow for monitoring of temperature and relative humidity levels, and to carefully avoid any sharp increases in heating temperatures to prevent damage from rapid temperature fluctuations.
  - (v) Elevation drawing indicating the relocated chimneypiece F1-02 in room 1-08.
  - (vi) Elevation and plan drawings for the proposed relocated positions of historic cabinetry
  - (vii) Drawn and photographic records of internal and external historic stone paving/flooring prior to lifting and cleaning indicating proposed repairs, including to historic stone skirting's.
  - (viii) Drawings of all historic timber floors, including proposed repairs or replacement boards where required, including width of floor boards.
  - (ix) Final confirmation of all proposed upgrading, of historic doors in particular, when the fire safety certificate has been determined, and including any additional requirements arising from the fire safety certificate that would have an impact on the historic fabric.

- (x) Detailed drawings indicating the extent of the proposed ventilation grilles within the new pavement lights at the Castle Street universally accessible entrance. The existing coal hole shall be retained in situ below the new steps to the building.
- d) Detailed drawings at a scale that is sufficient to demonstrate the proposed intervention for the following items for the written agreement of the Planning Authority:
  - (i) Location of, and wiring to the proposed wall-mounted laser fire detection sensors within the Oval Room at 1st floor level, if it differs from the existing arrangement
  - (ii) Location of and wiring to any fire safety items that would have a significant impact on the presentation of the Protected Structure or excessive loss of historic fabric
  - (iii) Builders' work opes/details in the following locations:
  - (iv) Routing of gas boiler flues from Basement Mechanical Plant Room B-15 through window WB-11, and through external wall on the west elevation
  - (v) Routing of ventilation duct from basement B-19 above door DB-15 to proposed louvres at windows WB-07 and WB-08 (louvre detail provided on HHC drawing no. C-012)
  - (vi) Routing of ventilation duct from basement corridor B-07 above door DB-08, EDB-01, DB-05 and through/above window WB-03
  - (vii) Routing of ventilation intake and exhaust ducts from Basement WC B-03 above door DB-19, EDB-04 to new staircase, and through wall into Basement WC B-02 below the principal staircase, demonstrating how the proposed intervention will avoid any destabilisation of the historic stair wall.
  - (viii) Final drawings of all final locations for electrical services for screens, projectors, amplification, presentation locations, general socket outlets and other items, when these are determined in advance of final installations proceeding.
  - (ix) Final location of proposed tea station in Ground Floor Room 0-05 (ref. drawing nos. L-201 and L-231) to be confirmed, and associated servicing requirements.
- e) The following items shall be provided for the inspection/review and written agreement of the Planning Authority in advance of the repair works commencing:
  - (i) 3 – 5 samples of mortar repairs to external historic stone work (including an example of the replacement of a previous cement mortar repair) and replacement of selected stone grafts shall be prepared also
  - (ii) Replacement of Portland stone sill to be notified to and agreed in advance with the CO
  - (iii) Samples for any new Portland stone inserts where required to sills
  - (iv) Proposed decoration colour palette for internal decorations following the execution of paint analysis when high level access is available
- f) The Architects shall bring to the attention of the Planning Authority and CO any historic fabric that comes to light in the removals process e.g. the discovery of concealed historic stone paving (if any), in particular at basement level beneath the existing concrete screed/slab
- g) Where the cutting of historic paving stones (to facilitate the installation of new cast iron pavement lights) is unavoidable, sharp (cut) edges of stones (where cutting is necessary) to be reinstated shall be tooled by specialist stonemasons to match the edges of existing historic paving. The removed historic paving shall be assessed, quantified, recorded on a detailed schedule so that a suitable reuse can be determined.
- h) The Planning Authority and CO shall be fully informed at the earliest stage and during the load testing of the historic staircase of any potential breakages, failure or replacement of the historic fabric.
- i) The proposed sustainable new use of the historic building will operate within clearly defined parameters in terms of maximum permissible floor loadings and occupancy numbers and other stipulations to protect the surviving historic fabric, in more sensitive areas such as the painted ceiling to the first floor oval room no. 1-06. Thus, all activities and imposed floor loadings in the second floor rooms 2-07 and 2-07B above oval room 1-06 shall be cognisant of the particularly sensitive historic ceiling below. The limited amount of fixed storage areas within the Protected Structure will necessitate the choice

of high-quality well-designed contemporary furniture as well as Georgian set pieces for the more significant interiors in the final presentation of the Protected Structure. Clear guidance shall be made available at all times for short-term and long-term users of the Protected Structure.

- j) Where further investigative works are required to determine structural strengthening works, the CO shall be advised of any significant alterations that deviate from the works described in the information submitted and provided

## 2. Transportation:

- a) Prior to the commencement of the development, revised plans detailing cycle parking shall be submitted to the planning authority for written agreement.
- b) Prior to the commencement of development, the design of the footpath buildout, cycle lane and accessible parking space on Castle Street shall be agreed in writing with the Environment and Transportation Department.
- c) 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 Construction Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport.
- d) 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.
- e) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

## 3. Transport Infrastructure Ireland

- a) 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 licensed archaeologist to carry out the archaeological requirements of the City Archaeologist.
- b) A phase of post demolition archaeological investigation (including monitoring of opening up of the ground floor slab and if appropriate, additional archaeological testing) shall be carried out in order to inform the nature of archaeological excavation.
- c) An archaeological method statement for impact mitigation (including temporary and enabling works) shall be provided in advance to the City Archaeologist. The method statement shall contain a detailed archaeological and historical desktop study of the subject site, to include industrial heritage. A copy of the license application to the National Monuments Service shall also be provided.
- d) No construction or site preparation work may be carried out on the site until all archaeological requirements of the City Archaeologist are complied with.
- e) Details of the proposed construction methodology, including the phasing of any archaeological excavation, and the location of site compound, shall be agreed with the City Archaeologist prior to the commencement of development.
- f) The City Archaeologist recommends that Archaeological Excavation, as described below, be carried out prior to the commencement of development.

- (i) The new lift pit is to be archaeologically excavated to formation level. All in situ features, including post medieval, must be fully recorded prior to removal by hand excavation (unless methodology otherwise agreed) in these areas.
  - (ii) The archaeologist shall provide the City Archaeologist with progress updates during the ongoing excavation on a bi-weekly basis or otherwise as agreed.
  - (iii) All piling is to be monitored by an archaeologist.
  - (iv) Removal of the existing ground slab and all ground reduction to formation level is to be monitored by an archaeologist. If archaeological deposits are encountered above the formation of the new build these are to be archaeologically excavated.
  - (v) In the event of in situ articulated human remains, being located during the course of this work, the archaeologist retained by the developer shall immediately notify the City Archaeologist and The National Monuments Service. Should such archaeological features be of great significance their preservation in situ shall be required. This may negate, or curtail, aspects of the development.
  - (vi) A finds-retrieval strategy shall be developed by the licensed archaeologist and submitted for agreement with The National Monuments Service and the City Archaeologist.
  - (vii) An environmental sampling and analysis strategy shall be developed by an environmental specialist in consultation with the licensed archaeologist with reference to best practice environmental standards. The strategy shall be submitted for agreement with The National Monuments Service and the City Archaeologist.
  - (viii) The developer shall fund the post-excavation work and sufficient resources allocated to ensure that correct archaeological procedures are adhered to.
- g) The following shall be submitted to the Planning Authority:
    - A bi weekly report on the archaeological excavation during the excavation and post excavation period.
    - A preliminary report on the archaeological excavation not later than four weeks after the completion of the excavation.
    - A final report on the archaeological excavations not later than twelve months after the completion of the excavation. The final report must contain a full account of the stratigraphy, features and finds and must include specialist reports and be suitably illustrated. It must interpret the site and place it in its archaeological and historical context.
  - h) Following submission of the Final Report to the City Archaeologist, 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, Pearse Street, Dublin or with another appropriate repository to be otherwise agreed with City Archaeologist within 2 years of excavation completion.

5. Drainage:

- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

Basement Impact Assessment in accordance with the DCC Basement Development Guidance included in Appendix 9 of the Dublin City Development Plan 2022-2028 shall be carried out in respect of the proposed new lift and stair structure extending to the basement level.



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 12<sup>th</sup> June 2023 and the 13<sup>th</sup> May 2004 respectively.

The project is being funded through the Dublin City Council Capital Programme 2024-2026, with detailed design and tender documents being completed by the end of 2024.

**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. 134/2024 and hereby approves the contents therein

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

**20th June 2024**

## **Appendix A**

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

List consultees with name and address details

#### **Consultees**

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

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

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

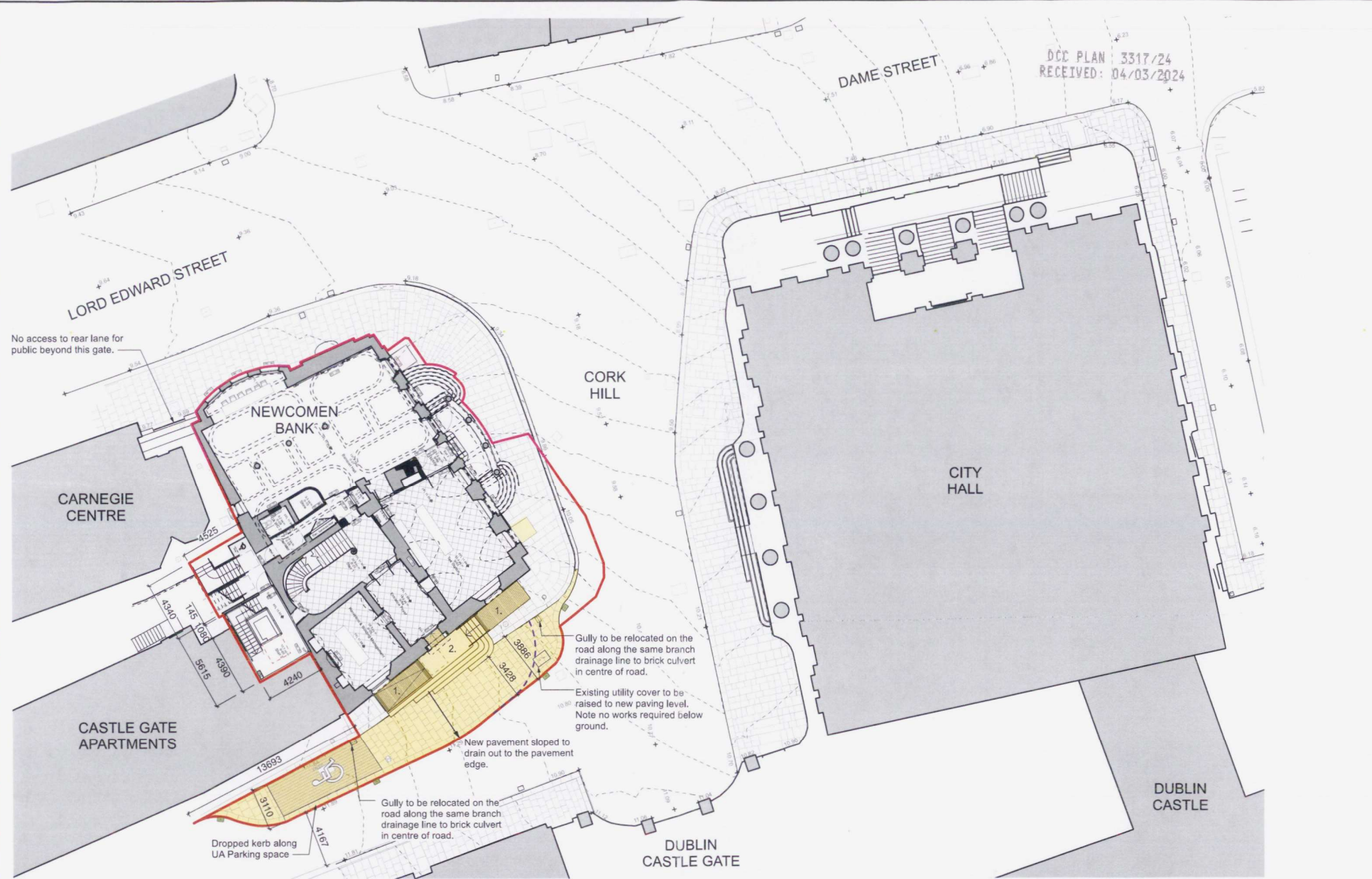
Conservation Section, Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8

Áras na hOidhreachta, Church Lane, Kilkenny City, Co. Kilkenny

An Taisce, 5, Foster Place, Dublin 2, D02 V0P9

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

DCC PLAN 3317/24  
RECEIVED: 04/03/2024



Use figured dimensions only. Do not scale drawings. Check all dimensions on site. Head in conjunction with specification and consultants drawings. Report any discrepancies to the Architects before putting work in hand. Copyright of this drawing is vested in the Architects and may not be reproduced, in whole or part, without prior consent.

- KEY**
- Current public realm proposal, including new Part M compliant access to the existing Castle Street entrance into the Newcomen Bank building, and insertion of new pavement lights on either sides. Includes 1 no. new UA parking space.
  - Kerb line as designed by Lotts Architects and granted planning permission in 2017 (Part 8 for works to the Cork Hill public realm - refer to application no. 2277/17).
  - Area of proposed works
1. Proposed walkable pavement lights with ventilation grilles.
  2. Proposed stone steps and landing.

New gully locations shown, exact locations to be determined following survey of existing culvert position. Gullies to be installed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works, fig 14.1 Sealed Gully Connection to Combined Sewer (Bottom Outlet)



Rev.	Date	Description	Drn.	Chk.
-	16/02/24	Issue for planning	ALO	LOC

Project		Newcomen Bank Building 16 Castle Street, Dublin 2	
Client		Dublin City Council	
Drawing		Proposed Site Layout Plan	
Project Stage	Date	Scale	Project No.
Planning	16.02.2024	1:250 @ A3	0569

**Howley Hayes Cooney**  
19 Rock Hill, Blackrock, Dublin, A94 D235  
01 278 4644  
hharchitecture.ie

Drawing No.	Revision
L-021	-

# Planning Pack Map



**Tailte Éireann**

DD PLAN 3317/24  
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18/05/2023

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— Area of proposed works

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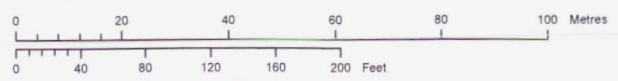
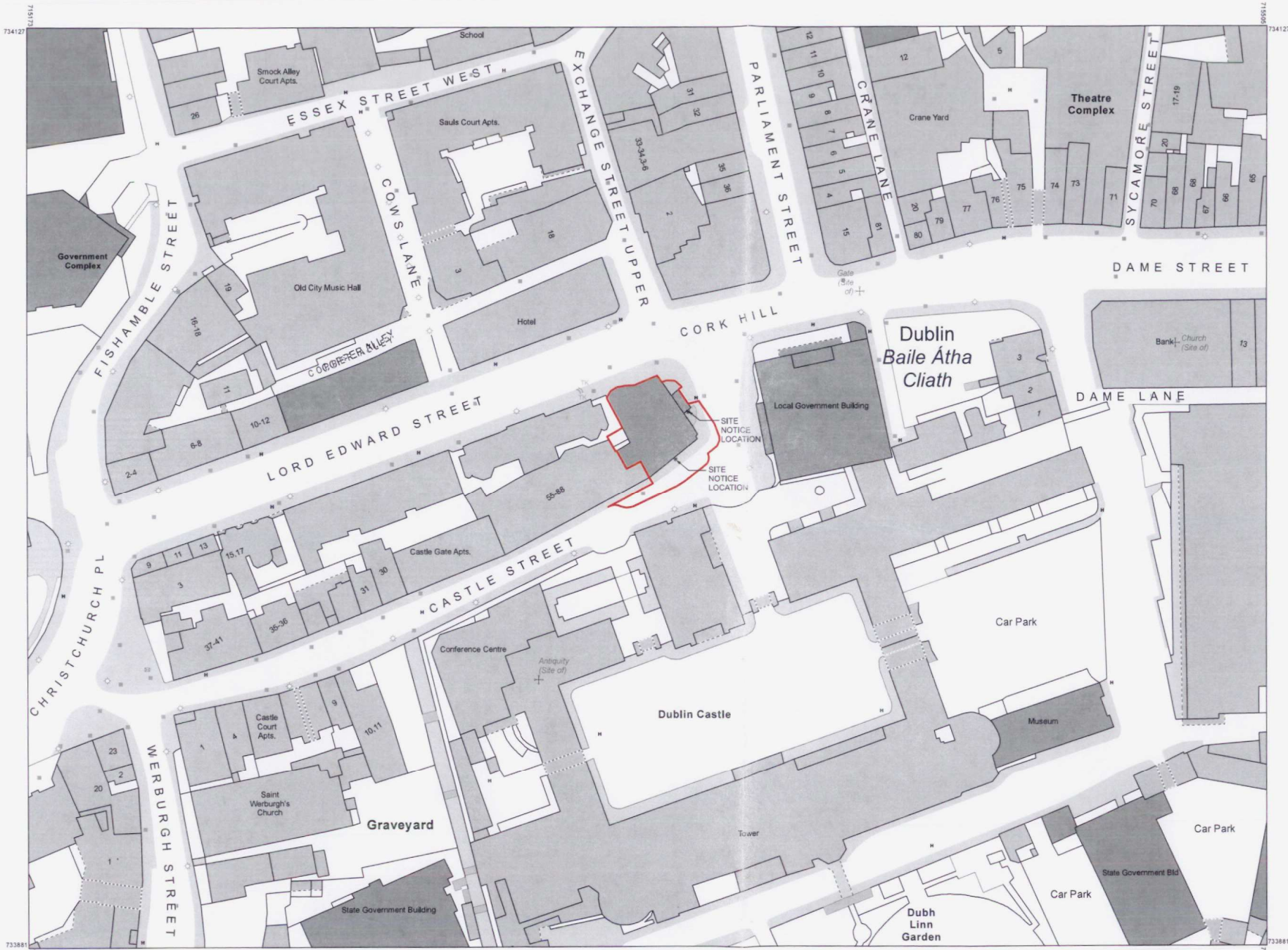
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