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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:** 4276/24

**Proposal:** LAW: Planning and Development Act 2000(as amended)  
Planning and Development Regulations 2001 (as amended) –  
Part 8

PROTECTED STRUCTURE: Pursuant to the requirements of the above, notice is hereby given of the refurbishment, alteration and extension of former isolation hospital (comprising four interconnected single-storey wings) and smaller ancillary buildings (mortuary, engine house, store building) to provide flexible, high-quality community spaces and the repair of boundary stone walls and railings (Protected Structure RPS Ref. No. 3994) located on Infirmery Road on a site measuring 4390sq.m. (0.439 hectares). The scope of the development comprises:

- Conservation and refurbishment work to Former Isolation Hospital wings and ancillary buildings (554sq.m. hospital wings and 33sq.m. ancillary buildings).
- Construction of new single storey extensions to east and west wings (43 sqm. each).
- Roof works including replacement and upgrading of roof timbers and provision of natural slate finishes to the east, west and south wings. Replacement of roof timbers and new roof with rolled lead finish to north wing.
- The repair of stone boundary walls, gateway, bastion & Railings (Protected Structure RPS Ref. No. 3994).
- Landscape design to provide a mix of uses including external event space, community gardens, productive allotment garden, wild life nature garden and nature-based play areas.
- New entrance gate, gentle ramp and steps to Montpelier Gardens to facilitate arrival of visitors from the northern boundary. Main entrance will remain on Infirmery Road.
- Provision of car parking spaces and sheltered bicycle parking.
- Provision of two sheds: bicycle shed and allotment shed.

- All associated site drainage/lighting/services etc.

The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:

- (a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.
- (b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).

Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 12/9/2024, during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday-Friday 9.00am to 4.30pm. The plans and particulars are also available for inspection online: <https://consultation.dublincity.ie> on the City Council's website [www.dublincity.ie](http://www.dublincity.ie).

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8 before 4.30pm on 24/10/2024.

Submissions or observations may also be made online <https://consultation.dublincity.ie> on the City Council's website [www.dublincity.ie](http://www.dublincity.ie) before 23.59 hrs. on 24/10/2024.

**Location:** Former Isolation Hospital, Infirmary Road, Dublin 7

**Applicant:** Eleanor McGarry, Housing & Community Services

**Site notice:** Checked 9th October 2024 - In place and worded as required

**Zoning:** Land-Use Zoning Objective Z14: To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use.

The building is recorded on the NIAH (NIAH Ref. 50070132)

**Site Description:**

The site as a whole is a former military hospital site, an irregular quadrilateral measuring c. 1.2 hectares, with a number of buildings constructed from the mid-nineteenth century onwards. The site is located on the east side of Infirmary Road, to the south of Montpelier Gardens, to the north of Montpelier Hill. To the east is a housing development of two-storey houses, Montpelier Drive and Montpelier Park. The site is surrounded by a high stone enclosing wall, which, along with an entrance building to the south-west, on Infirmary Road, is listed as a protected structure on the Dublin City Council RPS (RPS no 3994 *Department of Defence: Stone wall and three-storey brick and stone building*).

The area the subject of development is the northern part of the site, measuring c. 0.35 hectares, which includes the cruciform Former Isolation Hospital (made of four interconnected single-storey wings), as well as smaller ancillary buildings, (a mortuary, an engine house, and a store building) as well as the boundary walls, with a bastion in the north-east corner.

The buildings are disused, derelict, have had their roof slates removed, and the west wing of the Isolation Hospital is fire damaged. Enabling works were carried out on the site in 2023/24 to remove vegetation, asbestos, rotten and decayed material, and debris from the site. Wyatt Windows were removed and placed in storage, and temporary roof coverings were put on. These works were undertaken under Section 5 exemption 0353/23.

**Proposed Development:**

This is an application under the Planning and Development Act 2000 (as amended) and the associated Planning and Development Regulations 2001 (as amended) - Part 8, for the refurbishment, alteration and extension of former isolation hospital (comprising four interconnected single-storey wings) and smaller ancillary buildings (mortuary, engine house, store building) to provide flexible, high-quality community spaces and the repair of boundary stone walls and railings (Protected Structure RPS Ref. No. 3994) located on Infirmary Road on a site measuring 4390sq.m. (0.439 hectares)

The proposed development, which will be managed by Dublin City Council, comprises of:

- Conservation and refurbishment work to Former Isolation Hospital wings and ancillary buildings (554sq.m. hospital wings and 33sq.m. ancillary buildings).
- Construction of new single storey extensions to east and west wings (43 sqm. each).
- Roof works including replacement and upgrading of roof timbers and provision of natural slate finishes to the east, west and south wings. Replacement of roof timbers and new roof with rolled lead finish to north wing.
- The repair of stone boundary walls, gateway, bastion & Railings (Protected Structure RPS Ref. No. 3994).
- Landscape design to provide a mix of uses including external event space, community gardens, productive allotment garden, wildlife nature garden and nature-based play areas.

- New entrance gate, gentle ramp and steps to Montpelier Gardens to facilitate arrival of visitors from the northern boundary. Main entrance will remain on Infirmary Road.
- Provision of car parking spaces and sheltered bicycle parking.
- Provision of two sheds: bicycle shed and allotment shed.
- All associated site drainage/lighting/services etc.

### **Relevant Planning History**

**EXPP: 0353/23** – Exemption Certificate issued for essential enabling works to a Protected Structure to make the building and site safe for main contractors to enter.

### **The site of the former military stores (i.e. south part of site, Infirmary Road and Montpelier Hill, Dublin 7**

**3210/19**

Part 8 application for construction of 38 dwelling units in two blocks, and all ancillary development, facilitated by demolition of former stores, barracks, and administration buildings. Works were proposed to the boundary walls and gateways (protected structures), while no works were proposed to the married quarters building – the three-storey brick and stone building referred to in RPS no 3994 *Department of Defence: Stone wall and three-storey brick and stone building*.

### **Former Department of Defence Premises, Infirmary Road, Montpelier Hill and Montpelier Gardens, Dublin 7 (i.e., entire site)**

**2363/06 (ABP ref PL29N.219897): Application** for 227 residential units, refurbishment and extension of former hospital and married quarters building (protected structures).

Permission granted by the Board (against the recommendation of the Inspector) following first and third party appeals (the former against amending conditions, the latter against the grant of permission), with amending conditions, for 162 apartments, the majority to be affordable housing. Not Implemented.

### **Pre-Part 8 Pre-Planning Consultation**

Pre-Part 8 consultation was undertaken by the proposing department with relevant departments within DCC, and a pre-Part 8 assessment was carried out by the planning authority prior to lodgement of the application.

### **Observations:**

Plans and particulars of the proposed works were available for inspection, at the Civic Offices, Wood Quay, Dublin 8, from 12 September 2024. The plans were also available online on <https://consultation.dublincity.ie>. Submissions and observations regarding the proposed development could be made up to and including 24 October 2024.

No Third Party Observations have been received.

### **Interdepartmental Reports**

Conservation: No objection subject to recommendations

Transport Planning: No objection subject to recommendations

Archaeology: No objections subject to recommendation of an Archaeological Assessment

Drainage: No objections to development subject to recommendations

### **Prescribed Bodies**

Uisce Éireann - Not received

Irish Rail – Not received

The Heritage Council – Not received

An Taisce – Not received

DoHLGH – Not received

### **Dublin City Council Development Plan 2022-2028 Context:**

Dublin City Council's policy regarding such developments is set down in the Dublin City Development Plan 2022-2028

### **Zoning**

The subject site is Zoned Objective Z14 'Strategic Development and Regeneration Areas (SDRAs), the stated objective of this zoning is 'to seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use.' It is noted in Section 14.7.13 that Z14 areas 'are capable of accommodating significant mixed-use development, of which residential would be the predominant use. Therefore, developments must include proposals for additional physical and social infrastructure/facilities to support same.'

'Community facility' is a permitted use in the zoning.

### **Policy**

#### **Dublin City Development Plan 2022-2028**

#### **Chapter 3: Climate Action**

This chapter contains policies and objectives that accord with the overall objectives of national climate action policy which informs the strategic approach to climate action that includes ways to manage and adapt to climate change. This will make sure that Dublin becomes a low-carbon, climate-resilient city.

The following policies are of relevance to the proposed development:

*CA5 Retrofitting and Reuse of Existing Buildings*

*CA6 Energy Efficiency in Existing Buildings*

*CA7 Climate Mitigation Actions in the Built Environment*

*CA8 Climate Adaptation Actions in the Built Environment*

#### **Chapter 5 - Quality Housing and Sustainable Neighbourhoods**

*QHSN16 Accessible Built Environment*

*QHSN17 Sustainable Neighbourhoods*

*QHSN47 High Quality Neighbourhood and Community Facilities*

*QHSN50 Inclusive Social and Community Infrastructure*

*QHSN60 - Community Facilities*

#### **Chapter 8 Sustainable Movement and Transport**

*SMT1 Modal Shift and Compact Growth*

*SMT4 Integration of Public Transport Services and Development*

*SMT6 Mobility Management and Travel Planning*

#### **Chapter 9: Sustainable Environmental Infrastructure and Flood Risk**

*SI22 Sustainable Drainage Systems*

*SI26 Surface Water Management*

#### **Chapter 11 - Built Heritage and Archaeology**

*BHA2 - Development of Protected Structures\**  
*Policy BHA4 - Ministerial Recommendations*  
*BHA11 Rehabilitation and Reuse of Existing Older Buildings*  
*BHA12 Industrial, Military and Maritime, Canal-side and Rural Heritage*  
*BHA21 Retrofitting Sustainability Measures*  
*BHA22: Upgrading Environmental Performance*  
*BHA24: Reuse and Refurbishment of Historic Buildings*  
*BHA26 Archaeological Heritage*

## Chapter 12 – Culture

### **Policy CU025 – SDRAs and Large Scale Developments**

All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area\* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.

\*Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.

### **Chapter 15 – Development Standards**

Chapter 15 of the plan sets out the standards and criteria to be considered in the development management process so that development proposals can be assessed both in terms of how they contribute to the achievement of the core strategy and related policies and objective.

The following are of relevance in considering the proposed development.

- 15.4.2 Architectural Design Quality
- 15.4.3 Sustainability and Climate Action
- 15.4.4 Inclusivity and Accessibility
- 15.5.3 Alterations, Extensions and Retrofitting of Existing Non – Domestic Buildings
- 15.7.1 Re-use of Existing Buildings
- 15.15 Built Heritage and Archaeology
  - 15.15.2.3 Protected Structures
  - 15.15.2.5 Historic Buildings and Access
  - 15.15.2.6 Barrier Free Access and Protected Structures
  - 15.15.2.7 Fire Safety Works and Protected Structures

### **Planning Assessment:**

This Part 8 application seeks permission for the refurbishment, alteration and extension of former isolation hospital (comprising four interconnected single-storey wings) and smaller ancillary buildings (mortuary, engine house, store building) to provide flexible, high-quality community spaces and the repair of boundary stone walls and railings (Protected Structure RPS Ref. No. 3994) located on Infirmary Road.

The proposed works include internal alterations to the four buildings identified as G1, G2, G3, and G4 for community use. Building G2 is intended to be used as a community kitchen and café. A blocked up door is proposed to be re-opened and widened, providing access to the café terrace which is proposed. Similarly, building G1 and G3 include a single storey extension and modifications to the open to provide access to the extensions. It is proposed to lower the

cill of the Wyatt window on the south elevation of G4 to create an entry/exit point to the building.

Proposed external public realm works include landscaping works within and along the site boundaries, provision of a pedestrian link to Montpelier Gardens by forming a new opening in the existing wall (a protected structure) including the installation of sliding gates, replacement of the existing timber fence to Montpelier Gardens with a wrought iron estate railing to match the existing section at the north west corner of the site, repair and rebuilding of stone wall at the southern boundary of the site, and associated works.

As noted above, under the current Dublin City Development Plan the site is zoned Z14 (SDRAs), with the objective to *'to seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use'*. The provision of a community facility is listed as permissible use within lands zoned Z14. Section 14.3.1 of the City Development Plan advises that a permissible use is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning considerations, including the policies and objectives outlined in the plan.

### **Scale, Design and Visual Impact**

The proposed development involves the refurbishment and change of use of the former Isolation Hospital to provide high quality community spaces and repairs to the boundary walls, gateway, bastion and retaining walls on site measuring 4,390sqm.

As well as the repair, refurbishment, and fit-out of the existing building, it is proposed to provide winter garden connector structures to the south elevation of the east and west wings, and to provide a new roof over the northern block.

The three proposed wings of the development would have a maximum occupancy of 150 persons. Additionally, there are significant landscaping works proposed, with areas for playing and for eating, and area of hard and soft landscaping. The works as a whole will have a positive visual impact and a positive impact on the character of the area.

### **Impact on neighbouring properties**

Due to the limited height of the proposed extensions, the proposed design, and the location of the building, the development would not give rise to any unacceptable loss of privacy, overbearing impact, or overshadowing to the surrounding residential properties in Montpelier Park and Montpelier Gardens. The new use will increase activity on the site, and as a result, it will naturally increase noise and disturbance, particularly when compared with a long vacant and disused site. These impacts would be greatest to those properties nearest the site, close to the boundary, in Montpelier Park. This is also true of construction impacts. However, such impacts can be mitigated by appropriate management of activities, and must be considered in light of the significant positive impacts of the new community facility. Construction impacts can be mitigated by implementation of a Construction Management Plan.

### **Conservation**

A programme of conservation works is proposed for the extant building fabric, including the local patch and repair of the existing brickwork, stonework and pointing as necessary. It is also proposed to repair and replace the rainwater goods, upgrade the existing building fabric in compliance with Building Regulations, re-use and refurbish the existing sash windows where necessary, including installation of slim double glazing, repair the stone boundary walls, retaining walls, railings, entrance gates and piers and stone bastion. A method statement for these works have been provided. All works shall be carried out in accordance with best conservation practice. The Conservation department shall be given the opportunity to inspect the proposed repointing samples on site with the Conservation Architect.

The proposal includes the repair and refurbishment of the existing timber windows and to install slim double glazing in the existing sashes. The proposed glazing would have an overall thickness of 14mm (4-6-4), with Pilkington Optifloat glass external pane and Pilkington K glass internal pane. It is noted the existing detail has not been noted. Prior to commencement of works the existing detail of the windows proposed for re-glazing with slim double glazing, and the overall thickness of the glazing shall be reduced if required.

It is proposed to modify window openings in G2 and on the south elevation of G1 and G3, and on the south elevation of G4. The alterations to the window opes are acceptable in principle, subject to the proper recording of the stone and cills prior to their removal, in accordance with best conservation practice.

#### Proposed roof to Building G2

The Conservation officer raised concerns during the pre-planning meeting that any proposed change to the roof would need to be respectful of the character of the group of buildings as a whole, through the scale and proposed materials.

Notwithstanding Section 15.5.3 Alterations, Extensions and Retrofitting of Existing Non – Domestic Buildings '*Development will not result in the loss of roof forms, roof coverings or roof features (such as chimney stacks) where these are of historic interest or contribute to local character and distinctiveness*', the Conservation officer considers that the legibility of the buildings as a group, and their architectural character would be maintained, while the proposed roof and chimney would act as a new landmark for the community. The proposed wood cored lead roll finish for new roof would be sympathetic to the existing palette of materials and textures within the complex, and sample photos have been provided. The use of the same finish on the roofs of the proposed extensions to the south of buildings G1 and G3, and the bike and allotment sheds would provide a harmonious design, while differentiating the modern interventions to the historic former hospital buildings. The existing single storey buildings are somewhat concealed from the surrounding streets due to the levels on the site and the high boundary walls, and the proposed roof and chimney over the community café would provide a greater connection between the site and the surrounding public realm, and the community which the new centre will serve. The Conservation officer is of the opinion that the proposal would be a significant yet sensitive intervention to indicate the adapted use of these buildings as a welcoming space for all in the community, and identify the building as an important location within the neighbourhood.

The proposed extensions to building G1 and G3 are considered to be a sensitive addition to the buildings and would be harmonious with the existing palette of materials on site. The legibility of the former hospital buildings would be retained, while adapting the buildings to the new use. The proposed extension would be accessed from the existing building by lowering the cills on the southern elevations, and replacing the existing timber sliding sash windows with new aluminium sliding doors on the internal side. The proposed structure would be of very fine steel columns, with a timber roof dressed in lead to match the proposed roof of building G2. The proposed extensions would complement the character of the existing external covered walkway, while in principle, their fine structure would provide transparency through to the original walls of the hospital buildings. The legibility of the former hospital buildings would be retained, while adapting the buildings to the new use.

#### Use of outer buildings:

It is proposed to use the outer buildings as plant space (store and mortuary) and convert the engine house to a wild garden. It is considered the plant room to be necessary to service the building and it is not considered to have an adverse impact on the overall architectural character of the site and complex.



The conservation officer notes that the concept of a wild garden is welcomed, there are concerns in relation to surveillance of the building with anti-social behaviour. The conservation officer recommends that mitigation measures be provided in the form of a maintenance plan while also ensuring that the structural elements of the building would not be compromised by plant, tree and flower growth.

#### External Works

It is proposed to provide community gardens, a children's play area, an event space, wild garden, allotment shed, and bicycle shed within the landscaping of the site.

The main entrance to the site will be from Infirmity Road and a new pedestrian access proposed from Mountpelier Gardens. A new opening is proposed which is shown as 4500mm, which will include facilitating a ramp from the west of the proposed entrance to allow for accessibility access on site. The ramp access from the gate to the main level of the community centre is shown as 1.16m below the level of Mountpelier Gardens. There is no objection to the landscaping works or the provision of the opening of the wall from Mountpelier Gardens.

The proposed works to the existing boundary wall to the south consist of repair and rebuild where necessary. A new railing and gate on top of the wall is proposed to provide a secure boundary between the community centre and future housing project on the southern part of the larger site.

#### Thermal Efficiency upgrades/Building Services

Sustainability upgrades are proposed to the buildings within the site, inclusive of window repairs, insulation of walls and roofs and the installation of a heat pump. The provision of hemp and cork insulated lime plaster on the internal face of the historic brick external walls. The proposed upgrades are welcomed, however the impact of the upgrades on the fabric and architectural character of the building must be considered.

At the request of the conservation officer, the use of the heat pump has been considered by the Building Services Engineer. According to the report provided, the upgrades to the existing building including works to the roof and windows, a suitable environment for use of heat pump technology would be created. The report states that natural ventilation would be provided by manually operable windows. The Conservation officer acknowledges the environmental benefits of the utilisation of heat pump technology for this building, there is a concern that reliance on manually operated windows could lead to a build-up of moisture levels within the building, which could cause damage to the historic fabric in the building in the form of mould growth and decay and it is not clear that there would be other means of passive ventilation in the building. Therefore, it is considered that prior to the commencement of works that details should be provided if there are means of ventilation, other than the use of manually operable windows, proposed for the building, to ensure adequate air flow would be provided in order to protect the historic fabric of the building whilst retaining the efficiency of the heat pump technology for space and water heating. Additionally, further drawings and details should be provided of the enclosure around the heat pump, ensuring that any screening etc. would be sympathetic to the architectural character of the site and the protected structure behind the external heat pump unit.

#### Transport

Servicing of the site is proposed from Montpellier Gardens. The fire strategy for the development is that fire tenders will not be required to access the site-fire tenders can use Montpellier Gardens with access then by foot. Similarly, refuse collections are to be from Montpellier Gardens. The bin storage is located along the northern edge of the development adjacent to the ramp-this facilitates refuse bins being wheeled to Montpellier Gardens for collection.

There is limited parking provided at the site, 1 no. space for disability access and 10 no bicycle spaces provided for. It is envisaged the majority of end users will be from the local and surrounding community.

Transport Planning have raised no issues with the provision of 1 no. accessible parking space, having regard to the available public transport in close proximity and the provisions of the development plan. The submitted floor plan indicates 10no. bicycle parking spaces across 5no. sheffield stands. 5.3m in width and 2.7m in depth. It is unclear from the submitted plans the design and functionality of the bicycle shed in light of the design requirements under the Cycle Design Manual, September 2023. The Transport Planning Division does not support the amalgamation of visitors and staff spaces. On balance, the detailed design clarifications required can be addressed in the event of a grant of permission.

### **Drainage**

The Drainage Division have no objection to the proposed development subject to recommendations

### **Biodiversity**

In accordance with the requirements of Policy G114 – ‘Ecological/Wildlife Corridors’ of the City Development Plan, an Ecological Evaluation has been carried out on the potential impacts of the proposed development will have on the flora and fauna of the site and surrounding area.

This evaluation was based on best practice methodology: ‘Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland’ by the Institute of Ecology and Environmental Management (IEEM, 2018). This included a desk-based study to gather available information on the biodiversity of the development site as well as field studies. A site visit was carried out on 16 May 2023 in fair weather. May lies within the optimal period for general habitat surveys (Smith et al., 2010) and so it was possible to classify all habitats on the site to Fossitt level 3. May lies within the season for surveying breeding birds and amphibians. A survey of the site for its suitability for roosting and foraging bats was carried out by Wildlife Surveys Ireland (findings of the bat survey are included in the ecological Evaluation report).

In terms of key findings, there are no plant species growing on the site which are listed in SI No. 477 of 2011 as alien invasive. There are no water courses, wet ditches, bodies of open water or habitats that could be described as wetlands. No mammals were seen on site during the survey and no direct evidence of mammal activity was recorded.

The buildings and other features on the development site were assessed for their bat roost potential. The report from Wildlife Surveys Ireland noted that:

*All buildings within the site were examined for bat habitation, but no signs of roosting were found. The buildings were mostly deemed unsuitable for bat habitation, as in many cases the roof was destroyed, and all of the buildings suffered from heavy water damage. The three-storey building was inaccessible and may have some potential as a roost, but this is outside the footprint of the proposed works. No bats were seen to emerge from or enter any structure within or around the site, and overall bat activity was low throughout the surveys. No bat was seen entering any building or exhibiting swarming behaviour (i.e. preparing to enter a roost) prior to sunrise*

In order to avoid adverse impacts arising from the development works, a number of mitigation and avoidance measures will be adopted during the construction and operational period. These largely relate to the mortality to animals during the construction phase and artificial lighting during the operation phases. If possible, site clearance works, including removal of external vegetation or demolition of buildings, should proceed outside the nesting season, i.e. from September to February inclusive. If this is not possible, vegetation must first be inspected by a suitably qualified ecologist. The Bat Survey finds that the removal of the fascia by hand

will ensure that no bats are roosting or hibernating onsite at the time of demolition. Furthermore, specifically designed bat boxes shall be incorporated into buildings within the site to provide roosts for bats.

Lighting during the operation phase; LED is the most energy efficient source available and wherever a permanent source of night lighting is unessential, it should be motion activated. Dark corridor for movement of bats along the grounds of the site is advised. Lighting should be directed downwards away from the treetops and the area shall not be illuminated at a height of 2.5 metres and above to allow bat movement past the site once developed.

The Ecological Evaluation has concluded that as a result of the mitigation measures within the Ecological Impact statement for all impacts which have been identified, no residual effects are likely to arise to biodiversity arising from this project which can be assessed as moderate negative or greater.

#### Lighting report

A lighting report has been submitted as part of the application, and it is noted that no lighting will be provided to the playground to allow for a dark corridor to allow bats travel unhindered between the Phoenix Park and other green areas surrounding the development. The conservation officer notes lighting type X4 is a wall light, proposed for use in the bastion area, which is a protected structure. It is not considered appropriate for the fixing of a wall light to the walls of the bastion. A revised proposal should be submitted to provide a fitting that would not require chasing or routing out of the extant historic wall.

#### Archaeology

No archaeological testing has been carried out in the northern half of the site where the Isolation Hospital. However, a detailed Archaeological Assessment (Excavation Licence No. 18E0402) was carried out in 2019 by Archaeology Plan for development at the adjoining Military Stores site to the south. The archaeological potential for pre-1700's deposits survival was judged to be very low, based on the stripping of the site during construction of the Military Stores. It is likely that the same is true for the Isolation Hospital, however in the absence of any testing it should be considered that archaeological deposits may survive on site. The submitted conservation method statement states that *'It is proposed that an archaeologist will be engaged in the next work stage to carry out a study and impact assessment of proposed development. The archaeologist will be engaged during the construction works to monitor demolition and ground disturbance associated with the development.'* This Archaeology Department concurs with this recommendation.

#### **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 Part 8 screening report has been carried out by Openfield Ecological Services on behalf of Dublin city Council as part of the application. The purpose of this is to determine whether it is necessary to carry out a full Stage 2 Appropriate Assessment. Their Screening for AA concludes 'that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2'

It has been evaluated that there are no likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site as a result of the proposed development. It is therefore highly improbable that

a project of this nature and scale will have any measurable impact on the qualifying interests of these Natura 2000 sites. Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

### **Environmental Impact Assessment**

A preliminary examination and EIA screening were carried out by the applicant. The screening exercise has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development and its footprint, which is confined to an area of less than one hectare, the characteristics and sensitivities of the receiving environment and design and mitigation measures that will be implemented as during the construction and operational phases of the proposed development.

It is concluded that, given the scale and nature of the proposed development, and taking account of all available information, the overall probability of impacts on the receiving environment arising from the proposed development (either during the construction or operational phases) is considered to be low, and that no significant environmental impacts will occur once the mitigation measures outlined are implemented. These mitigation measures are representative of standard industry environmental management that are implemented to minimise the impact of projects to the environment. The overall conclusion of the screening appraisal is that, having considered the appropriate criteria, EIA is not required for the proposed development.

Having reviewed the submitted screening information, the planning authority considers that, given the nature and scale of the proposed development, there will be no significant impacts on the environment and an EIAR is therefore not required in this instance.

### **Conclusion**

The subject site is zoned Z14 – (SDRA's) with the objective "to seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use". The proposal seeks to refurbish, alter and extend the Former Isolation Hospital to provide flexible, high quality community spaces and the repair of boundary stone walls and railings and therefore represents an appropriate form of development within this zoning objective.

The Planning Authority is supportive of the proposed development. The proposal is considered to be compatible with the overall policies and objectives for the Z14 Zoning and is consistent with the provisions of Dublin City Development Plan 2022-2028 and is in accordance with the proper planning and sustainable development of the area.

### **Recommendations:**

The proposed development is considered to be in accordance with the Dublin City Development Plan 2022-2028. Having regard to the nature and scale of the proposed works, it is considered that the proposed development would positively contribute to the amenities of the area and subject to compliance with the recommendations set out below it is considered that the proposed development is in the interests of proper planning and sustainable development of the area.

Accordingly, it is recommended that the Elected Members approve the proposed development and the proposing Department should have regard to the following recommendations:

#### **1. General:**

All mitigation, environmental commitments and monitoring measures identified in the Ecological Evaluation report, shall be implemented in full as part of the proposed development

## 2. Materials:

The materials used in all paving, seating, bollards, signage, play equipment and any other street furniture should be of the highest possible quality and durable. Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency.

## 3. Archaeology Division:

An archaeologist shall be engaged to carry out a study and impact assessment of proposed development for written agreement of the DCC Archaeology office. The archaeologist should liaise with the DCC Archaeology office in the preparation of the assessment.

The archaeologist shall monitor demolition and ground disturbance associated with the development. All monitoring should be carried out under licence from the National Monuments Service, Department of Housing, Local Government and Heritage.

## 4. Conservation Division

- a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works 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 fabric and the curtilage of the Protected Structure.
- 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.
  - v. The Conservation Department shall be given the opportunity to inspect the proposed repointing samples on site with the Conservation Architect.
  - vi. The proposed wood cored lead roof and proposed new boundary railings shall match the specification and sample photographs provided in the Design Report.
  - vii. In advance of work commencing on site, the applicant shall submit the following information for the written agreement of the Conservation Department:
  - viii. An existing detail of the windows proposed for re-glazing with slim double glazing, demonstrating that the proposed glazing would be accommodated within the existing sashes. The overall proposed thickness of the glazing shall be reduced if required. The new frames shall have a traditional putty finish to the exterior. The use of glazing with visible spaces, fritted glass or plant-on glazing bars is not permitted. The works shall be carried out in accordance with best

conservation practice in line with the Advice Series on Windows, A Guide to the Repair of Historic Windows (2007).

- ix. A maintenance plan for the wild garden sanctuary in the former engine house (Building F), to ensure the structural elements of the building would not be compromised by plant, tree and flower growth.
- x. The applicant shall confirm and provide details if there are means of ventilation, other than the use of manually operable windows, proposed for the building, to ensure adequate air flow would be provided in order to protect the historic fabric of the building whilst retaining the efficiency of the heat pump technology for space and water heating.
- xi. Drawings and details of the enclosure around heat pump, ensuring that any screening etc. would be sympathetic to the architectural character of the site and the protected structure behind the external heat pump unit.
- xii. A revised proposal for the lighting scheme for the bastion, to provide a fitting that would not require chasing or routing out of the extant historic wall.

#### 5. Drainage Division

The management of surface water and other drainage provisions for the development shall fully comply with the requirements of the Drainage Division

:

- a) The developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0
- b) Records of public surface water sewers are indicative and must be verified on site.
- c) The development is to be drained on a completely separate foul and surface water system with surface water discharging to the public surface water sewer network. The applicant shall determine the feasibility of a connection to the surface water network on Montpelier Gardens. This shall be agreed in writing with DPPDC Section prior to commencement of construction.
- d) All surface water discharge from this development must be attenuated in accordance with the requirements of the DCC's Sustainable Drainage Design and Evaluation Guide (2021), to 2l/s, or greenfield runoff rate if connecting to the surface water network.
- e) Any drainage works required to facilitate the upgrade of existing public footpaths and carriageways (relocation of existing gullies, installation of new gullies, etc.) shall be submitted to DCC DPPDC Section for written approval prior to commencement of works.
- f) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full extent of tree pits and bioretention areas shall be confirmed. Full details of the surface water management proposals shall be agreed in writing with DPPDC Section prior to commencement of construction.
- g) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drainage is not permitted in public areas, or areas intended to be taken in charge.
- h) Proposed new parking area / driveway shall incorporate Sustainable Drainage Systems in the management of surface water so that there is no increase in surface water run-off from the development to the drainage network as per the Dublin City Development Plan 2022-2028.

6. Transport Planning

- a) Prior to commencement of development, the proposing department shall agree in writing with the Planning Authority, a revised bicycle parking provision. The revised provision shall comply with the bay length, spacings and access design standards within Section 6 of the National Cycle Manual, published by the National Transport Authority, 2023. The proposed bicycle parking spaces shall be sheltered from weather, secure, and well lit. Staff parking shall be separated from visitor spaces. The bicycle parking provision agreed under this condition shall be ready for use prior to commencement of the proposed development.
- b) The proposing department shall undertake to implement the measures outlined in the Mobility Management Plan and to ensure that future staff and users of the development comply with this plan. A Mobility Manager for the overall scheme shall be appointed to oversee and co-ordinate the actions contained within the Mobility Management Plan.
- c) Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan for the demolition phase of the development shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including a detailed traffic management plan, hours of working, noise management measures, off-site disposal of demolition waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The appointed contractor shall liaise with DCC Road Works Control Division during the demolition period.
- d) 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 be implemented in full during the course of construction of the development, shall provide details of: Intended construction practice for the development, demolition, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound etc. The Traffic Management Plan for construction shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The Construction Management Plan, including Traffic Management Plan, shall be agreed prior to commencement of development. The appointed contractor shall liaise with DCC Road Works Control Division during construction period.
- e) 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.

The Central Area Committee 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 of the 9<sup>th</sup> of July, 2024 and 10<sup>th</sup> of December, 2024 respectively.

The project is being funded by DCC Capital Projects Fund, Thrive Heritage Funding (application Q1-2025) & disposal of adjoining portion of Infirmary Road site to Tuath AHB. Start on site is anticipated in Q3-2025, with completion expected Q4-2026.

**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. 16/2024 and hereby approves the contents therein.

**Richard Shakespeare**  
**Chief Executive**  
**13<sup>th</sup> December 2024**



## **Appendix A**

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

#### **Consultees**

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

Irish Rail, Pearse Street Station, Westland Row, Dublin 2

The Heritage Council, Áras na hOidreachta, Church Lane, Kilkenny, Co. Kilkenny

An Taisce, 5 Foster Place, Temple Bar, Dublin, D02V0P9

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

#### **Third party Submissions**

None