



(a) Planning and Development Act 2000 and Planning and Development Regulations 2001 (Part 8)
(b) Local Government Act 2001

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 and Part 8 of the Planning and Development Regulations 2001 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 development works:

(A) The Site

The site of the proposed development is Kevin Street Library, 18 Lower Kevin Street, Dublin 8. Kevin Street library opened to the public in 1904 and is a modest but important building on an historic street. The library is a redbrick building located with the DIT College to the west where the main entrance to the library is situated. While it is not a protected structure, it has an important character and atmosphere with four interconnecting internal spaces. It operated at reduced capacity since the 1980s due to significant deterioration of the existing complex roof and closed officially in 2013 for urgent repair to the roof.

(B) The Proposal

The proposed development works consist of works required to refurbish and restore the library building and upgrade its facilities in accordance with modern standards for a 21st century public facility i.e. to upgrade the building in compliance with current building regulations in terms of universal access, fire escape and accessible WC provision.

The work will include internal refurbishment and increase of the internal floor area by 128 sqm to provide extra reading, exhibition and sanitary accommodation to meet the requirements of high quality contemporary library service provision; construction of a new extension to the west side of the building to contain a lift; construction of a new external ramp from Kevin Street to the existing entrance.

Attached to this report are a site location map and a number of drawings illustrating the proposed development.

(C) Submissions/Observations

One submission/observation was received from Irish Wheelchair Association within the prescribed public consultation period. The main issues raised are summarised below:

- Ramped approach to the library is constrained and doesn't meet IWA guidelines.
- Size of the lift does not allow a wheelchair user to be accompanied.
- Internal double doors should be fitted with automatically or power-assisted opening mechanisms.
- Internal accommodation, circulation, fixtures and fittings should be suitable for use by people who are standing or seated in a wheelchair.
- Signage and assistive technologies to be used.

(D) Evaluation

Drainage Division

The report of the Drainage Division, Engineering Dept indicates no objection subject to a condition which forms part of the recommendation.

City Archaeologist

The report of the City Archaeologist noted that the proposed development is within the Zone of Archaeological Constraint for the Recorded Monument DU018-020 (Dublin City), which is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development 2011-17. The report recommends conditions which form part of the recommendation.

City Architect's Division

The City Architect's Division met with representatives from the Irish Wheelchair Association and NCBI on 22nd July 2016 and discussed the items raised in the Irish Wheelchair Association's submission. A report was produced subsequently by the City Architects Division detailing the issues raised in the submission, and giving a response to each, noting that many of the issues raised will be considered as part of the final detailed design.

The response from DCC City Architect's Division is included as follows:

1. External Approach to Library
 - a. As part of the detailed design, and subject to DCC Roads Department's approval, DCC City Architect's Division propose to realign the kerbs of the public pathway to give priority to pedestrians using the public path over vehicles entering the adjacent driveway.
 - b. The nearest on-street carparking space is located 8.7m from the front gate of the library. The possibility of providing accessible parking on adjacent DIT-owned lands is outside of the scope of this Planning Permission process.
2. Entrance gate to Library
 - a. DCC City Architect's Division can confirm that the front gate has a clear opening width of 900mm and that the intention is to leave the gate in the fully-open position during staffed, Library opening hours.
3. Approach to Library Entrance

- a. As noted in DCC Planning and Building Control's response to the Disability Access Certificate Application report "because of site constraints it is not practical to comply with the Technical Guidance Document Part M." However, DCC City Architect's Division can confirm that both sides of the ramp are the same width and that the clear dimension between handrails is 1.05m on both sides. As part of the detailed design mentioned at 1(a) above, DCC City Architect's Division will also endeavour to improve the gradient of the ramp to 1:15, as suggested; or to increase the diameter of the turning circle at the mid-level landing of the ramp.
 - b. The use of a platform lift in lieu of ramp was considered but was discounted due to concerns regarding ongoing maintenance and its use by non-wheelchair users.
 - c. In the event of larger wheelchairs being unable to gain access at the front entrance, electronic means of notifying staff (i.e. an intercom or assist button/bell) and management procedures will be put in place to ensure that a staff member will be available to accompany a member of the public or staff to the alternative entrance at the rear of the building, which is level and accessible. Although DCC recognises that this is not ideal, we are working to ensure that the finished ramp is installed to the highest level of accessibility achievable in the space available, as noted in 1.a and 3.a.
4. Entrance Door to Library and doors within Lobby area
- a. Due to site constraints, the maximum turning circle that can be provided on the platform area in front of the main door is 1600mm radius.
 - b. To preserve the heritage character of the building it is intended that existing main entrance door will be reused. Therefore we are unable to provide sliding doors. However, DCC City Architect's Division can confirm that the clear opening width of the existing front door is greater than 1000mm. In addition, it is intended that the existing door will be automated. As part of the detailed design, the internal lobby will allow a space of 1700 x 900mm clear of any door swing.
 - c. The proposed design of the automated doors from the lobby into the library has been revised, setting the doors back into the library. As a result the doors will not swing out into the lobby as they had done in the planning drawings.
5. Internal doors in general
- a. To preserve the heritage character of the building it is intended that existing internal doors are reused where possible. Where existing internal double doors do not have a door leaf of 900mm, automating the doors will be considered.
 - b. The specific recommendations from IWA regarding ironmongery (thumb turns, pull handles) on doors will be considered as part of the detailed design for the project.

- c. The door to the Inner Reading Room reuses an existing door and architrave and thereby presents conservation constraints regarding opening the door against the wall.

6. WCs x 2 within the Entrance Hall

- a. City Architect's Division can confirm that, as part of the detailed design, both WCs located in the Entrance Hall are designated as accessible; are larger than 1800 x 2800mm, clear of any boxing-out or pipework; have outward opening doors and are arranged to allow for either right- or left-handed transfer.
- b. While a ceiling hoist will not be provided, both WCs are always open and available for use.

7. Lift

- a. Due to site constraints, it is not possible to provide a lift that can accommodate a turning circle of 1800mm. However, as part of the detailed design, DCC City Architect's Division is investigating incorporating a deeper lift i.e. increasing the internal car dimensions by 300mm in one direction so that a wheelchair user can be accompanied. As this will require removal of a portion of the existing wall there are structural and conservation issues to be addressed.
- b. Provision of a lift that can be used for evacuation purposes in the event of an emergency will be considered at detailed design stage. IWA recommendations regarding internal fixtures and fittings within the lift are also noted.

8. Water Font

- a. IWA recommendations with regard to the water font are noted and will be considered as part of the detailed design.

9. Staff Room

- a. IWA recommendations with regard to the kitchen counter and furniture are noted and will be considered as part of the detailed design.

10. First Floor

- a. The balcony on the first floor is in an area with access restricted to being under staff supervision only. As it is not part of the internal circulation of the building, a second door to facilitate ease of transition and movement is not required.
- b. The balcony is part of the heritage and character of the building and consequently DCC is constrained in what changes can be made to its height and width.
- c. It is not possible to increase the size of the Staff Work Room area however, DCC City Architect's Division consider it to be adequately sized given its anticipated low occupancy.

11. First Floor / Refuge Area

- a. While no refuge area was shown on the Planning Application drawings City Architect's Division can confirm that two refuge areas have been included on the upper landing of the protected stairwell. IWA recommendations with regard to signage, evacuation equipment and communication systems are noted.

12. Fixtures/Fittings/Equipment

- a. IWA recommendations in relation to the design and layout of the furniture and shelving are noted and will be considered at fit-out stage of the project. Dublin City Public Libraries propose to consult further with DCC's Disability Consultation Group once a preferred fit-out contractor has been appointed through a public tender process.
- b. IWA recommendation in relation to assistive technology are noted and will be considered as part of the detailed design.

13. Signage

- a. IWA and NCBI recommendation regarding signage are noted and will be considered as part of the fit-out stage of the project.

14. Library systems and processes

- a. IWA recommendations in relation to staff training and building maintenance are noted.

South East Area Committee

The South Central Area Committee was informed of the initiation of the Part 8 planning process for the proposed development at the above location at its meeting on 14th July 2014. At the conclusion of the public consultation period, City Architect's Division and Dublin City Public Libraries updated the South East Area Committee on the proposal at their area meeting on the 12th September 2016.

Planning Assessment

This Part 8 proposal includes the internal refurbishment of the existing library building and an increase of the internal floor area by 128 sqm. This is to provide extra reading, exhibition and sanitary accommodation to meet the requirements of high quality contemporary library service provision. It is also proposed to construct a new extension to the west side of the building to contain a lift and to construct a new external ramp from Kevin Street to the existing entrance.

Zoning

The site of the proposed development is zoned *Z5 To consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity.*

The proposed development is within the Zone of Archaeological Constraint for the Recorded Monument DU018-020 (Dublin City) and is located within the Zone of Archaeological Interest in the Dublin City Development 2011-17.

The City Development Plan specifically highlights the fostering of Dublin's character and culture in policies such as FC14 *to promote and facilitate the development, expansion and improvement of Dublin city's library network*; and FC26 *to protect and conserve the city's cultural and built heritage, sustaining its unique significance, fabric and character to ensure its survival for future generations*.

Having regard to the nature of the proposal, and with particular reference to the proposed works, and the distance of Kevin St Library from any Natura 2000 Sites, it is not considered that the proposal would be likely to have a significant effect, individually or in combination with other plans or projects, on a European site. On this basis, it is considered that it can be screened out for Appropriate Assessment.

Both Irish Water and Transport Infrastructure Ireland (TII) have been consulted. A submission was received from TII on 13th July stating that the Authority will rely on the Planning Authority to abide by official policy in relation to development on/affecting national roads. The contents of this submission have been considered and noted and have been taken into consideration in the assessment of the proposal.

Having regard to the existing condition of the library building, the need to refurbish and upgrade the structure and the provision of universal access to a public facility, it is considered that the proposed development is welcome and a timely intervention to protect the future of the building.

Recommendation:

The proposed development has been assessed and it is considered consistent with the provisions of the Dublin City Development Plan 2011-2017 and with the proper planning and sustainable development of the area. Accordingly it is recommended that a decision be made by the elected members of the Council to proceed with the proposed development without modification, subject to the requirements of the respective Divisions and Sections of the City Council provided below.

1. The works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads). The drainage for the proposed development shall be designed on a completely separate system with a combined final connection discharging into the public combined sewer system. All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. Are to be located within the final site boundary. Private drains should not pass through property they do not serve.
Reason: In the interests of public health.
2. The development shall comply with the following requirements of the City Archaeologist:
 - a. The developer shall retain a suitably qualified licensed-archaeologist to advise regarding the archaeological implications of site clearance, demolition and/or

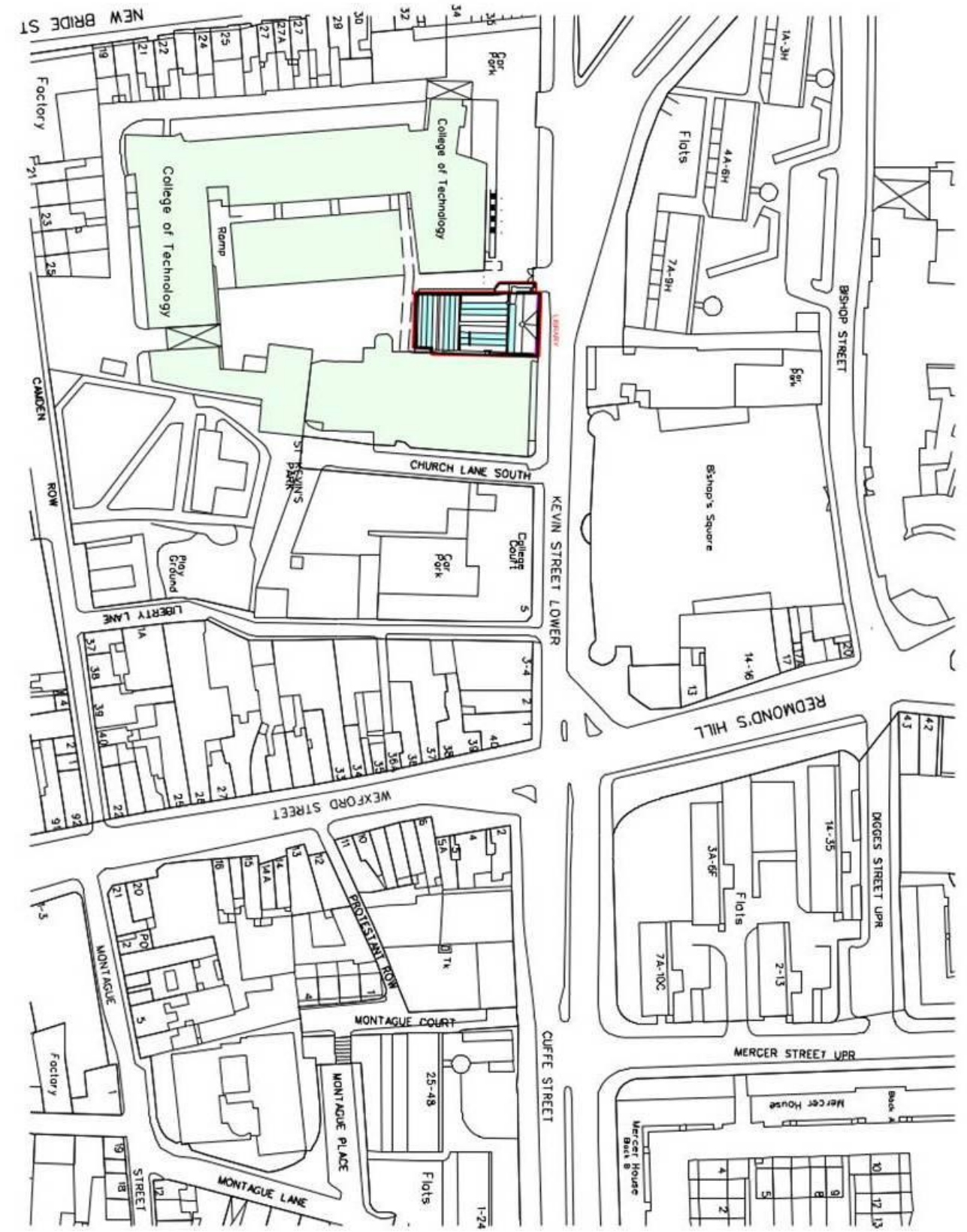
- construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.
- b. The developer shall allow for the resolution of archaeology (both on site and necessary post excavation) in the project budget and timetable.
 - c. The developer's archaeologist shall undertake licensed archaeological monitoring of all demolition and sub-surface works associated with the development including the breaking and removal of any floor slabs, levelling of ground etc.
 - d. The archaeologist shall consult with and forward their Method Statement in advance of commencement to the City Archaeologist.
 - e. In the event of archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including if necessary the archaeological excavation of such features. In the event of significant archaeological features on site, the archaeologist retained by the developer shall immediately contact the City Archaeologist. The City Archaeologist (in consultation with the National Monuments Service, Department of Arts Heritage and Gaeltacht) shall determine the further archaeological resolution of the site.
 - f. A written and digital report (on compact disc) containing the results of the archaeological monitoring shall be forwarded on completion to the City Archaeologist and National Monuments Service, Department Arts Heritage and Gaeltacht.
 - g. Following submission of the final report to the City Archaeologist, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-44 Pearse Street, Dublin 2.

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

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

Owen Keegan
Chief Executive

12th September 2016



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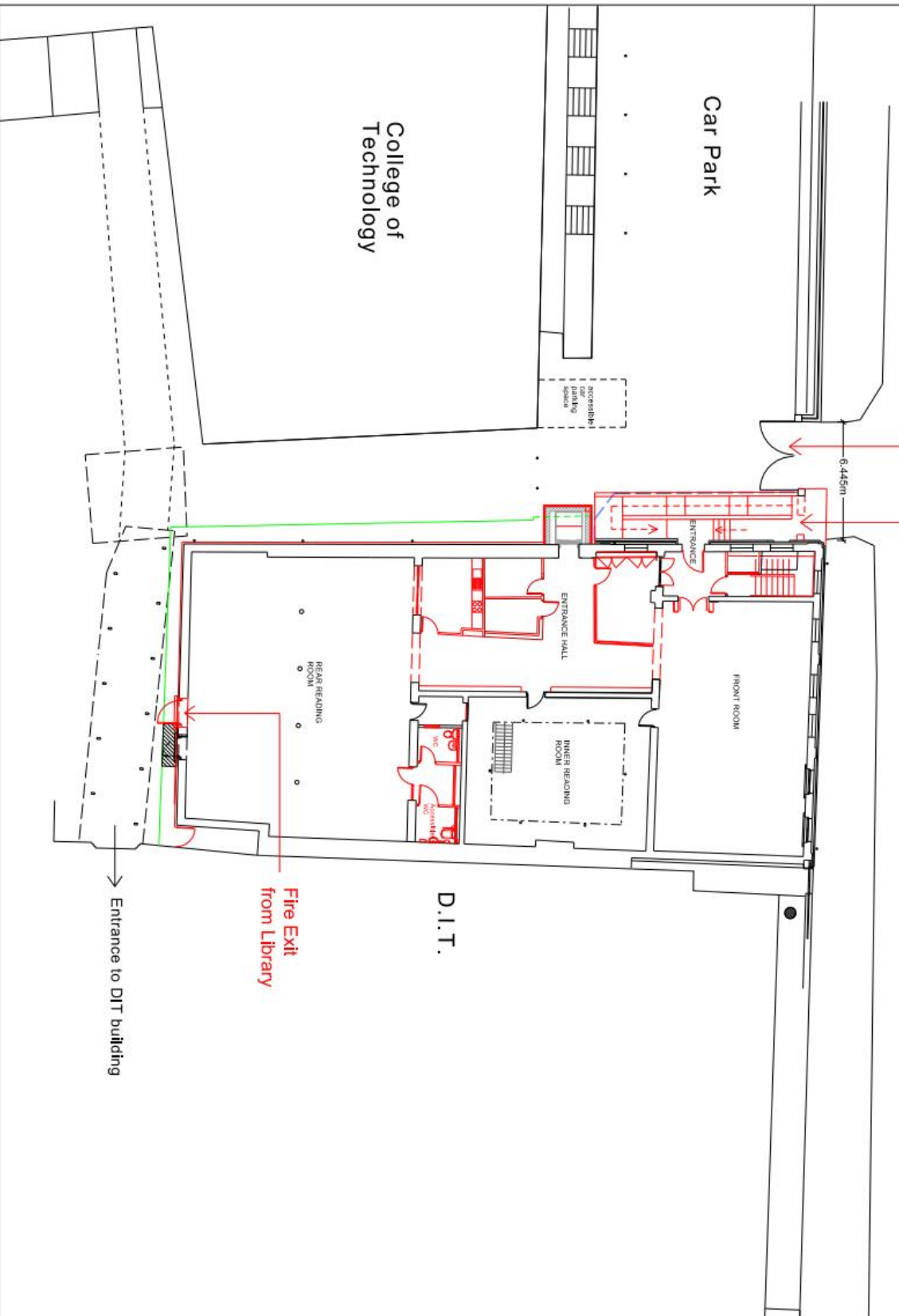
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DATE: [Date]

KEVIN STREET LIBRARY
LOCATION MAP
CA-1051

Existing Vehicular /
Fire Access
Entrance to DIT

Proposed ramped and stepped
pedestrian entrance to Library.

Kevin St. Lower

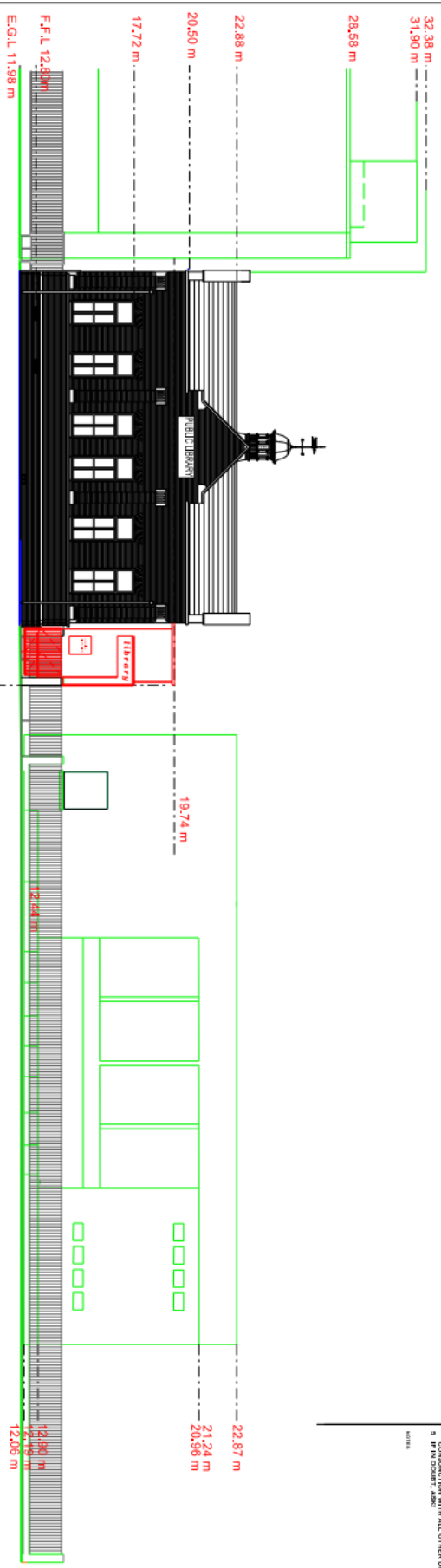


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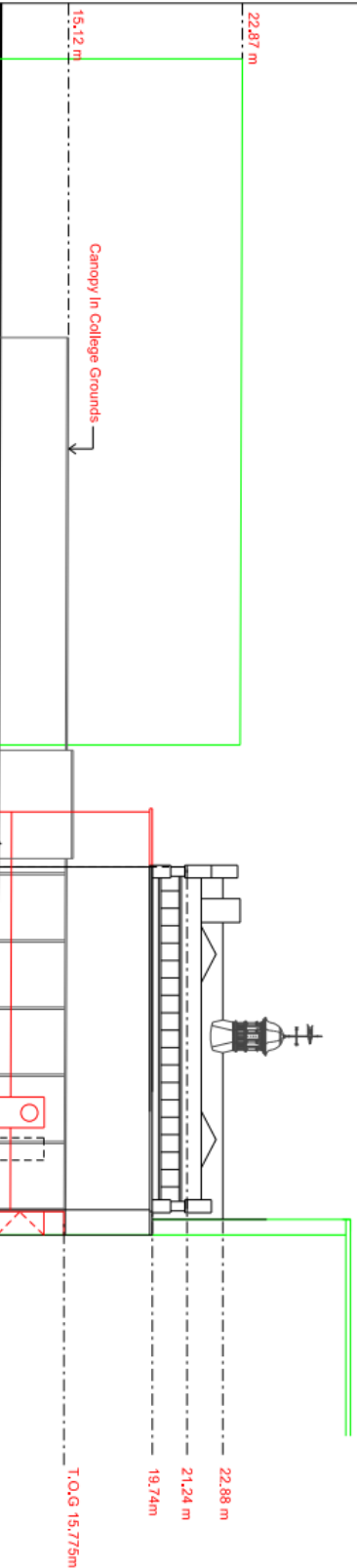


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Kevin Street Elevation - North Elevation



South Elevation

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