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**(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)**  
**(b) Local Government Act 2001**

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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:**

**(A) The Site**

Thomas Street and environs is located in the South West of the city within the administrative area of Dublin City Council. The area is a mix of industrial, commercial, and residential land use, and is dominated by the Digital Hub and the Guinness Store House. The subject site comprises the public thoroughfare of an urban block which is bounded by Crane Street, Sugar House Lane, School Street and Thomas Court. Crane Street comprises primarily of an asphalt carriageway and concrete footways bounded by stone kerbs. Rainsford Street and Sugar House Lane both have antique sett/cobble carriageways. There are sections of Sugar House Lane which do not have any public footpaths, but a section of the carriage way demarcated for pedestrians with double yellow lines marking the limit of the vehicle carriageway. The footpaths are of the same construction as those on Crane Street. School Street consists of an asphalt carriageway and concrete footpaths and is bounded to the south by a residential flat complex, 'School Street Flats'. Thomas Court is a residential road connecting School Street with Thomas Street. It consists of an asphalt carriageway and concrete footpaths.

**(B) The Proposal**

The proposed scheme involves enhancing pedestrian access by narrowing the existing carriageway on Crane Street to 3.5m and widening to footways on Crane Street & Sugar House Lane to a width of 1.8m to 2.5m and will involve the following:

- Lifting and relaying existing antique granite kerb in new kerb line position.
- Removal of existing concrete footways and replacement with dark coloured asphalt material.
- Resurfacing of asphalt carriageway on Crane Street.
- Reconstruction of antique sett/cobble carriageway on Sugarhouse Lane.
- Repairs to existing antique sett/cobble carriageway in Rainsford Street.
- Installation of 5 No trees on School Street.

Attached to this report is a site location map and drawings, illustrating the proposed development.

### **(C) Site Planning History**

None

### **(D) Area Committee**

The relevant 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 the 15<sup>th</sup> June 2016.

### **(E) Submissions**

No submissions/observations were received in respect of this proposal within the statutory timeframe.

### **(F) Interdepartmental Reports**

City Archaeologist -

It is 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.

Conditions are recommended.

Drainage Division –

Conditions recommended.

### **(G) Evaluation**

The proposed works would be carried out in the public domain.

The proposed works involve lifting and relaying antique granite kerbs, replacing concrete footpaths with a dark coloured asphalt material, resurfacing the existing carriageway on Crane Street, reconstruction of antique sett/cobble carriageway on Sugarhouse Lane, repair of existing antique sett/cobble carriageway in Rainsford Street; and the installation of 5 trees on School Street.

The proposed works are located within the Liberties Local Area Plan. It falls within the Diageo and Digital Hub Character Area identified in that plan. A key characteristic of the area is the Heritage value of the Storehouse, Vat Houses and other associated brewing structures. The road network the subject of this part 8 is central to movement around and to these heritage sites.

The area has a character of mixed use, with industrial, commercial and residential lands. It is dominated by the Guinness Storehouse, a major tourist destination for the city. The network of roads the subject of the upgrading works, Crane Street and Sugar House Lane in particular, are currently used as the main pedestrian routes to access the Guinness Storehouse. The footpaths are narrow, measuring approximately 1m in some sections. In addition the surfaces of the paths are in poor condition. The road carriageways vary in width from 4.5m to 6.0m and comprise of sections of asphalt and cobble stones. Due to the proximity to the Guinness Storehouse and the associated visitor car park at the corner of Crane Street, the streets are dominated with vehicular traffic including tour buses.

Due to the intensity of use and narrow footpaths the volume of visitors the pedestrian environment needs to be upgraded and enhanced.

The proposed scheme seeks to enhance the pedestrian environment by widening the footpaths to between 1.8m and 2.5 m and consequent reduction in the carriageway to 3.5 on Crane Street.

A conservation Architect has advised on the proposed works and a methodology has been set out, itemising each stage of the works. The methodology addresses Crane Street and Sugar House Lane, and separately Rainsford Street and school Street.

The main impacts arising from the development would be the removal of 3 parking bays, a taxi rank and coach parking from Crane Street. It is proposed to remove 5 parking bays from School Street to allow for tree planting as part of the Dublin City Council's Urban Tree Strategy. This would be considered acceptable in view of the improvements that would be achieved to the public domain in the vicinity of a major tourist attraction.

The proposed development would enhance the public realm and pedestrian access to the Guinness Storehouse, and the widened footpaths and reduced carriageway width would encourage lower vehicular speeds further enhancing the pedestrian environment. Conservation advice has informed the proposed materials and methodology which would respect the historic nature of the streetscape. The works would be an enhancement to the area.

### **Recommendation:**

The proposed development has been assessed and it is considered consistent with the provisions of the Dublin City Development Plan 2011-2017 and the Liberties Local Area Plan and would be in accordance 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 of the City Council provided below.

1. The following requirements of the City Archaeologist shall be complied with:

- 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.

**2. The following requirements of the Drainage Division shall be complied with:**

- a) The developer shall complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).

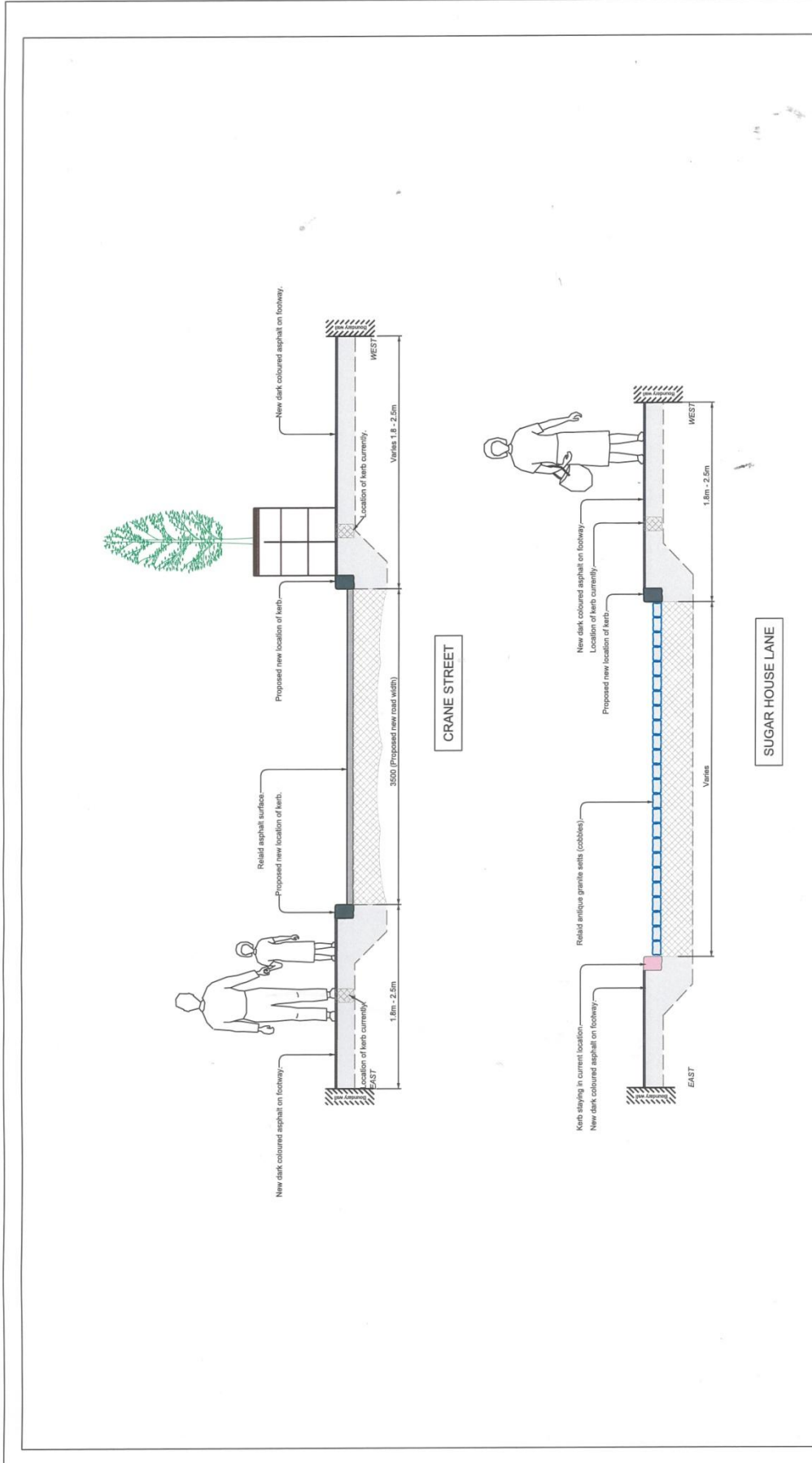
Reason: To ensure an adequate standard of development.

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**

**14<sup>th</sup> October 2016**





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LEGEND	NOTES	REVISION	DESCRIPTION	DATE	REFERENCE DRAWINGS
<p>PROJECT: THOMAS STREET ENVIRONS PEDESTRIAN IMPROVEMENT SCHEME</p> <p>TITLE: PART VIII PROPOSED CROSS SECTIONS CRANE STREET AND SUGAR HOUSE LANE (SHEET 1 OF 1)</p> <p>SCALE: NTS</p> <p>DRAWN BY: DW CHECKED BY: GMD APPROVED BY: GR</p> <p>Drawing No. RD-3371-PV/III-006-A DATE: JUNE 2016</p>					