



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

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

The site includes Wolfe Tone Park and the adjoining area of Wolfe Tone Street between Mary Street and Abbey Street. Wolfe Tone Park is a public park which currently consists of a paved area between Jervis Street and Wolfe Tone Street. The site also includes an area of Jervis Street which currently contains car parking bays. There are existing trees at the eastern boundary (with Jervis Street) while the western boundary is open. There is a dublinbikes station and stands at the eastern boundary. There are mature trees adjacent to the northern and southern boundaries of the site. The site is bounded to the north by the former St. Mary's Church, now in use as a public house, and to the south by Twiflit House (currently the Leprechaun Museum). The site was formerly the graveyard for St. Mary's Church and still contains gravestones from the church, which are laid out along the western boundary. The park has two types of paving, one of which is intended for pedestrian movement and is interspersed with seating. The park, including the area of Wolfe Tone Street, has an area of c. The site encompasses Wolfe Tone Park and Wolfe Tone Street with a combined area of c.0.42 hectares.

(B) The Proposal

This is a Part 8 application for renovation of Wolfe Tone Park and Wolfe Tone Street. The proposed works consist of a new lawn area, a raised planted area along the western side of the park, public seating, tree and ground cover planting and a bio-swale on the eastern side of the park. The proposal also includes a change of surface treatment along Wolfe Tone Street as well as a narrowing of the road space. The proposed works also provide for reconfiguration of the headstones with appropriate interpretation and accent lighting.

(C) Site Planning History

There is no known planning history in respect of this site. The following may be of relevance in respect of adjoining or adjacent sites:

4445/16: Permission sought for removal of existing ground floor glazed facade and provision of new realigned glazed facade with new revolving main entrance door (all in line with the upper floor glazing) providing an 88m² extension to the ground floor area, together with a new advertising signage panel over the new main entrance (2.2m²) and associated site works at 46-52 Wolfe Tone Street (proposed development abuts the facade of Nos. 39-45 Wolfe Tone Street, as listed on the Dublin City Council Record of Protected Structures-Ref 8663) (decision pending).

(D) Area Committee

At the 2016 October meeting (5/10/16), the Central Area Committee were informed of the intention to commence the Part process relating to this project.

(E) Statutory Submissions/Observations

Forty seven third party observations were received. Two of these were made by local residents who are in support of the park renovation. Five observations were made by local business interests who were generally supportive. Thirty eight of the submissions contained the same observations. The names are listed below:

- Philip Casey
- Daniel O’Gorman
- Angel Luis Gonzalez
- Michael Waddell
- Dermot Dempsey
- Raul
- Michael McCabe
- Kevin McGovern
- Dublin Town (former BID)
- Satya Minnekanti
- Angie Constable
- Andrew Woodcock
- Jane Horan
- Mr Bianco
- Deirdre Kerslake
- Seana Kerslake
- Conor McGowan
- Moira Heery
- Ken Fletcher
- Alice Hanratty
- Councillor Tina McVeigh
- Stephanie Walsh
- Alan Casey
- Conor O’Brien
- Deirdre Gorman
- Ruth O’Brien
- Thomas Heade
- Shaun McLaughlin
- Margaret Richardson
- Celina McLaughlin
- Robbie C
- Ciaran Flynn (Wolfe Tone Park Community)
- Dublin City Centre Traders’ Alliance
- Virtus Project Management (Twiflit House)
- AXA Insurance
- Renan Rangel
- Maedhbh McMahan
- Eva Judit Szoke
- John Peet
- Aneta
- Cormac Deane
- Ciara O’Halloran
- Mr Pat Coyne
- Paul McConnell
- Jervis Shopping Centre
- Church Bar & Restaurant
- Carroll’s Irish Gifts

Issues raised are summarised as follows:

- Renovation of former Victorian park is welcome;
- Spirit of former Victorian park should be honoured in a contemporary way;
- Park was formerly the graveyard attached to St. Mary's Church which dates from the seventeenth century and is of historic significance, with notable baptisms, marriages and burials taking place there; most famous burial is that of Francis Hutcheson for whom there is a commemorative plaque;
- Jervis Street Hospital opposite the site dates from 1718 and was the first voluntary hospital in either Ireland or England;
- Cultural background of site should be highlighted in context of proposed redevelopment;
- Proposed design is not fit for purpose as a family friendly community space; park should be restored to its pre-2001 design with the grass restored;
- Park would be a great space if not converted into a concrete jungle;
- Railings should be reinstated at the park;
- Provision of more concrete paving is not supported;
- New design is not family or community focused;
- Objection to current design and treatment of park;
- Objection to removal of headstones from west side of park;
- Objection to removal of brass cow from park;
- Objection to events with amplified music or commentary;
- Objection to neon lighting from café at night;
- Park should be a non-commercial public asset, which should not be sold or rented for private enterprise;
- Objection to existing tram café in park;
- Park is not used and is sterile and a wind trap;
- Green spaces in city should be respected;
- Park should include a playground for all ages especially young children;
- Loss of on-street car parking for residents and visitors;
- Concern regarding anti-social behaviour in park;
- Noise generated by adjoining nightclub and beer garden in former church;
- Need for community police and addressing of issue of skateboards;
- Footfall on Henry/MaryStreet is very strong but decreases towards Capel Street;
- Dublin One brand is intended to showcase the general area and give it an identity; Wolfe Tone Park/Square can be the lynchpin connecting the entire district and assisting the creation and development of a unique identity;
- Henry Street appeals to the family market and use of park for promotion of 'family friendly' events is of critical importance;
- Provision of additional greenery, retention of tram café and installation of a pedestrian friendly road surface are welcome;
- Concern regarding extension of square into carriageway at Jervis Street which currently allows for a separate lane of traffic to enter the Jervis Shopping Centre at busy times; this would now be absorbed into the paved area, resulting in traffic congestion;
- Traffic calming on Jervis Street should be by ramps;
- Junction between Mary Street and Jervis Street should be a raised junction to encourage more pedestrian flow towards Capel Street;
- Proposals should align with redevelopment of vacant space on corner of Wolfe Tone Street and Upper Abbey Street;
- Church bar and restaurant should be consulted in relation to future of railing at their boundary;

- Proposal should facilitate events on the park, which can attract a diverse range of participants and reduce anti-social behaviour;
- Park is suitable for a high quality and well managed occasional market, which should be facilitated in the plans;
- Health impacts of lack of greenery;
- Loss of green spaces makes the city unwelcoming and uncomfortable;
- Proposal would not accommodate wildlife or contribute to air quality or quality of life;
- Poor quality and quantity of public space in city in general;
- A cheaper and improved public transport system would be preferable to the removal of parking spaces;
- Commercialisation and privatisation would result in public space having the character of a corporate plaza;
- Disparate elements of park design not organised into a coherent whole;
- Lack of boundaries would result in lack of a distinct character;
- Bronze cow should not be replaced with another monument, but with trees, grass, bushes, seating etc.
- Note landscaping of formerly derelict corners in parts of the area;
- Fashionable design does not work and more grass and greenery are required;
- City should be for living and not merely for commercial activity;
- Needs of citizens should be taken into account;
- An open sided shelter should be put in place of the cow;
- Proposed park is overdesigned;
- Physical and mental health benefits of green space to residents and workers;
- Adoption of benchmarks for open space in current development plan;
- Park is adjacent to inner city residential areas in addition to office and commercial uses;
- Tram café is not in keeping with character of park;
- Park should be primarily a public green space;
- Park should be for locals, workers and shoppers;
- There is no equivalent of St. Stephen's Green for shoppers on the north side of the city;
- A café with a limited footprint can add to a park;
- Limited planting is ugly; there are low maintenance planting options which can work well;
- Park is the only green space within 1km of the main north city retail core;
- Park should be returned to its rightful appearance;
- More enclosed green space would benefit the area;
- Benches should be retained as there is nowhere in the area for people to sit and relax;
- Note motion 6056 providing for full reinstatement of park to its pre-2001 layout;
- Removal of central plinth seating;
- Footprint of proposed tram café would exceed footprint of entire lawn;
- Park should be a contained green space which is respectful of its heritage;
- Damage to headstones caused by council vehicles;
- Addition of more concrete and paving will attract anti-social behaviour;
- Proposal does not address breaches of parks bye-laws in relation to drugs, litter, glass, graffiti, cycling, skateboarding, parking of vehicles etc.
- Residents who do not have off-street parking rely on on-street spaces;
- Wolfe Tone Park is part of a living neighbourhood;
- Park is a public asset with openly accessible records;
- Park has become a shortcut for pedestrians, cyclists and vehicles;
- Tram café is not needed in the park;

- Alternative proposal with gates, grass and seating;
- Large plinth style seats do not work; four-seaters with tables at the edge would be preferable;
- Proposal would halve the capacity of Jervis Street during the peak period, resulting in traffic congestion which would be detrimental to businesses in the area;
- Active uses needed to reduce anti-social behaviour;
- Not clear how greater enclosure would enhance security;
- It is intended to redevelop Twiflit House to south of site and active uses can be provided at ground floor level which would have a positive impact on the park, in respect of footfall, passive surveillance etc;
- Development could facilitate redevelopment of Twiflit House by relocation of the tram café further north, as the current position would obstruct views from Twiflit House;
- Pedestrian routes through southern end of park could be reconsidered and pattern of gravestones revised to provide a route or routes leading to the north of Twiflit House;
- Coach parking could be relocated further north to allow for servicing of Twiflit House;
- Park has had a decreased amenity value for local employees due to increases in anti-social behaviour;
- Tram café and events have had a positive impact on the park and have reduced anti-social behaviour;
- Park ranger or caretaker should be put in place and an increased Garda presence and Garda cctv would be required;
- Lighting similar to that at Smithfield Square should be provided;
- Narrowing of Wolfe Tone Street is welcome as street is currently unsafe for AXA employees;
- A paved pedestrian zone with similar paving to Mary Street and access for emergency vehicles only would be welcome on Wolfe Tone Street;
- Bollards on Wolfe Tone Street should be maintained and cycle parking stands removed;
- Advance notice of paving, construction and road closures required by AXA Insurance; issues of access, egress and safety for AXA staff during construction;
- Road surface could be paved to same level of park, with kerbs eliminated to give a boulevard effect;
- Cow sculpture was commissioned by AXA Insurance and is a focal point for tourists; it should be confirmed that the sculpture will remain in place on a grass verge in the park;
- Real green space is needed rather than metal planters;
- Proposed park design is sterile and uninviting;
- Gravestones should be main feature of park;
- Park should be restored as an enclosed historic graveyard/garden;
- Smoking should be banned in the park;
- Café is inappropriate in the context of a historic graveyard and a smoking area should not have been permitted;
- Increasing number of small children living close to park;
- Proposed alterations would reduce traffic carrying capacity of Jervis Street, and would have no perceptible benefit for park itself;
- Increased congestion on street would result in delays for cars exiting from Jervis Shopping Centre and would make the centre less attractive for shoppers;
- Reduction in carriageway is not justified by park design;
- Proposal is unlikely to have a major impact on anti-social activity; increased activity rather than design would be beneficial in this regard;
- Bioretention areas are ill advised due to high level of maintenance required;
- Church bar and restaurant engages with park and its users on a daily basis, and has been actively involved in initiatives to improve the park as a recreational facility;

- Name of park should be formally changed to Wolfe Tone Square;
- Traffic calming measures should be introduced making it easier to cross at the junction of Mary Street and Jervis Street;
- A statue should be considered to commemorate Bram Stoker;
- Removal of boundary railings at the Church Bar could have a negative impact on patrons, and would result in security issues;
- Pedestrian junction below Penneys on Mary Street should be raised and made more pedestrian friendly to encourage pedestrian flow towards Capel Street;
- Lower Mary Street should be pedestrianised and footpath on south side of street widened;
- Existing telephone kiosk should be removed;
- Car park beside fruit market should be opened for longer hours and at weekends;

All submissions/observations have been carefully considered during the course of the assessment of the application as outlined below.

(F) Evaluation/Assessment

The proposal is for renovation of Wolfe Tone Park and Wolfe Tone Street. The proposed works consist of a new lawn area, a raised planted area along the western side of the park, public seating, tree and ground cover planting and a bio-swale on the eastern side of the park. The proposal also includes a change of surface treatment along Wolfe Tone Street as well as a narrowing of the road space. The proposed works also provide for reconfiguration of the headstones with appropriate interpretation and accent lighting.

The existing park comprises two types of surface treatment, one of which defines the main pedestrian route through the park. This leads from the southeastern end of the park at Jervis Street diagonally through the park, widening as it extends north and leading back to Jervis Street at the northeastern end and to Wolfe Tone Street to the west. A row of headstones defines the western edge of the park alongside the public footpath at Wolfe Tone Street. Vegetation is confined to the eastern edge of the park, where there are existing trees, and trees adjacent to the northern and southern boundaries of the park.

The current proposal retains the main triangular pedestrian route through the park. A permeable hard surface will extend southwest to provide a route through to the southern end of Wolfe Tone Street, surrounding a triangular area which would include the existing Tram café, a triangular seating area in front of this and a wider planted area behind the café where the existing headstones would be relocated adjacent to the southern boundary of the site with Twiflit House. A 517m² lawn area would be provided in place of the existing compacted gravel area between the pedestrian route and Wolfe Tone Street, with a grove of trees and underplanting along the boundary with Wolfe Tone Street. The planting and lawn will create c. 690m² area of greening. Tree planting on Wolfe Tone Street will reinforce the sense of enclosure and supplement the planting within the park. The existing row of lime trees at the eastern boundary would be retained with a new tree to fill an existing gap. The existing dublinbike stands would be retained in this area. Blocks of underplanting will bookend the line of Lime Trees signalling the entrance points and create a threshold into the park space. The proposal also includes new paving along Wolfe Tone Street. Existing paving, lighting and seating are shown on the pedestrian route through the park. The existing cow sculpture is a popular piece and is to be retained in the park.

Policy Context

Under the current Dublin City Development Plan (2016-22) the site has zoning objective Z9 – ‘to protect, provide and improve recreational amenity and open space and green networks’. The site also includes an area of public street at Wolfe Tone Street. The proposal provides for alterations to an existing open space. Section 14.8.9 of the plan notes that, generally, the only uses permitted within the Z9 zoning are amenity/recreation uses and those associated with the open space use. Permissible uses include cemetery, clubhouse and associated facilities and open space, while uses open for consideration include tearoom and café/restaurant. Chapter 10 and Section 16.2 of the plan are also relevant. Section 16.2 states that: the philosophy of the planning authority is to develop a planning approach that values urbanism and the creation of vibrant, safe, comfortable and attractive places where people want to live, work, meet and enjoy their leisure time. Legibility, connectiveness, identity, diversity and quality in the public domain are key objectives which will be sought in all proposed developments. The relationship between the street/public space/square, the building and their use will be of paramount importance.

Section 10.5.3 of the plan notes that parks and open spaces require protection to meet the recreational and conservational needs of the city. Dublin City Council is currently preparing a Dublin City Parks Strategy to guide this process. It is stated that existing open spaces require protective measures while new spaces require sustainable planning. Parks and open spaces form part of a wider green infrastructure network.

Policy GI10 of the plan is to continue to manage and protect and/or enhance public open spaces to meet the social, recreational conservation and ecological needs of the city and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces. Policy GI12 is to ensure equality of access for all citizens to public parks and open spaces in the city, and to promote more open space with increased accessibility and passive surveillance. In this regard the ‘Fields of Trust’ benchmark for green/recreational space is a policy goal and quality standard. Policy GI14 is to promote the development of soft landscaping in public open spaces, where feasible, in accordance with the principles of Sustainable Urban Drainage Systems.

Objective GIO12 of the plan is to improve visitor facilities, including cafes, toilets, shower and changing room facilities, based on the recommendations of the Parks Strategy. Policy GIO13 is to implement conservation plans for a number of parks, including Wolfe Tone Park. The benefits of trees and the provisions of the Dublin City Tree Strategy are noted in Section 10.5.7 of the plan. Objective GIO28 is to identify opportunities for new tree planting to ensure continued regeneration of tree cover across the city, taking account of context and appropriate tree species for the location.

Design Rationale

A design rationale for the proposed development has been submitted, which includes diagrammatic and perspective drawings showing the proposed development. It is stated that the landscape architects have worked closely with Dublin City Council and the design team to arrive at a proposal which improves the quality and experience of the park for the local community and visitors, while at the same time reflecting the history of the site. The proposal was informed by policy documents including the Dublin City Council Public Realm Strategy (2012), Dublin City Development Plan (2011-17); draft Parks and Open Spaces Strategy (2016) and Legible Dublin Study (2004). The Parks and Open Spaces Strategy identify Wolfe Tone Park as a community grade 1 space (i.e. serving local communities, with a good range of amenities and a high standard of design or horticultural presentation). In the Legible Dublin Study it is identified as a key space in the city’s urban fabric, enclosed by a major strategic pedestrian route along Mary Street and a secondary strategic pedestrian route along Abbey Street, while Jervis Street is a proposed green route. The park is therefore an

important open space, which has the potential to play a key role in the city centre, providing a coherent, high quality integrated facility for the public.

The proposal is intended to be in keeping with policies to promote the development of a network of active, attractive and safe streets and public spaces, which are memorable and encourage walking as the preferred means of movement. The relative lack of usable public open space in the inner city is recognised. The dynamic, increasingly diverse local community and the growing tourist population is also recognised. In light of this, it is suggested that Wolfe Tone Park could play a role both as an enhanced public open space and as a node within an improved network of pedestrian circulation. It is recognised that the park is currently not seen in a positive light by many members of the public and there are concerns regarding anti-social activity, which has decreased since the introduction of the temporary Tram café. The park requires wider usage to encourage more passive surveillance of the park and this could be achieved by increased integration into the fabric of the city. A balance needs to be found between enclosure of the park and permeability, with links to the surrounding fabric and pedestrian routes. An advantage of the open park layout is that it allows passers-by to be drawn into the space without having to go through a gate and this results in increased activity and passive surveillance.

Issues Raised

The issues raised most frequently in the submissions may be summarised as follows: park should be returned to its pre-2001 design as a formal enclosed space and the railings reinstated; open nature of current and proposed design attracts anti-social activity and is not suitable for children; park should consist of grass and trees with a play area rather than paving; park should be for local residents and shoppers; public space should not be allocated for commercial activity (i.e. Tram café); on-street parking should be retained for local residents and visitors; reducing the number of lanes on Jervis Street would lead to traffic congestion. Other issues raised include the significance of the gravestones and damage caused to them by vehicles accessing the park illegally, issue of whether to retain the brass cow sculpture, details to be agreed with AXA Insurance in relation to impact of construction works, provision of direct access to Twiflit House from the park and removal of the railings at the Church bar.

The submitted design rationale notes that, while surrounding buildings provide for a sense of enclosure of the park, the boundary and interface with the streetscape are unclear; however, there is a strong relationship between the park and St. Mary's Church to the north. The site has a rich history, which is reflected in the variety of buildings, trees and memorial plaques. The park was intended as an urban piazza as part of the Jervis Estate; however, this idea was new to the city and the park became a burial ground for the adjoining church instead. The graveyard was deconsecrated in 1966 and passed into the ownership of Dublin Corporation. The park was redeveloped in 2002 following an international design competition. Railings and lawns were removed and paving and street furniture added; however, a lawn which formed part of the winning design was included but subsequently removed.

The current proposal intends to address the poor sense of enclosure, lack of implementation of the full winning design and the issue of anti-social activity, while also acknowledging the site's history. The proposal introduces more vegetation and boundary treatment in the form of blocks of planting and a tree along Jervis Street and new trees and a low granite structure along Wolfe Tone Street, while still retaining the open nature of the park with four informal access points. The proposal also includes the removal of parking spaces on Wolfe Tone Street. Wolfe Tone Street would become a 'pedestrian friendly' street. It is proposed that at a later date the pedestrianised area of Mary Street would be extended west to the junction with Wolfe Tone Street. It is also proposed to extend the pedestrian route from Mary Street south along Jervis Street to integrate with the park, with an art piece at the Jervis Street entrance

to provide a further visual link. Works to the main space and to Wolfe Tone Street would form phase one of the development, while a later phase would include works to extend the pedestrianised area of Henry Street/Mary Street as far as Capel Street.

It is stated that the proposed space would provide for an attractive, innovative and multi-functional landscape and a safe and secure public realm, with accessibility and hazard warning for visually impaired adults, increased passive surveillance resulting in a reduction in anti-social activity and appropriate provision for event and play activity.

The proposal retains most of the existing features of the park, including existing paving to the main space, heritage kerbs on the flanking streets and relocation of the existing historic headstones to the southern end of the site. The historic plinth wall and railing attached to St. Mary's Church would be retained and integrated into the scheme; however, the recently constructed railings separating the church from the park could be removed on agreement with the Church Bar; this would better integrate the building into the park. Historically the church and cemetery shared a single space. A generous greening proposal consisting of the lawn and large areas of vegetation will reinforce the character of the space as a city park.

It is stated that existing seating in the centre of the site would be removed and seating would be allocated along the periphery of the park. It has now been clarified by Parks and Landscape Services that the current configuration of the seating would be retained but the existing benches would be replaced. It is stated that the proposed lawn and main paved area are intended to be used for activities such as relaxation, seating and sunbathing, while the pedestrian friendly surface at Wolfe Tone Street could be used for occasional street markets. It is stated that, in contrast to the large scale events which previously took place in the park and offered no benefit to day to day users, the main park could host events such as exhibitions, poetry readings or a mobile library, with a minimum of three power points to be integrated into low walls and furniture to facilitate these uses. There would be four informal entrance points to the space and vehicular access would be restricted to the south-western entrance with the other three for pedestrian access only, in order to prevent illegal parking and vehicle ingress.

The proposal builds on the existing park layout which dates from 2002, and provides lawn space which was provided but then subsequently removed. The proposed lawn will be protected by the low retaining wall so it will not suffer the trampling and compaction issues which were detrimental to the previous lawn. The proposal also provides additional planting with the new layout providing for 40% green space. Parks and Landscape Services have stated that the proposed planting is intended to tie the entire proposal together. They note that the layout reflects pedestrian movements across the site in a coherent diagonal layout, and would promote pedestrian permeability while eliminating all vehicular access. It has also been clarified that the cow sculpture is to remain in the park. At present there are no plans for additional sculptures or statues due to lack of space; however, these may be considered at a later stage.

Open parks and plazas with hard landscaped surfaces are common in European cities and are often intensively used. They tend to be surrounded by active uses including shops and cafes, which provide the necessary surveillance and footfall. Parks and Landscape Services note that the proposed park design seeks to preserve and build upon the 2001 design, and that it would be impossible to shoehorn a plinth and railings into the current design. It is also considered that the provision of perimeter railings could screen anti-social activity within the park. The proposed increases in pedestrianised streets in the vicinity will help to increase footfall, while the proposed removal of the newer boundary railings to St. Mary's Church will help to integrate the bar/restaurant use with the park. The existing Tram café currently helps to provide additional activity and surveillance. It is noted that it is intended that the park remain a non-commercial asset, with the tram café being on a short lease only. There are

proposals to develop the adjoining site to the south and, in the event of this occurring; the Tram café would be removed.

Parks and Landscape Services have also met with the owners of Twilfit House to the south of the site. It is suggested that Twilfit House could provide an active frontage to the park, but no direct access to the park. A landscape scheme is being prepared which will integrate the space around the proposed new building with the park design. This could include an outdoor terrace with a balustrade preventing direct access into the park, floor to ceiling glazing in the reception area facing out on the terrace and park. It is considered that direct access from the proposed new building into the park could have an adverse impact on the headstones and planting. Parks and Landscape Services Division are also in ongoing contact with the facilities manager in AXA Insurance in relation to the proposed works.

The full pedestrianisation of Wolfe Tone Street, to link in with a wider network of pedestrianised streets including a fully pedestrianised Mary Street, is a long term aspiration of the council; however, this needs to be achieved in stages and at present the proposal is for a pedestrian friendly street. It is proposed to use Leinster granite and Whinstone in the carriageway. These are traditional city materials, which could be used as an exemplar for other public realm projects in the city.

The proposal provides for the removal of headstones to areas where they will not experience further damage from vehicles, cyclists etc. Parks and Landscape Services have reconfigured their management areas and the park will be under the control of new personnel. The space will be maintained by a gardener who will have responsibility for litter and graffiti management also, together with enforcement of bye-laws. It is also stated that common sense would be used to manage activity on the space, including cycling and skateboarding, with individuals being reprimanded in the event of damage or nuisance.

It is noted that the naming of the park would be a reserved function of the elected members of Dublin City Council. Parks and Landscape Services are proposing that the existing name of Wolfe Tone Park be retained, as the site is still considered to be a city park although the boundary railings are no longer there.

Roads/Traffic Issues

A report has been received from Roads and Traffic Planning Division. This notes that the proposal includes the removal of car parking spaces along Wolfe Tone Street and Jervis Street, with all spaces along Jervis Street to be removed and a new footpath with natural stone paving provided. The proposal would reduce the carriageway width along Jervis Street to between 5m and 6.1m. The existing line of lime trees and the existing dublinbikes station at Jervis Street would be retained, while the proposal also provides for a bio retention area and informal parking area for maintenance access for the dublinbike station on the site of some of the existing on-street car parking. The pedestrian footpath would be extended beyond the site boundary at the north end of Jervis Street to provide a link to Mary Street, while Wolfe Tone Street would become a pedestrian friendly street with all car parking removed, with the existing carriageway to be paved with natural stone paving and existing antique granite kerb reused. A coach parking space and loading bay are proposed at the southern end of Wolfe Tone Street. It is intended that in the future the pedestrian friendly surface of Mary Street would be extended out to meet Wolfe Tone Street and would therefore create a more accessible space overall. Roads and Traffic Planning Division have no objection to the proposed works along Wolfe Tone Street subject to all materials being agreed; it is noted that through traffic would still be permitted along Wolfe Tone Street and the loading bay and coach parking would be maintained.

The proposed environmental and streetscape works and creation of linkages with wider Henry Street/Capel Street area are welcomed; however, concern is expressed regarding the

works proposed along Jervis Street, in particular the proposed reduction of the carriageway to 5m. It is noted that Jervis Street is an important vehicular route from the north quays towards Parnell Street and the proposed reduction of the carriageway, including removal of existing car parking, would prohibit any future plans for converting the street into a two-way carriageway or for any cycling infrastructure required as part of the future Liffey Cycle Route. Roads and Traffic Planning Division therefore recommend that works to the existing carriageway, including cycle parking, be omitted from the proposed development; subject to this, there is no objection. It is noted that it is now proposed to omit the originally proposed works to Jervis Street from the development, and that parking bays along Jervis Street would be retained. Parks and Landscape Services have prepared a revised drawing showing this.

Conclusion

The proposal provides for alterations to the existing layout of the park, which are considered an improvement on the existing layout and in keeping with development plan policies GI10, GI12 and GI14. The proposed open park format, with part paving and part planting, is considered to be acceptable as it would link into a wider network of pedestrianised streets, with the footfall generated helping to provide for passive surveillance of the park and reduce anti-social activity. The proposal will provide greening over 40% of the park area. The proposed continuation of the use of the Tram café and the removal of the newer railings to the Church bar would also help to provide for increased activity in the park and allow for passive surveillance, thus reducing anti-social activity. The boundary railing with the Church Bar will only be removed on agreement with the proprietors. It is proposed to omit the originally proposed works to Jervis Street from the development and a revised drawing has been prepared in relation to this.

Having regard to this, it is considered that the proposal is in keeping with development plan provisions, and with the proper planning and sustainable development of the area. There is therefore no objection on planning grounds to the proposal.

Recommendation:

The proposed development has been assessed and it is considered consistent with the provisions of the Dublin City Development Plan 2016-2022 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 subject to the requirements of the internal city council divisions set out below.

- a) The proposed works to the existing road along Jervis Street shall be omitted from the scheme in order to safeguard future transport requirements for this part of the inner city.
- b) Prior to the commencement of development, Parks & Landscape Services will agree the final details of the scheme with all relevant departments within DCC.

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
16th March 2017



LEGEND AND SCHEDULE OF MATERIALS

- EXTENT OF WORKS
- PRIVATE PROPERTY BOUNDARY
- LOADING BAY
- EXISTING PAVING RETAINED
- AREA OF EXISTING PAVING TO BE REMOVED
- AREA OF PROPOSED PAVING TO MATCH EXISTING
Refer to detail 1 on drawing 350
- PROPOSED NATURAL STONE SETT PAVING
Scottish whinstone.
Refer to detail 3 on drawing 350
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED LARGE FORMAT SELECTED GRANITE PAVING
Refer to detail 2 on drawing 350
- SELF-COMPACTING AGGREGATE
- SELECTED HEADSTONES
Laid flat in planted area
- SELECTED HEADSTONES
Positioned upright, back to back in planted area
- PROPOSED SELECTED GRANITE EDGE AND RETAINING ELEMENT
Refer to drawings 352 and 353 for details
- BENCH TYPE 1
Existing bench to be removed. Proposed bench to be installed in same location. Refer to detail 1 on drawing 351
- BENCH TYPE 2
Existing timber to top removed. Base to be retained and clad with natural stone and timber. Refer to detail 2 on drawing 351
- BENCH TYPE 3
Proposed timber top incorporated into proposed selected granite edge and retaining element. Refer to hard landscape drawings for details
- o LIGHT POST
- BOLLARD
- PROPOSED LAWN
- PROPOSED GROUND COVER PLANTING
- PROPOSED HEDGE
- EXISTING TREE
- x PROPOSED TREE

This drawing is the copyright of the Landscape Architect. Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.

NOTES:

DATE	REV.	DESCRIPTION	DRAWN BY	CHECKED BY

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PROJECT: PROPOSED REFURBISHMENT OF WOLFE TONE PARK

DRAWING: LANDSCAPE PLAN

ISSUE STATUS:
TENDER

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