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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 ( as amended )**

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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:

**Application No: 3188/20**

**Proposal: LAW: Planning and Development Act 2000 (as amended)**

**Planning and Development Regulations 2001 (as amended) - Part VIII**

**Applicant: Dublin Region Homeless Executive**

**Location: Former Parish Centre, 12-14, Carman's Hall, Dublin 8**

**Proposal:** Pursuant to the above, notice is hereby given that planning permission is sought for the retention of the existing use for a further period of 12 months of the former Parish Centre at 12-14 Carman's Hall, Dublin 8 as emergency accommodation for people experiencing homelessness, as necessitated by the Covid-19 pandemic. The proposal is in accordance with the policies and procedures of the Dublin City Development Plan.

**An Environment Impact Assessment Screening Report has been prepared and it has been determined that an Environmental Impact Assessment is not required.**

**Site Notice:** In place and worded as required.

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#### **Proposed Development:**

Under DCC Reg Ref: EMA0001/18 & S.1888/18, planning permission was granted on 30th April 2018 for a period of two years to change of use of the former Parish Centre, 12-14 Carman's Hall, Dublin 8 for a temporary period in order to provide supported temporary accommodation to 51 people experiencing homelessness.

The Dublin Region Homeless Executive (DRHE) & Dublin City Council's Housing and Community Services now seek planning permission to retain the existing use for a further

period of 12 months, until cessation of the lease in order to ensure the continued emergency accommodation of homeless persons during the current Covid-19 Pandemic.

### **Site Location & Description:**

The site comprises 12-14 Carman's Hall which is a two storey and part three storey detached building located along Carman's Hall, Dublin 8 (off Francis Street). The premises was built between 1936 and 1939 and originally used as a national school then subsequently used as a Parish Centre for community use known as St. Nicholas of Myra. However, it was closed due to fire and safety concerns in 2013. It is in the ownership of the Dublin Archdiocese and leased to Dublin City Council to provide homeless accommodation. The building is currently managed by the Dublin Simon Community.

The existing building has a curved two-bay three-storey stair hall to south-west corner, playground to roof, and two-bay two-storey return to rear (north) elevation.

Carman's Hall is bounded by Garden Lane to the west, the rear of Mews Garden Court residential development to the north and a vacant site to the east which is located at the junction of Francis Street and Carman's Hall.

### **Zoning & Constraints:**

#### **Dublin City Development Plan 2016-2022 - Land Use Zoning**

Under the Dublin City Development Plan 2016-2022, the site is zoned Objective Z1 'To protect, provide and improve residential amenities'.

Section 14.8.1 of the Development Plan states '*The vision for residential development in the city is one where a wide range of accommodation is available within sustainable communities where residents are within easy reach of services, open space and facilities, such as shops, education, leisure, community facilities and amenities, on foot and by public transport*'.

Section 5.5.11 of the development plan refers to Homeless Services and Section 16.12 refers to standards for Institutions / Hostels and Social Support Services. It states that an over-concentration of institutional hostel accommodation, homeless accommodation and social support institutions can potentially undermine the sustainability of a neighbourhood and so there must be an appropriate balance in the further provision of new developments and/or expansion of such existing uses in electoral wards which already accommodate a disproportionate quantum. Accordingly, there shall be an onus on all applicants to indicate that any proposal for homeless accommodation or support services will not result in an undue concentration of such uses, nor undermine the existing local economy, the resident community, the residential amenity, or the regeneration of the area.

All such applications for such uses shall include the following: A map of all homeless and other social support services within a 500 m radius of application site. A statement on catchment area, i.e. whether proposal is to serve local or regional demand and a statement regarding management of the service/facility

### **Other Planning Designations:**

#### The Liberties Greening Strategy (2014):

In 2014 Dublin City Council adopted The Liberties Greening Strategy which is a strategic document that builds on the policies and objectives of the Liberties Local Area Plan. It is a strategy that seeks to improve the recreational and amenity resources for the community, while focusing specifically on projects that have a realistic chance of being implemented in the medium term.

The Greening Strategy put forward a vision for a network of new urban parks, making accessible heritage green spaces and the refurbishment of existing green spaces and play areas.

Dublin City Council recognises that The Liberties area requires high quality open spaces which 'are parks and multi-functional green spaces that are visually attractive and provide multiple recreational opportunities' and the Strategy states 'visually attractive green spaces contribute positively to the image and identity of an area and are beneficial to the health and wellbeing of the residents'.

#### Thomas Street & Environs ACA (2009)

The site is located within the Thomas Street & Environs Architectural Conservation Area (ACA) which was adopted September 2009. Within the ACA document, Carman's Hall is acknowledged under 'Architectural Character' stating the building was 'designed by J.J. Robinson and R.C Keefe in the late 1930s with smooth rendered walls and curved lines typical of the International style of the early-mid 20th century'.

The character of the building is not being compromised to provide homeless accommodation. Prior to the conversion of the building to its current use, Carman's Hall was vacant and the building fabric deteriorating.

#### **Planning History:**

EMA0001/18 & S.1888/18: Permission granted to change the use of the former Parish Centre, 12-14 Carman's Hall, Dublin 8 for a temporary period in order to provide supported temporary accommodation to 51 people experiencing homelessness.

#### **External Referrals:**

Irish Water: Comments received

#### **Interdepartmental Reports:**

**Drainage Department:** There is no objection to this development, subject to the developer 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).

#### **Third Party Observations/Submissions:**

The following two submissions were received in respect of the Part VIII application:

- CER Ireland SA DEV Ltd – owner and operator of the Heyday Student Living Complex at No.15 Carman's Hall which adjoins the subject site to the west, on the opposite side of Garden Lane.
- Mr Patrick Coyne, 7 Arran Street East, Mary's Abbey, Dublin 7.

The submissions have been noted and considered in the preparation of this report and its recommendation. The grounds for objecting to the proposal are summarised under the headings below. A response to each of the relevant planning issues raised is provided within the assessment section of this report

**CER Ireland SA DEV Ltd – owner and operator of the Heyday Student Living Complex**

*The Emergency Accommodation is causing Detrimental Impacts on the Student Accommodation complex on a Regular Basis*

- The site is Zoned Z1 and any development should not unduly impact on the residential amenities of the area. In this case the emergency accommodation use at the site is having detrimental day-to-day impacts on staff and students at the student accommodation complex.
- The main reception and entrance to the student accommodation complex is directly opposite the entrance to the Emergency Accommodation as it opens onto Garden Lane.
- Adverse impacts would occur if permission is granted to retain the existing use for an additional 12 months. Staff and students have been exposed to a number of serious safety hazards and dangerous behaviour such as alcohol and drug misuse arising from the presence of the emergency accommodation.
- Serious incidents are a frequent occurrence requiring Garda presence; their regular occurrence would undermine the function of a soon to open café which is proposed as part of the student accommodation. Examples of these incidents are as follows:
  - Threatening and abusive behaviour.
  - Alcohol and Drug Abuse.
  - Anti-social Behaviour.
  - Loitering, tailgating, Pollution
- Retention of the emergency accommodation for an additional 12 months would continue to have an adverse impact on the safety and staff and students.
- As a minimum, significant enhancement of security measures such as extra presence of security on the site.
- Questions the management of the emergency accommodation service having regard to the various problems such as drug and alcohol use, anti-social behaviour, the threatening of staff and tailgating.

The Emergency Accommodation Located In An Area Dense With Tourist Attractions Could Have Negative Impacts On The Tourism Sector Of Dublin City.

- The tourist attractions within the nearby Temple Bar and the Old City are also likely impacted by the presence of the subject development which could have a negative impact on the tourism sector in Dublin City.
- The increase in crime, decline of the public realm and general perceived threats to safety could potentially have a knock-on effect to tourist perceptions of the city through adverse media attention or negative word of mouth regarding the risk of crime, antisocial behaviour, or the risk of witnessing acts of public drug use.
- Permission should be refused on grounds of the concerns raised by the owner and operator of the Heyday Student Living Complex and the interest of Dublin City as a tourist destination.

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There is an Overconcentration of Services:

- There is currently a high concentration of homeless services in the city centre and the extension of the current service will have a detrimental impact on the surrounding area. It is critical that the city is perceived as a safe and secure environment for residents and visitors alike.
- The information submitted with the Part 8 applications notes that in addition to the subject emergency accommodation, there are three accommodation support services, six social support services and two closed services within 500m of the site. The list

fails to take into account the permission for the Merchant's Quay Supervised Injection Facility located c.400m away. It was granted permission by An Bord Pleanála in January 2020 (DCC Reg. Ref. 4121/18 – ABP Reg Ref: PL29S.305215). This permission was refused by Dublin City Council on the grounds of an '*overconcentration of social support services in the Dublin 8 area and the lack of a robust Policing plan*'.

- The existing 10 No. accommodation or social services (including the subject site) within 500m of the student accommodation represents a significant concentration of such services in the area.

#### Local Economic and Community Plan 2016-2022

- The Objectives of the Local economic and Community Plan 2016-2022 and the City Development Plan requires a balance between the interests of residents, visitors and businesses such as the tourism. The operators of the Heyday Student Living complex feel that the safety and security of their staff residents has been unduly compromised by the use of Carman's Hall.
- The subject proposal is not compatible with the objector's café use which was permitted under DCC Reg Ref 2827/17 which is due to open shortly.

A response to the issues raised in the Heyday Student Living Complex has been received from the operator of the service facility, the Dublin Simon Community; the letter is attached to Appendix A of this report.

#### **Mr. Patrick Coyne, 7 Arran Street East, Mary's Abbey, Dublin 7**

- The Council by continuing to place more Support Services in the city centre, making the city centre less safe for residents and businesses.
- The Gardaí are having to spend more time doing social work than policing.
- The list and map of emergency services should have given details of support services within 100m and further information on the background of the families/individuals availing of the services.

#### **CONSIDERATION**

##### Principle of Development:

The planning policy context of the subject site remains largely unchanged from the date of the previous planning permission granted by the members: DCC Reg Ref: EMA0001/18 & S.1888/18 refers.

In these terms, homeless accommodation in the form of either a building for health, safety and welfare of the public, or a hostel is permissible and open for consideration respectively within the Z1 Zoning which is applicable to the subject site. As such, it is considered that the homeless shelter is consistent with the zoning objective of the City Development Plan, which applies to the subject site and therefore does not materially contravene the City Development Plan.

##### Addressing Local and Regional Demand:

The management statement prepared by the Dublin Simon Community confirms that Carman's Hall accepts referrals from Dublin City Council Central Placement Service (CPS) only. People placed by CPS must be registered as homeless in one of the four Dublin local authorities. Some of the residents are from the city centre and the Carman's Hall area so therefore Carman's Hall and other homeless centres are responding to both a local and regional demand for homeless services.

### Management of the Service Facility:

Carman's Hall is a service where people can stay for six months and have twenty-four hour access to staff. In order to ensure the residents support needs are met there is a professional dedicated team of staff and management on site 24 hours a day 7 days a week.

The Dublin Simon Community who are managing the Carman's Hall facility have prepared a Management Statement, which is included as Appendix B to this report. This report confirms that the Dublin Simon Community have a wealth of experiencing working with people with varying needs and have demonstrated a track record in providing life changing support for those sleeping rough through to supporting people to live independently following periods of homelessness.

The Dublin Simon Community also has a 'Good Neighbour Policy', which is a commitment to maintaining positive relationships with individuals, businesses, community and voluntary groups and any other stakeholders in the community. The aim of the policy is to prevent and resolve any negative issues related to the activities of its organisation or clients.

### Analysis of Support Services in the Liberties:

A map of emergency accommodation facilities and other services within a 500m radius of the subject site (as of July 2020) has been provided and is attached to Appendix C of this report. Since Carman's Hall came into use there has been a significant increase in the number of single households experiencing homelessness and requiring emergency accommodation. In January 2018 there were 2,261 single households in emergency accommodation in the Dublin region, and by June 2020 this number reached 2,855.

The DRHE has advised that there are huge challenges in securing exits to tenancy for single people in emergency accommodation due to an extreme shortage of supply of one bed units. During this period, DRHE has been required to continuously increase the number of single emergency accommodation facilities to ensure that people who are at risk of sleeping rough are protected and provided with shelter. In contrast, over the same period, the number of family households in emergency accommodation decreased from 1,191 families in January 2018 to 893 families in May 2020. This means that over three quarters (76%) of the households in emergency accommodation are single person households.

### Carman's Hall 500m catchment Area – Analysis of Services:

Due to the lack of a definition within the City Development Plan 2016-2022, the DRHE considers that the terms 'support service' applies to all services funded under Section 10 of the Housing Act, 1988. Along with the provision of emergency accommodation, the DRHE is also responsible for the funding and oversight of other supports to those experiencing homelessness, including day services and outreach services. The locations of all emergency accommodation and support services within a 500m radius of Carman's Hall have therefore been included on the catchment map as required by Policies QH30 and Section 16.12 of the City Development Plan (Appendix C).

It is noted from the Operational Plan that occupancy of the Carman's Hall Service has now been reduced from 52 to 32 for infection control measures in order to prevent the spread of the Covid-19 virus. The map also includes two recently closed services, Bru Aimsir which closed in 2019 and MQI night café which closed in March 2020, leading to an overall reduction in the number of bed spaces in the Dublin 8 area. In addition 7 other (non-Section 10 funded) long established facilities providing emergency accommodation and support services have been included on the map.

The services operating within 500m of Carman's Hall as illustrated on the map are as follows:

<b>Support Services Within 500m</b>	<b>Service Type</b>	<b>Operator</b>
Carman's Hall	Supported Temporary Accommodation (51 Adults, Currently 32 Adults)	Dublin Simon

<b>Closed Services</b>			
<b>Number</b>	<b>Support Services Within 500m</b>	<b>Service Type</b>	<b>Capacity</b>
1	Bru, 10-13 Thomas Street, Dublin 8	Single Accommodation	101 Adults
2	Merchants Quay Ireland, 13 Merchant's Quay	Night Café – Mat And Blanket Service	60 Adults
<b>Accommodation Services – Funded By the DRHE (Section 10)</b>			
<b>Number</b>	<b>Support Services Within 500m</b>	<b>Service Type</b>	<b>Capacity</b>
3	Watergate, 11/14 Ushers Quay, Dublin 8	Single Accommodation	125 Adults
4	Viking Lodge Hub, 36 Francis Street Dublin 8	Family Accommodation	25 Families
5	DePaul Back Lane, Dublin 8	Single Accommodation	50 Adults

The total bed capacity for adults and families, including Carman's Hall is therefore 207 single adults and 25 families.

#### Social Support Institutions:

The list below (numbers 6 to 11) are not specific to people in homeless emergency accommodation or at risk of homelessness, they are not funded under Section 10 of the 1988 Housing Act and are restricted to daytime operations only, often with very restrictive hours providing services such as meals on wheels, drug addiction recovery through art, administration services etc.

<b>Social Support Institutions (Non-Section 10)</b>		
<b>Number</b>	<b>Support Services within 500m</b>	<b>Service Type</b>
6	Cassadh, unit 13 IDA Centre Newmarket Square, Cork Street, D8	Daytime support for people recovering from substance abuse
7	Guild of the Little Flower Meath Street Dublin 8	Day Centre – (9am to 2pm) providing meals on wheels, laundry service, AA meetings.

8	Community Response, 14 Carman's Court, Carman's Hall, Dublin 8	Day centre – Community Advisory Centre (9am – 5pm)
9	RADE, OLV Building, Cathedral View Court, Off New Street, Dublin 8	Day Centre – Recovery Through Art, Drama and Education (10 am-2pm)
10	Iveagh Hostel, The Iveagh Trust, Bride Road, Dublin 8	Single emergency/transitional and long term accommodation (195 single rooms)
11	Caretakers Hostel, Focus Ireland, Back Lane, Christchurch, Dublin	For young adults at risk of homelessness

In addition to the facilities listed within a 500m radius of Carman's Hall, the total numbers of single adults and families in emergency accommodation in the Dublin 8 area are listed below. For the purposes of comparison, the totals for Dublin 1, Dublin 2 and Dublin 7 are also included.

	<b>Dublin 1</b>	<b>Dublin 2</b>	<b>Dublin 7</b>	<b>Dublin 8</b>	<b>Total</b>
Overall Population (2016 Census)	42,754	24,513	58,080	60,841	186,158
Approx. no. of singles/families in emergency accommodation.	500 singles 250 families	300 singles	600 singles 70 families	500 Singles 80 families	1,900 singles 400 families

The Dublin 8 area has 33% of the total population across the 4 areas, however it has 26% of the single adults in emergency accommodation and 20% of the families in the emergency accommodation across the 4 areas.

In response to the substantial increase in homelessness, Dublin City Council is providing emergency accommodation and services across the city to address locational needs. In seeking to provide the level of services where demand is highest and close to the city centre, Dublin City Council must seek to distribute services across the city on a basis that is both feasible and achievable. The use of Carman's hall for emergency homeless accommodation is consistent with the appropriate distribution and geographic spread of services. Therefore, following the study of homeless accommodation and support services in Dublin city, it is considered that there is not an undue overconcentration of homeless accommodation or support services in the Liberties area with Carman's Hall in operation

#### Location – Concerns Raised Regarding Over-Concentration Of Similar Uses:

It is acknowledged that there are a number of services provided in both the Dublin 8 and City Centre. Services for the homeless are provided throughout the city centre as they must be accessible and therefore naturally a concentration of shelters and support services takes place.

The use of Carman's Hall for emergency homeless accommodation is consistent with the appropriate distribution and geographic spread of services – as shown by the map of all services in a 500m radius.



Providing supported accommodation to 32 people experiencing homelessness in Carman's Hall for an additional 12 month period during this emergency pandemic situation is not considered an undue overconcentration of services in Dublin 8. Carman's Hall is being run very effectively by the Dublin Simon Community and is providing food and support for up to six months for men, women and couples who are homeless.

The comments in the submission made on behalf of Heyday Student Living Complex in respect of the Merchant's Quay Supervised Injection Facility (SIF) granted permission by An Bord Pleanála (DCC Reg. Ref. 4121/18 – ABP Reg Ref: PL29S.305215), are miss-directed. Policy QH30 specifically refers to homeless services. The approved SIF is a health support service and is not funded under Section 10 of the Housing Act (1988); and this type of support service is not specific to people using homeless emergency accommodation.

#### Location – Concerns Raised Regarding Proximity to Sensitive Uses:

##### *Adjoining Heyday Student Accommodation*

The Dublin Simon Community has responded to the submission received in respect of the application (see Appendix A) and it considers that Heyday Student Living Complex unfairly attributes the incidents of anti-social behaviour. The response advises the members of the following:

- Heyday Student Living Complex engaged with Carman's Hall only once in over a year. This occurred on 11th September 2019 when two female rough sleepers had slept in the portaloo of the building site and were being aggressive to the builders.
- Following resolution of the matter, the Heyday operations manager indicated that she was happy with the support received from Carman's Hall. The Dublin Simon Community notes that this example does not appear to be listed in the submission received from Heyday.
- There is a positive working relationship between the management teams of Carman's Hall and Heyday. It is understood that no concerns have been raised and that Heyday have offered accommodation to Dublin Simon Community for cocooning clients if required and the use of blankets etc.

The Dublin Simon Community response also addresses each of the examples of anti-social behaviour detailed in the Heyday submission and advises that none of the incidents highlighted were brought to the attention of Carman's Hall management, therefore no opportunity was provided to address any of the issues raised.

The Simon Community confirms within its management statement (Appendix B) that there have only been 10 complaints received between March 2018 and June 2020 and each of them was resolved informally.

Overall, it is considered that the Dublin Simon Community is doing excellent work at Carman's Hall with many positive outcomes in the short lifespan of the service. Thirty-two residents have moved into their own properties or long term accommodation that suits their needs, eighteen residents have moved on to residential treatment services and residents are actively engaging in counselling, health related activities and other support services.

#### Tourist Attractions:

As with all urban and city centre locations, there are incidents of anti-social behaviour and it is noted that that the Dublin 8 area in particular has high levels of disadvantage. However, the problems occurring in The Liberties pre-date the arrival of the Carman's Hall service.

Furthermore, as set out in the response of the Simon Community (Appendix A), it is considered that the incidents highlighted in the submission are not specifically related to Carman's Hall. Therefore, the proposed development, if refused, would not remove existing anti-social behaviour from the area or decrease it. It is considered that failure to provide services would merely reduce the availability of shelter which is not beneficial to the area or the local / tourist economy. Therefore the proposed development would improve the existing problems, for residential and commercial amenity.

The importance of tourism to Dublin as a revenue generator and economic driver is acknowledged. Fáilte Ireland have identified the Liberties as having great potential. Dublin 8 in particular is benefiting from regeneration strategies and policies that have been put in place to improve the area with results already being seen through significant investment. It should be highlighted that paragraph 16.12 of the City Development Plan states that it is important that any proposals for homeless accommodation or support services shall not 'undermine the existing local economy, the resident community, the residential amenity, or the regeneration of the area.'

The Dublin Simon Community has outlined its process for supporting local businesses in dealing with any anti-social issues including its 'Good Neighbour Policy', which centres around three main approaches of community liaison, prevention and client involvement. This includes a commitment to maintaining positive relationships with individuals, businesses, community and voluntary groups and any other stakeholders in the community. This would help ensure that where the need arises, take active steps to prevent and resolve any issues related to the activities of its organisation or clients.

#### **Requirement for an 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). An Appropriate Assessment Screening Report accompanies the current proposal and concludes that there would be no significant negative effects on any Natura 2000 site as a result of the proposed development. As a result, a Stage 2 Appropriate Assessment would therefore not be required.

A statement on the requirement for an appropriate assessment is submitted in conjunction with the application. This refers to the minor nature of the works proposed within the application and concludes that there is no potential for significant effects on the Natura 2000 sites and no assessment is considered necessary.

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

#### **Summary & Conclusion:**

- The principle of using the subject site to provide supported temporary accommodation to 51 people experiencing homelessness by DRHE & Dublin City Council's Housing and Community Services, is established under DCC Reg Ref EMA0001/18 & S.1888/18

- This planning permission was granted on 30th April 2018 and was for a temporary period of two year. There has been no material change in planning policy context; the proposed continued use of Carman's Hall for a 12-month period remains in full compliance with the zoning of the subject site and the Dublin City Development Plan.
- The Carman's Hall facility is currently providing essential accommodation and is addressing the homelessness situation during the current Covid-19 Pandemic.
- Based on the study of homeless accommodation and support services within 500m of Carman's Hall, it is considered that there is not an undue overconcentration of homeless accommodation or support services in the Liberties area.
- It is considered that the incidents highlighted in the submissions are not specifically related to Carman's Hall. The Dublin Simon Community who are managing the Carman's Hall facility have demonstrated a track record in providing life changing support for those sleeping rough through to supporting people to live independently following periods of homelessness.
- It is not considered that the development would seriously injure the amenity of property in the vicinity and subject to compliance with the recommendations set out below, it is considered that the proposed development accords with the City Development Plan and the proper planning and sustainable development of the area.

#### **RECOMMENDATION:**

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to the following recommendations;

1. .The Permission for use as an emergency accommodation for people experiencing homelessness is granted for a limited period of 12 months, until the lease expires, at which date the permission shall cease. .

Reason: In the interests of the proper planning and development of the area, and so that the effect of the development may be reviewed having regard to the circumstances then prevailing.

Drainage Department:

2. The developer shall comply 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: In the interests of public health

- 3 .Irish Water requests that any grant of permission be conditioned as follows:

1. Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

2. All development shall be carried out in compliance with Irish Water Standards codes and practices.

The South Central Area Committee were informed of the initiation of the Part 8 planning process for the proposed development on the 17<sup>th</sup> June, 2020 and the recommendation of the Planning Department at its meeting's on the 21st October, 2020

The project is being funded by the Dublin Region Homeless Executive (DRHE) under Section 10 funding, from the Department of Housing, Local Government and Heritage.

**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 Report No. 309/2020 and hereby approves the contents therein."

**Owen P. Keegan**  
**Chief Executive**

**Date: 23.10.2020**

List of Consultees & Third Parties:

**Consultees:**

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

Minister for Arts, Heritage & Gaeltacht Development Applications Unit Dept. of Arts, Heritage & The Gaeltacht Newtown Road, Wexford

An Taisce, Tailors Hall, Back Lane, Dublin 8

The Heritage Council, Áras na hOidhreachta, Church Lane, Kilkenny City, Co. Kilkenny

An Chomhairle Ealaíon, 70, Merrion Square, Dublin 2

Manager of Environment & Planning, Fáilte Ireland 88-95, Amiens Street, Dublin 1

Paul Scully, National Transport Authority (NTA), Head of Planning and Data Analysis, Harcourt Lane, Dublin, D02 WT20

Landuse Planning, Transport Infrastructure Ireland (TII), Parkgate Business Centre, Parkgate Street, Dublin 8, D08YFF1

City Archeologist, Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8

### **Third Parties**

Thornton O'Connor for CER Ireland, 1, Kilmacud Road Upper, Dundrum, Dublin 14

Patrick Coyne, 7, Arran Street East, Mary's Abbey, Dublin 7



# CARMEN'S HALL

Site at

Location Map for Part 8 Application

Location Map of Site Notice shown thus **X**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Comhshaoil agus Iompair  
Rannán Suirbhéireachta agus Léarscáilithe  
Environment and Transportation Department  
Survey and Mapping Division

O.S REF

3263-14

SCALE

1:1000

DATE

18-06-2020

SURVEYED /  
PRODUCED BY

T. Curran

**Dr JOHN W. FLANAGAN**

CEng FIEI FICE  
CITY ENGINEER

INDEX No

FOLDER No

CODE

DWG No

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**FILE NO**

SM-2019-1161-\_0204- C5 - 001 - B.dgn

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APPROVED

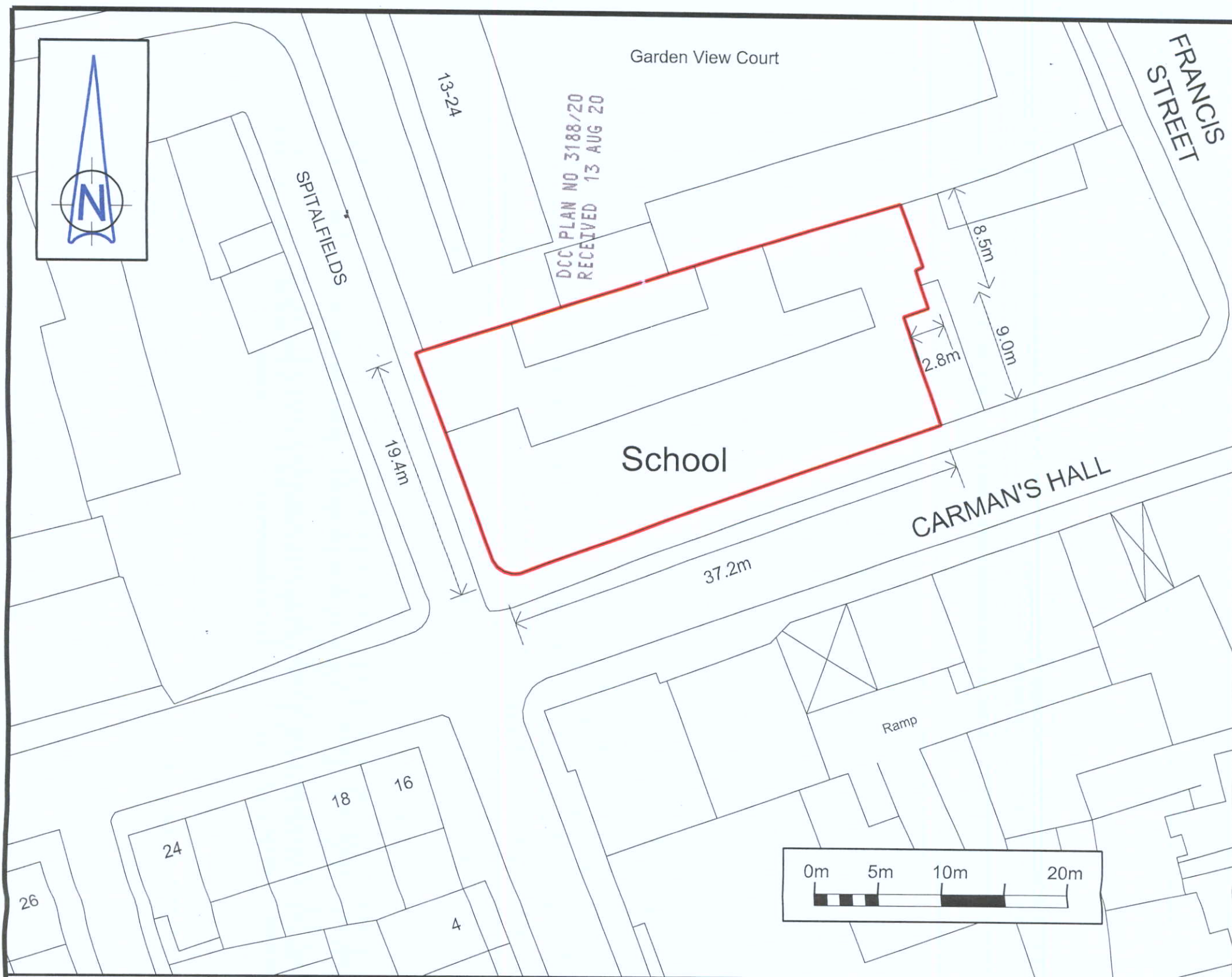
**THOMAS CURRAN**

ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**

**SM-2019-1161**





# CARMEN'S HALL

Site at

Location Map for Part 8 Application



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Comhshaoil agus Iompair  
Rannán Suirbhéireachta agus Léarscáilithe  
Environment and Transportation Department  
Survey and Mapping Division

O.S REF

3263-14

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18-06-2020

SURVEYED /  
PRODUCED BY

T. Curran

**Dr JOHN W. FLANAGAN**

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CITY ENGINEER

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FILE NO

SM-2019-1161-\_0204- C5 - 002 - B.dgn

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

**THOMAS CURRAN**

ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**

**SM-2019-1161-002**





# CARMEN'S HALL

Site at

Location Map for Part 8 Application

Location Map of Site Notice shown thus **X**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Comhshaoil agus Iompair  
Rannán Suirbhéireachta agus Léarscáilthe  
Environment and Transportation Department  
Survey and Mapping Division

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**Dr JOHN W. FLANAGAN**

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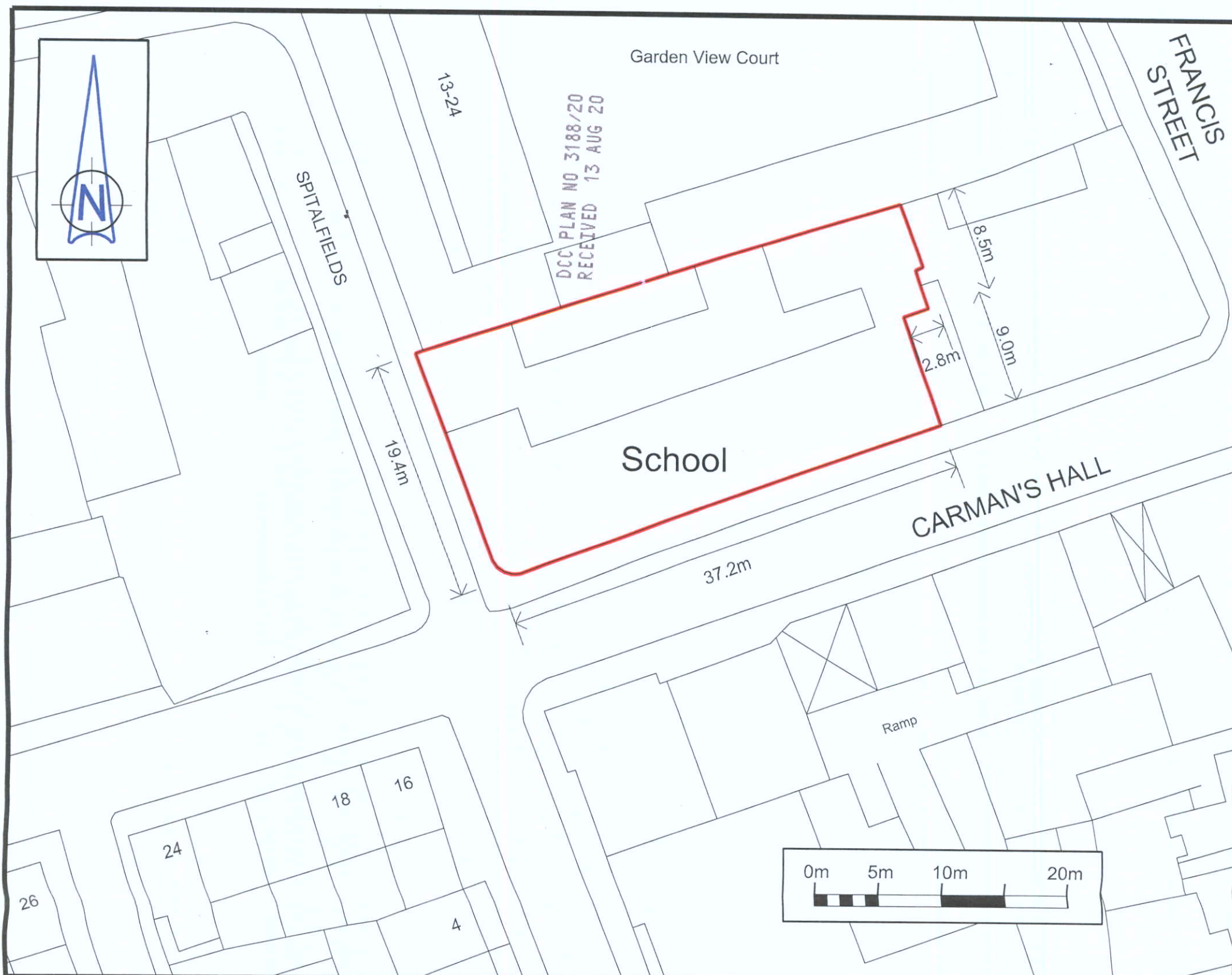
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# CARMEN'S HALL

Site at

Location Map for Part 8 Application



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Comhshaoil agus Iompair  
Rannán Suirbhéireachta agus Léarscáilithe  
Environment and Transportation Department  
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