



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Corporate Services and  
Transportation Department, Facilities  
Management

**To the Chairperson and Members  
of the South East Area Committee**

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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: 3037/20**

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

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

**Applicant:** Dublin City Council

**Location:** DCC Crèche, Ground Floor, West Facade, Block 2, Dublin City Council, Civic Offices, Wood Quay, Dublin 8

**Proposal:** The proposed construction by Dublin City Council of:

- a single storey extension to the existing crèche at ground floor level circa 45 sq.m on the West facade of DCC Block 2 (NIAH Reg.No.: 50080528);
- internal refurbishment of existing crèche;
- removal of existing curtain wall glazing and replacement where required;
- sedum roof to single storey extension with covered canopy;
- ceramic tile finish to proposed external walls and new aluminium glazing and screens;
- demolition of existing low level retaining wall and security fence to existing playground perimeter;
- the extension of crèche playground towards Winetavern Street;
- construction of new low level retaining wall and security fence to extended playground perimeter;
- access via existing pedestrian gate which is to be retained;
- all associated landscaping and ancillary site works.

**Site Notice:** Site notice in order on the 31st July 2020

**Pre Planning Meeting(s):** Agent advised that no objection in principle to the proposed development.

**Zoning & Policy:**

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

**Site Description:**

The site is located on the west façade at the ground floor level of Block 2 within the grounds of Dublin City Council's Civic Offices at Wood Quay. Blocks 1 and 2 were designed by Sam Stephenson and constructed in 1980 and are both listed on the NIAH as of regional Importance.

**Proposed Development:**

Planning permission is sought for the

- internal refurbishment of existing DCC Crèche;
- removal of existing curtain wall glazing and replacement where required;
- sedum roof to single storey extension with covered canopy;
- ceramic tile finish to proposed external walls and new aluminium glazing and screens;

**Planning History:**

No recent planning history for the site.

**Observations/Submissions:** No third party observations received.

**Interdepartmental Report(s):**

Drainage: No objection to the proposal, subject to conditions.

Archaeology: No objection to the proposal, subject to conditions.

**Consultee's/Interested Parties:** Comments from Irish Water

**Planning Assessment:**

This is an application for the extension and refurbishment of the existing Dublin City Council crèche building at Wood Quay. The site is located on the west façade at the ground floor level of Block 2 within the grounds of Dublin City Council's Civic Offices at Wood Quay. Blocks 1 and 2 were designed by Sam Stephenson and constructed in 1980 and are both listed on the NIAH as of regional Importance.

The development proposes a refurbishment of the existing crèche while also providing for an extension which will project out from the west façade of Block 2 at ground floor into the existing playground area. The new single storey structure is of a contemporary design and is 3.375m in height and shall have a sedum roof. The existing floor area of the crèche is approximately 183sqm while the proposed crèche extension will have a floor area of approximately 45sqm. The proposed works also include for an overhang of the roof by approx.2m over the playground and the crèche entrance walkway. The submission notes that this is a requirement in order to provide a sheltered area for both parents and children.

It is also proposed to remove part of the existing 2.4m high security fence and low level retaining wall adjacent to the crèche and introduce a new line of low level retaining wall and 2.4m high security fence to the south and west of the proposed extension. The proposed new fence directly to the south of the proposed extension will be 3.0m in height with anti climbing features.

It is considered that the proposed new extension/structure and associated works would have an acceptable impact on the character of the existing building.

The planning authority has no objection to the proposed development and the proposal is in accordance with the proper planning and development of the area having regard to the Dublin City Development Plan 2016-2022.

## **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 requirements:

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The following requirements of the Engineering Department – Drainage Division shall be strictly adhered to:

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).

The drainage for the proposed development shall be designed on a completely separate foul and surface water system with separate connections to on campus foul and surface water network.

The development shall incorporate Sustainable Drainage Systems in the management of surface water as outlined in the Engineering Report by Garland Consultancy.

All private drainage 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 interest of the proper planning and development of the area.

3. The following requirements of the City Archaeologist shall be strictly adhered to

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. The archaeologist shall provide an Archaeological Impact Assessment of the proposed development (including temporary and enabling works) to the Planning Authority prior to monitoring.

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 Planning Authority.

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 Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Culture, Heritage and the Gaeltacht) shall determine the further archaeological resolution of the site.

f. Two copies of a written report and a digital report (on compact disc) containing the results of the archaeological monitoring shall be forwarded on completion to the Planning Authority and National Monuments Service, Department Arts Heritage and Gaeltacht.

g. Following submission of the final report to the Planning Authority, 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.

4. 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.

3. Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

4. Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

Reason: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision

The Area Committee was informed of the intention to initiate the Part 8 planning process for the proposed development at its special meeting on 22<sup>nd</sup> June, 2020. It is intended to present

the Part 8 works proposal to the City Council for approval at its meeting on 16<sup>th</sup> November 2020.

The approval or non-approval of a Part 8 planning application is a reserved function of the City Council.

The project is being funded by Dublin City Council.

**Tom Hogan**  
**Acting Senior Executive Officer**

## Appendix A

### List of Consultees & Third Parties

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

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

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

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

Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs Development Applications Unit Newtown Road, Wexford