



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: 3851/21

Proposal: LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Dublin City Council, Culture, Recreation and Economic Services Department

Location: The site (also known as the Donnybrook Graveyard) is bound by Donnybrook Road to the northeast, The Crescent to the east and south, Donnybrook Garda station to the northwest with residences adjoining the western boundary, Dublin 4.

Proposal: Proposal: Pursuant to the requirements of the above, notice is hereby given of proposed development by Dublin City Council at the existing graveyard (also known as Donnybrook Graveyard) at the above location; a recorded monument DU018- 016011. The proposed development will comprise the following:

- Installation of three stone columbarium walls close to the main entrance as a pilot project
- Upgrade of existing pathways and hardstandings.
- Installation of handrails to existing concrete steps inside gate to improve access.
- Installation of new interpretative signage close to entrance.
- All associated site works and soft landscaping.

The proposals will provide improved access and interpretation at the historic graveyard, the installation of columbarium walls will re-establish its community role, providing a valuable public service.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

1. Site Notice:

Site notice was in place on 16/11/21.

2. Zoning

The site is zoned Z9 Amenity/Open Space Lands/Green Network

Land-Use Zoning Objective Z9:

To preserve, provide and improve recreation amenity and open space and green network.

3. Site Description

The site contains Donnybrook Graveyard which is entered off Donnybrook Road through a limestone gateway and retaining wall with wrought iron gates and mild steel railings. The site is bounded by Donnybrook Road, Church lane and the Donnybrook Garda Stage. A short section of a church built in the 1780's survives to support a wall memorial and the south wall of the church forms the boundary to the Garda Station. A tall stone boundary wall that likely dates from the eighteenth Century is along perimeter with Church Lane (The Crescent). This boundary wall has been propped by stone buttresses and contains the piers of the former churchyard entrance, now infilled with rubble. The last burials took place in the 1930. Restoration works were carried out on the graveyard in the 1970s and in the 1980's. The graveyard is rarely visited save for occasional guided tours. The gates are locked, however a key is available on request from the Garda Station.

Donnybrook graveyard is a Recorded Monument (SMR ref: DU018-060011). There are two other Recorded Monuments in the graveyard. (DU018-060012 Cross Base, DU018 – 060024 Headstone). It is not listed in the Record of Protected Structures in the Dublin City Council – Development Plan 2016-2022.

4. Proposed Development

The proposed development will comprise the following:

- Installation of three stone columbarium walls close to the main entrance as a pilot project
- Upgrade of existing pathways and hardstandings.
- Installation of handrails to existing concrete steps inside gate to improve access.
- Installation of new interpretative signage close to entrance.
- All associated site works and soft landscaping.

The proposals will provide improved access and interpretation at the historic graveyard, the installation of columbarium walls will re-establish its community role, providing a valuable public service.

5. Site Planning History

There is no recent planning history.

6. Observations

Prescribed Bodies: No observations have been received within the prescribed period.

Third Parties: No observations have been received within the prescribed period.

7. Interdepartmental Report

Drainage Division:

The Drainage Division has no objection to the proposed development subject to the following condition:

- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).

Reason: To ensure a satisfactory standard of development.

Transportation Division:

The Transportation Planning Division has no objection to the proposed development subject to the following recommendations:

1. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
2. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Archaeology Section:

The Archaeology Section has no objection to the proposed development subject to the following recommendations:

1. The mitigation strategy outlined in Section 9.3 of the report entitled DONNYBROOK GRAVEYARD COLUMBARIUM WALLS & ASSOCIATED WORKS PART VIII REPORT FOR PILOT PROJECT, by 7L Architects and Eachtra Archaeology, shall be implemented in full, including an Archaeological Assessment (testing) of the proposed works location and Monitoring of all groundworks to be undertaken, as defined in Sections 3.6 and 3.7 of the Framework and Principles for the protection of the archaeological heritage (1999) see <https://www.archaeology.ie/sites/default/files/media/publications/framework-and-principles-for-protection-of-archaeological-heritage.pdf>
2. Two copies of written and a digital reports (in pdf format) containing the results of the archaeological assessment shall be forwarded on completion to the City Archaeologist, who shall determine any further archaeological requirements (including archaeological excavation and/or the preservation in situ of archaeological remains).
3. In the event that an archaeological excavation is required, a final report shall be submitted as compliance within 1 year of the excavation and the and 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, 138-144 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.

8. Planning Context:

The site is zoned Z9 Amenity/Open Space Lands/Green Network

Land-Use Zoning Objective Z9:

To preserve, provide and improve recreation amenity and open space and green network.

Relevant Plan Sections include the following:

CHC1: To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city

CHC9: To protect and preserve National Monuments.

1. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of the re-use of buildings, light buildings, foundation design or the omission of basements in the Zones of Archaeological Interest. Chapter 11 | Built Heritage and Culture 198 | Dublin City Development Plan 2016–2022: Written Statement It is the Policy of Dublin City Council:

2. That where preservation in situ is not feasible, sites of archaeological interest shall be subject to 'preservation by record' according to best practice in advance of re-development.

3. That sites within Zones of Archaeological Interest will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.

4. That the National Monuments Service will be consulted in assessing proposals for development which relate to Monuments and Zones of Archaeological Interest.

5. To preserve known burial grounds and disused historic graveyards, where appropriate, to ensure that human remain are re-interred, except where otherwise agreed with the National Museum of Ireland.

6. That in evaluating proposals for development in the vicinity of the surviving sections of the city wall that due recognition be given to their national significance and their special character.

7. To have regard to the Shipwreck inventory maintained by the DAHG. Proposed developments that may have potential to impact on riverine, inter-tidal and sub-tidal environments shall be subject to an underwater archaeological assessment in advance of works.

8. To have regard to DAHG policy documents and guidelines relating to archaeology

16.10.20 Development on Archaeological Sites and in Zones of Archaeological Interest In order that the City Council's policy on archaeology is implemented, the following will apply:

- The applicant shall employ a qualified archaeologist to carry out and report on any necessary site investigation works

- New basement development at medieval sites shall be omitted where it is deemed that undue damage to archaeological deposits will occur

- The impact and merits/demerits of foundation type (piled, raft, etc.) shall be archaeologically assessed

- When planning permission for development involving sub-surface excavation is granted, the applicant's attention will be drawn to the legal obligation to report the discovery of archaeological finds to the National Museum of Ireland

- Where a site is deemed to require archaeological investigation, all in situ remains shall be recorded according to best practice irrespective of date and evaluated for preservation in situ

- Ensure the assessment of industrial features during archaeological investigations
- Where preservation in situ is not feasible/ appropriate, sites of archaeological interest shall be subject to archaeological excavation and recording according to best practice, in advance of redevelopment
- The results of all archaeological excavations shall be published in full in a reasonable time following archaeological site completion
- The excavation archive shall be prepared and submitted in accordance with the DEHLG Guidelines to the Dublin City Archaeological Archive following site completion.

9. Planning Assessment

Proposal

The proposed development will comprise the following:

- Installation of three stone columbarium walls close to the main entrance as a pilot project
- Upgrade of existing pathways and hardstandings.
- Installation of handrails to existing concrete steps inside gate to improve access.
- Installation of new interpretative signage close to entrance.
- All associated site works and soft landscaping.

The columbarium walls are to be located adjacent to the southern boundary in closed proximity to the entrance to the graveyard which is accessed from the Donnybrook Road. At this stage three columbarium walls are proposed.

A masterplan has been prepared that identifies several other sites along the boundary wall as being suitable for columbarium walls should there be public demand. This would be subject to future Part 8 applications.

The proposed columbarium walls are to be approximately 1.7m high and have a width of 0.45m. The solid Irish Blue limestone walls are set on a concrete foundation and back and have granite insets to provide for three different size niches with hand carved inscriptions. It is proposed to provide bronze holders for placing tributes. There are a proposed 56 niches for each wall. These range in size for individuals, couples or families.

Cemetery use is permissible under the Z9 zoning which applies to the site.

It is considered that the design and scale of the columbarium walls are appropriate for the graveyard and will not be seriously harmful to the existing character of the graveyard.

New handrails are to be proposed to serve the existing concrete steps to the main entrance gate. This will greatly assist many visitors who have impairments to their mobility to access the graveyard.

The existing boundary wall is to be reinstated and the interpretation panel is to be updated. An updated map along with the list of names will help visitors navigate the graveyard.

Archaeology Section Comments:

'The proposed development is in the Zone of Archaeological Constraint for the Recorded Monument DU018-066/022082 (settlement), which is listed on the Record of Monuments and Places (RMP) and is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Donnybrook graveyard is a recorded monument (DU018-060011) and is the location of the early medieval ecclesiastical enclosure (DU018-060009) of St Broc. Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development 2016-22.

It is the policy of the Dublin City Development Plan 2016-22 (Section 11.1.5.15 CHC9):

5. To preserve known burial grounds and disused historic graveyards, where appropriate, to ensure that human remains are re-interred, except where otherwise agreed with the National Museum of Ireland.

A report titled DONNYBROOK GRAVEYARD COLUMBARIUM WALLS & ASSOCIATED WORKS PART VIII REPORT FOR PILOT PROJECT, by 7L and Eachtra and dated to October 2021, was submitted with the application. This report discusses consultation with the City Archaeologist, including a site meeting in July 2020 during which the location and design of the columbarium walls was discussed. Section 9.3 of this report recommends all excavation works will be subject to archaeological testing in advance and monitoring by a licensed archaeologist. This office concurs with the recommended mitigation.

Having evaluated the documentation it is the recommendation of this office that a predevelopment Archaeological Assessment is required for the scheme followed by archaeological monitoring be attached as a condition of planning permission.'

Transportation Planning Division Comments:

'The proposed development includes upgrade works to the existing grave yard located within Donnybrook Village. Three stone columbarium walls are proposed, containing 56 niches each. Access to public transport and on street Pay and Display parking is noted. The proposed works do not impact the public road.

It is noted that the Part VIII Report outlines potential future phases of the project, which are not subject to this application. These future phases include potential opening of a historic church gate off Church Lane and changes to Church Lane to facilitate access. Any such changes to the public road would be subject to written agreement from Dublin City Council Environment and Transportation Department.'

EIA

Having regard to the nature, size and location of the proposed development and the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2019, it is concluded that there is no real likelihood of significant effects on the environment and as such an EIAR is not required.

Appropriate Assessment:

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.

Conclusion:

It is considered that the Columbarium walls, have the potential to make a valuable contribution to the historic Donnybrook graveyard. The proposed columbarium walls and improvement works to the Graveyard are in line with the zoning objectives and policies of the Dublin City Development Plan.

Recommendation

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to compliance with the requirements of the Drainage Division, Archaeology Section and Transportation Division.

1. Drainage Division:

The Developer shall comply with the following drainage requirements:

1. The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).

Reason: To ensure a satisfactory standard of development.

2. Archaeology Section

The Developer shall comply with the following Archaeology requirements:

1. The mitigation strategy outlined in Section 9.3 of the report entitled DONNYBROOK GRAVEYARD COLUMBARIUM WALLS & ASSOCIATED WORKS PART VIII REPORT FOR PILOT PROJECT, by 7L Architects and Eachtra Archaeology, shall be implemented in full, including an Archaeological Assessment (testing) of the proposed works location and Monitoring of all groundworks to be undertaken, as defined in Sections 3.6 and 3.7 of the Framework and Principles for the protection of the archaeological heritage (1999) see <https://www.archaeology.ie/sites/default/files/media/publications/framework-and-principles-for-protection-of-archaeological-heritage.pdf>
2. Two copies of written and a digital reports (in pdf format) containing the results of the archaeological assessment shall be forwarded on completion to the City Archaeologist, who shall determine any further archaeological requirements (including archaeological excavation and/or the preservation in situ of archaeological remains).
3. In the event that an archaeological excavation is required, a final report shall be submitted as compliance within 1 year of the excavation and the and 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, 138-144 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.

3. Transportation Division:

The Developer shall comply with the following roads requirements:

1. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
2. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: To ensure a satisfactory standard of development.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meetings on 13th September 2021 and on 14th February 2022 respectively.

The project is being funded from allocated funds under the CRES/Parks Capital Project budget 2022-2024.

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 the contents of Report No. 76/2022 and hereby approves the contents therein.

Owen P. Keegan
Chief Executive

22nd February 2022

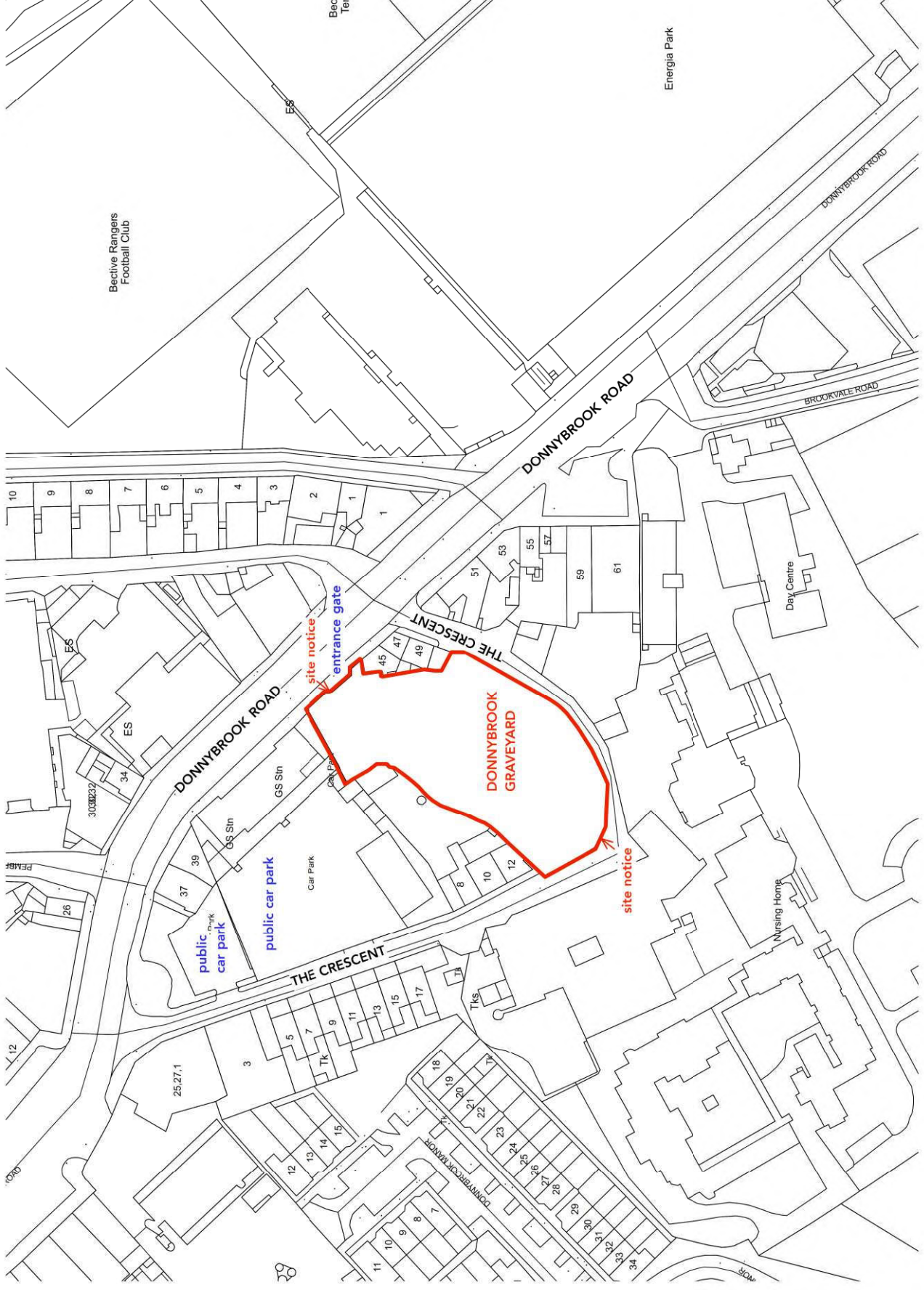
Appendix A
Consultees and Third Party Submissions/Observations

Consultees

Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1
Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs, Development Applications
Units, Newtown Road, Wexford


Third Party Observations

None received.



PROJECT	Job No.	Sheet No.
Donnybrook Graveyard: Columbarium Walls	20-02	P-00
CLIENT	Date	Scale
Dublin City Council	03.11.21	1:1000
TITLE	Drawn	Checked
Proposed Pilot Project: Site Location Plan	FMN	-

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PROJECT	Job No.	Sheet No.	
Donnybrook Graveyard: Columbarium Walls	20-02	P-02	
CLIENT	Date	Scale	
Dublin City Council	03.11.21	1:100	
TITLE	Drawn	Checked	
Proposed Pilot Project: Plan	FMN	-	30 Wicklow St, Dublin, D02 Y037 Tel: 0121 055271 www.7larchitects.ie

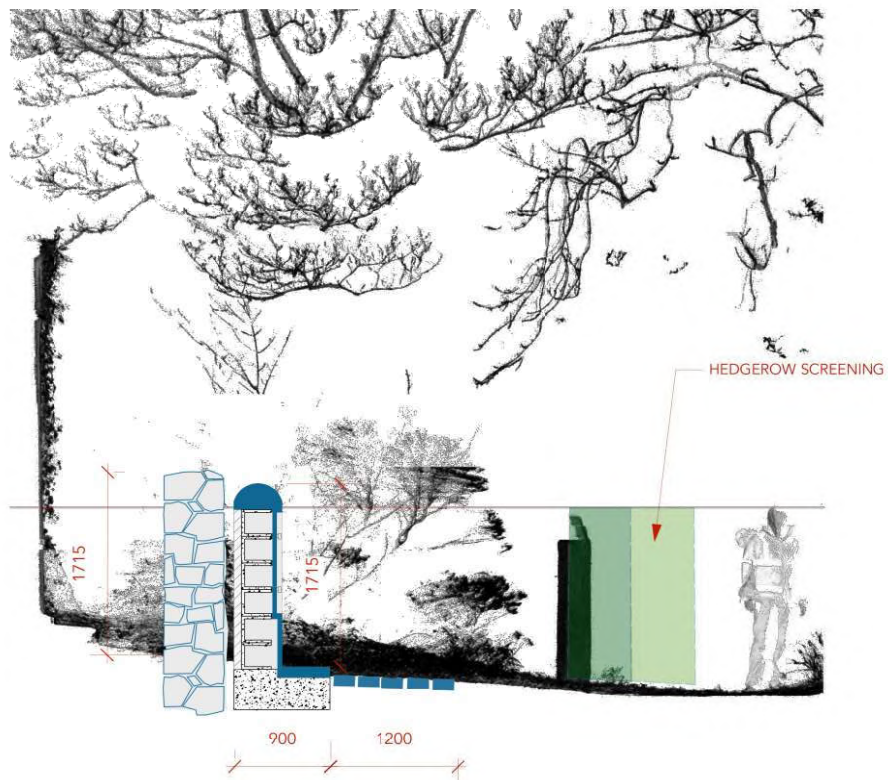


SECTION 1:100

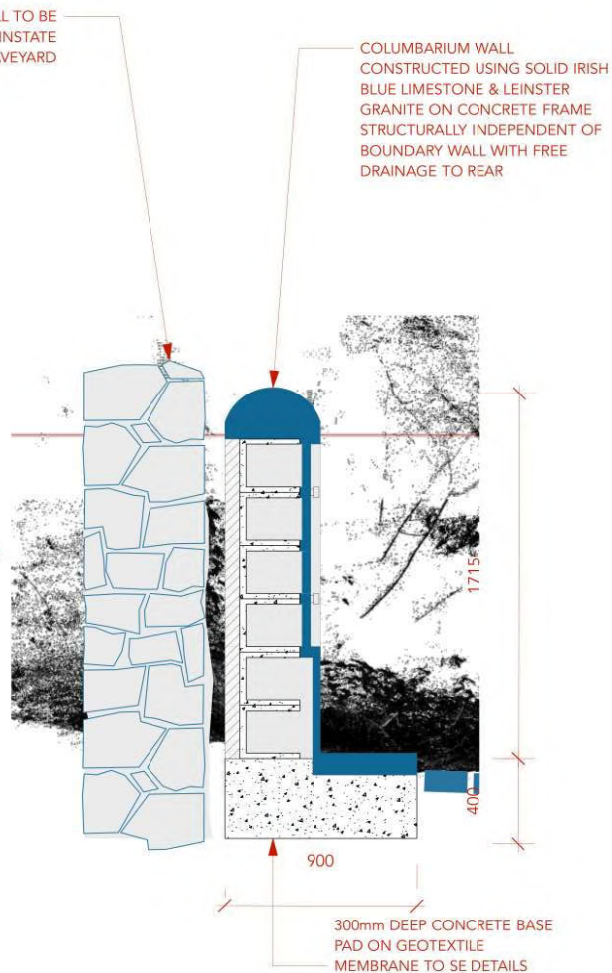
PROJECT	Job No.	Sheet No.
Donnybrook Graveyard: Columbarium Walls	20-02	P-03
CLIENT	Date	Scale
Dublin City Council	03.11.21	1:100
TITLE	Drawn	Checked
Proposed Pilot Project: Sectional Elevation	FMN	-

7L
ARCHITECTS

30 Wexlow St, Dublin, D02 Y037
01 524 0527: www.7larchitects.ie



SECTION 1:50



SECTION 1:25



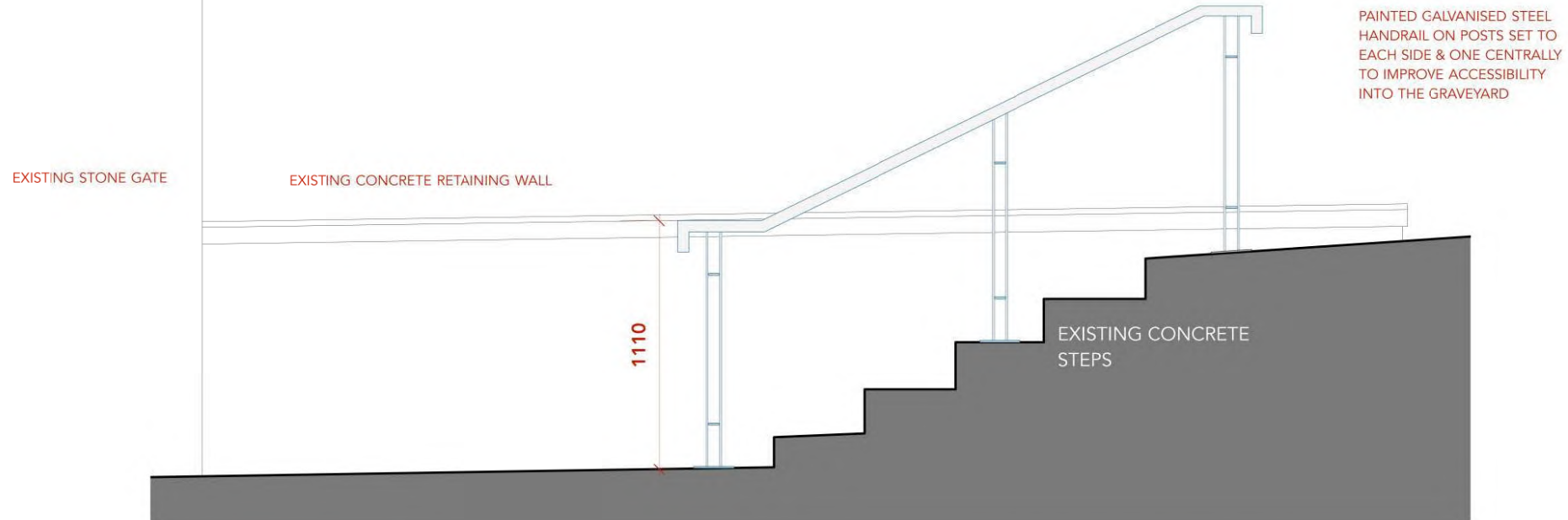
CONTEXT PHOTOS SHOWING REBUILT SECTION OF WALL & POOR CONDITION OF WALL EXPOSED BY VEGETATION CLEARANCE. EXISTING WALL TO BE CONSOLIDATED & NEW SECTION BUILT AS PART OF PILOT PROJECT



PROJECT	Job No.	Sheet No.
Donnybrook Graveyard: Columbarium Walls	20-02	P-04
CLIENT	Date	Scale
Dublin City Council	03.11.21	1:25/50
TITLE	Drawn	Checked
Pilot Project: Context Photos & Sections	FMN	-

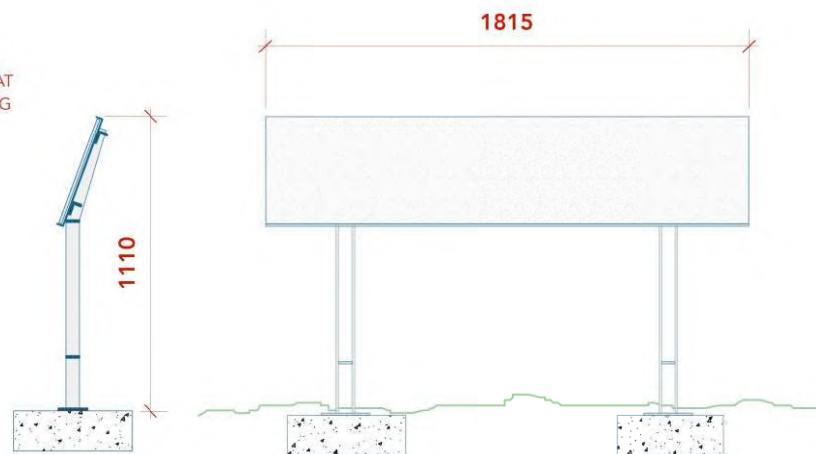
7L
ARCHITECTS

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01 524 0527; www.7larchitects.ie



EXISTING STEPS - NEW HANDRAILS
SECTION SCALE 1:20

PAINTED GALVANISED STEEL
INTERPRETATIVE PANEL SET AT
LEVEL SUITABLE FOR READING
BY ALL USERS



INTERPRETATIVE PANEL
SECTION & ELEVATION SCALE 1:20



EXISTING STEPS



EXISTING SIGNAGE

PROJECT	Job No.	Sheet No.
Donnybrook Graveyard: Columbarium Walls	20-02	P-05
CLIENT	Date	Scale
Dublin City Council	03.11.21	1:20
TITLE	Drawn	Checked
Pilot Project: New Signage & Handrails	FMN	-

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TOP PLAN

Wall lean, head profile and height varies



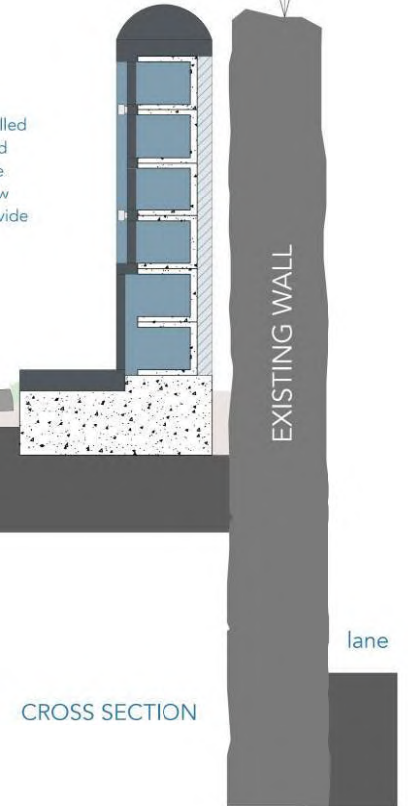
ELEVATION

Solid Irish Blue limestone columbarium wall set on concrete foundation and back with Leinster granite insets to provide three different size niches with hard carved inscriptions

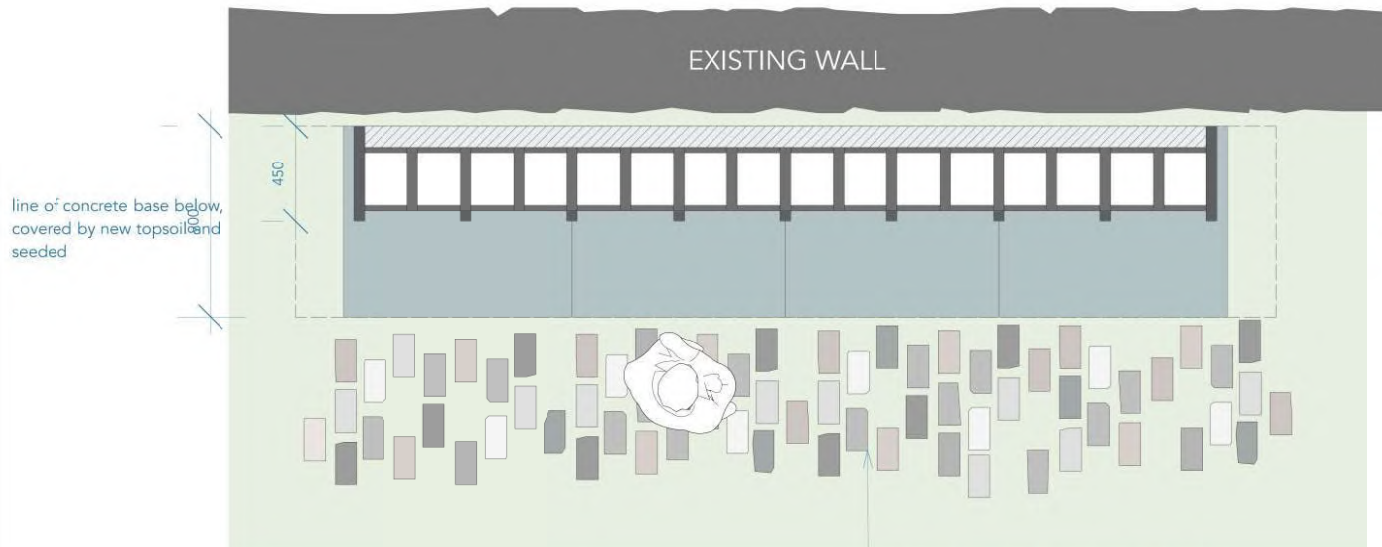
SIDE ELEVATION

soft edge to be installed along paths, salvaged whinstone setts to be placed at base of new columbarium to provide hardstanding

graveyard level varies



CROSS SECTION



line of concrete base below, covered by new topsoil and seeded

PLAN

soft edge to be installed along paths, salvaged whinstone setts to be placed at base of new columbarium to provide hardstanding

PROJECT	Job No.	Sheet No.
Donnybrook Graveyard: Columbarium Walls	20-02	P-06
CLIENT	Date	Scale
Dublin City Council	03.11.21	1:25
TITLE	Drawn	Checked
Pilot Project: Plan, Section, Elevations	FMN	-

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