



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: 4258/22

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

Applicant: Liffey Vale House and Gardens, Chapelizod, Dublin 8

Location: Culture, Recreation and Economic Services Department

Proposal: Pursuant to the requirements of the above, notice is hereby given of:
Planning and Development Regulations 2001 (as amended) - Part 8

- Regeneration of existing Liffey Vale House (a Protected Structure) and gardens to create a new biodiversity education centre, Cois Abhann;
- Extension of the existing Liffey Valley Park to create new public pedestrian access to Cois Abhann; and
- Provide new bus pull-in and accessible parking on the Chapelizod Road;
- Existing vehicular entrance is being widened and relocated.

The proposed works consist of the following:

- Conservation and adaptation of the currently derelict Liffey Vale House (a Protected Structure). Works to the historic building include new roof, repair of chimneys, removal of modern concrete structure, repair of render and windows and provide universal access.
- Construction of a new single storey extension to the west and north, of the historic building, measuring c. 300 sq.m to provide education room, café kitchen, servery, storage and eating area, staff and public WCs.
- Adaptations to the former garden of Liffey Vale House to provide publicly accessible open space, and to retain and enhance the natural environment for biodiversity. Liffey Valley Park to be extended to meet the boundary with Liffey Vale House.

Zoning & Policy – Dublin City Development Plan 2016 - 2022

The site is zoned Z9 'Open Space', with the objective 'To preserve, provide and improve recreational amenity and open space and green networks'.

Protected Structures

Record of Protected Structures (Volume 4 of the 2016-2022 Dublin City Development Plan):

RPS Ref. No: 1346

Policy 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.

Policy CHC2: It is the policy of Dublin City Council to ensure that the special interest of protected structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will:

- a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest*
- b) Incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances*
- c) Be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials*
- d) Not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure*
- e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works*
- f) Have regard to ecological considerations for example, protection of species such as bats.”*

The site is located within a Conservation Area.

Site Description

The site, Liffey Vale House, is located on the northern banks of the River Liffey at Longmeadows along the Chapelizod Road.

The site is located on the northern bank of the River Liffey, along the Chapelizod Rd, approximately 1km east of Chapelizod Village. The existing location of the Phoenix Park entrance is 600m to the West.

The house (a Protected Structure) and gardens, has been unoccupied for many years. The site includes the former garden and orchard, which relate to the historic structure, plus the land between this area and the River Liffey, which was formerly meadowland. Liffey Vale House and Gardens is a 1.15 Ha site on the north bank of the River Liffey, between Islandbridge and Chapelizod.

Relevant Site History

None on file.

Observations

29 third party submissions have been received within the prescribed period. The issues raised are summarised as follows –

General Comments

- Generally supportive of the scheme.
- Supportive of new amenity for Chapelizod.
- Are toilets included?

Biodiversity and Environment

- Welcomes biodiversity enhancements and rewilding and opportunity to learn about the plants, animals and birds that live in proximity to the house. I have a son and would like him to know what nature is around him in that area. Also to bring back species that may have been there previously would be good. Interactive learning for kids to teach them about nature and preserving and respecting it.
- Forward thinking approach to the importance of green spaces and what they should look like; educate people that “messy” is more beneficial than overly curated green spaces.
- Welcomes works to riverbank and restoration of Georgian House
- Great opportunity to link up to Liffey Valley Park at Donore harriers with continuing the riverside walk all the way.
- Docile grazers such as small numbers of goat / sheep to show how browsing herbivores create habitat niches for invertebrates and thus food for birds; pigs rootling in the soil thus disturbing invertebrates & creating small divots which when filled with rain can act as nurseries for various insects;
- Maybe a small play area outside done with natural products like fallen trees etc in keeping with the biodiversity theme. Be nice in summer. Insect motels, label all plants, flowers and trees with information so they can be identified.
- Minimalist approach should be taken to gardens.
- Welcomes biodiversity initiatives and how they can be used in local communities, learning opportunity for schools and Cafe facilities.

Heritage

- Restoration of the house can be turned into a valuable resource for future generations.

Access, Cycling and Parking

- Dublin Bikes stand to encourage people to head up from city centre?
- Cycle parking welcomed but also good car parking to attract more people as well of course, but bike parking and friendliness are crucial.
- Some parking for schools tours and people visiting the area
- A connection across the Chapelizod Road into the Phoenix Park and connection of the riverside walk to the INWVG and the riverside walk on the south side of the Liffey.
- Is there sufficient parking provided - concern for impact on local area in terms of overspill parking and congestion.
- Need for parking spaces for those with limited mobility.

- Upgraded cycle paths in surrounding area- Joining path between Liffey Vale and Liffey Vale Park
- Traffic Management (what are the plans?)

Other

- Possible impact on rowing and need for more rowing related development.
- Improved street frontage on this part of Chapelizod Road
- It is difficult to see the details of the design.
- Inclusion of outdoor play spaces / play sculptures would be great.
- Free water fountain should be available.
- Access to jetty would be welcomed / opportunity for small mooring.
- The development of the magazine fort and the new commissioned bridge at the war memorial park.
- Strong link to Chapelizod and surrounding area with rotating exhibitions
- The upgrade of Liffey Vale Park to be included as an extension of Liffey vale project to encourage the Children to use the Liffey Vale Park as well.
- Potential to do a nature walk via Liffey vale Park / Phoenix Park / exit using pedestrian gate to Liffey vale
- Regular rubbish collections of Liffey vale Park
- Playground?
- No Joined-up thinking with Bus connect / DCC – with traffic management plan
Current Liffey Vale Park issue that need to be resolved to allow children to use area
anti-social behaviour
- Drug paraphernalia scattered on paths (needles, Bullets, etc)

Interdepartmental Reports

Drainage Division: Report received dated 22nd July 2022 stating no objections subject to conditions

Conservation Report dated 23rd July 2022 – no objection and recommends conditions.

Transportation Division: Report dated 3rd August 2022 – no objection subject to conditions.

Planning Assessment

Principle of Development

The site is located within an area zoned objective Z9 that seeks to preserve, provide and improve recreational amenity and open space and green networks.

The site is currently vacant and the Protected Structure on site is in poor condition. The proposal for redevelopment of the site, that includes the works to the Protected Structure Liffey Vale House and gardens for use as education facility, café and extensions to the park are welcomed by the Planning Department. The Planning Department notes that the following uses of community facilities, café/restaurant and cultural/recreational buildings are open for consideration within the Z9 zoning objective. The proposed works are therefore considered to be acceptable in principle.

Concept

The proposed development is being led by the Parks Division. Following the completion of extensive surveys and inspections, consultation and the examination of best practice

exemplar projects, the proposal is for the redevelopment of Liffey Vale as a site for biodiversity and education, Cois Abhann.

The site will offer the opportunity for all to spend time in nature, and learn about the animals, plants, and ecological systems that thrive in close proximity to the city and along the river's edge. The house and gardens will intertwine to form one unique experience of nature with learning opportunities throughout.

Cois Abhann will include interpretation on biodiversity and the history of the Liffey, a learning space that is large enough for school groups, a small café and public toilets. Cois Abhann can host a range of programmes to visitors focused on biodiversity e.g. Biodiversity workshops, training courses, the Young Environmentalist Awards (with a particular focus on biodiversity) which promotes action projects in young people.

The supporting Design Statement states that if the Part 8 is successful, it is intended to commence site works late 2022 and the facility is likely to open to the public in late 2023.

Impact on residential properties

The nearest dwellings to the site are a considerable distance and as there are no new additions to the building it is unlikely that the works would result in harm to neighbouring properties.

External Materials

The Planning Authority welcomes the restoration works to the Protected Structure and boundary wall. Works to the PS include replacement timber sash windows, new roughcast lime finish repointing works, granite cills, and natural slate roof tiles. External finishes to the new extension element are contemporary and include zinc roof coverings and extensive glazing.

The Planning Authority has no issue with regards to the layout, design and materials set out on the plans submitted and notes the high quality design of the soft and hard landscaping.

Department of Defence Lands

Lands to the west of the site along the Chapelizod Road, in the ownership of the Department of Defence form part of the redline area. This additional land will accommodate a new entrance to the west of the site and an extension of the Liffey Valley Park. Two new universally accessible parking spaces and a new bus pull-in layby are proposed to facilitate bus and coach groups visiting the site. Two new pedestrian links from the footpath on the Chapelizod Road, one stepped, and one gently sloping, connect the layby into the new path linking Cois Abhann and Liffey Valley Park. These will replace the current exit from the park.

The Planning Authority notes that a letter of agreement (dated 6th April 2022) has been received from the Department of Defence and a letter of consent as part of the Pre Part 8 process.

Works to Liffey Vale House

Liffey Vale house is a domestic structure of three wings. The western and central wings formed an L-shaped building and date from the 18th century, although this part of the building may have been constructed in more than one phase, and has been subject to a number of alterations subsequently. The building is currently in poor condition.

The new building follows the line of and integrates the boundary wall. The new building forms a backdrop to the historic house, preserving the relationship between the house and its garden and orchard. It also serves to protect the orchard area from the noise and proximity to the Chapelizod Road.

The extensions contain ramps, facilitating universal access within the entire building, an education room, staff and public toilet facilities, (avoiding the installation of wet services within the historic building), storage, and a small café. From the plans submitted, the design is considered to be high quality contemporary design that complements and enhances the setting of the Protected Structure.

The Planning Authority notes that the City Conservation Division have been consulted and have stated that they are supportive of the conservation approach proposed.

Conservation Comments

Historic and architectural significance

The Conservation Officer is satisfied that the approach to sustainable use, appropriate conservation, and coherent presentation of the Protected Structure will ensure the scale, domestic external character and form of the building is retained, along with its relationship to site

Methodology

The Conservation Officer is satisfied that the outline methodology will ensure delivery of the proposed approach to sustainable use, appropriate conservation, and coherent presentation of the Protected Structure to ensure the scale, domestic external character and form of the building is retained, along with its relationship to site.

The report of the Conservation Officer has raised no objections to the proposed development subject to conditions.

Transportation

Access and Parking

Vehicular access to the site will, be strictly limited to emergency vehicles, occasional Dublin City Council staff, and to the accessible parking. It is proposed to relocate the existing site entrance a short distance to the east and to widen it slightly to allow emergency vehicle access, and improve sight lines. The proposed bus pull-in to the west will facilitate group access by bus.

The Department of Defense access (west) and internal access road will allow continued access to the lower part of these lands for Department of Defense use only; currently these lands are not in regular use.

There will be two accessible parking spaces, within the site, and limited parking spaces for occasional use by staff. Café deliveries will be facilitated as required, on a managed basis, vehicle size being limited and turning facilitated adjacent to the house.

Transportation Division Comments

- *There are two vehicular access points to the site, onto Chapelizod Road, the existing access to Liffey Vale (east) and the existing access to the Department of Defense lands (west); both access points will be retained. It is proposed to widen the existing access to Liffey Vale from 3.385m to 5.260m (to provide access to emergency vehicles), and relocate it slightly to the east. A separate pedestrian gate is proposed. It is noted the access to Liffey Vale will be recessed slightly to provide improved sightlines. Appropriate sightlines as per DMURS have been demonstrated for both vehicular access points (Transportation Statement, Appendix A). It is noted that pedestrian priority across both entrances is proposed.*
- *Swept path analysis has been provided demonstrating servicing and fire tender access.*
- *No visitor car parking is proposed, other than 2 No. accessible car spaces inside the entrance and 1 No. accessible space on the public road near the western entrance. Limited space for occasional staff parking is provided within the site. It is reported that vehicular access will be limited to emergency vehicles, occasional Dublin City Council Staff, very occasional visitor use and to accessible parking. This division welcomes the limited parking, which will encourage active travel and use of public transport.*
- *The cycle parking provision is not clear from the submitted documents. The Transportation Statement states that 24 no. 'Sheffield' cycle stands will be provided; the submitted Landscape General Arrangement Plan appear to show 22 no. cycle 'Sheffield' stands.*
- *It does not appear any sheltered or secure parking (i.e. fob access) is proposed for staff. The proposed no. of cycle stands, and locations, should be confirmed. It is noted in the Mobility Management Plan that space has been identified for expansion of cycle parking in the future, if required, this space is not shown on the submitted drawings; this space should be protected from future development. Cycle parking design shall allow both wheel and frame to be locked, be covered, conveniently located and well lit.*
- *No parking for larger scale bicycles such as cargo bikes has been provided. No details on electric bike charging facilities have been submitted. It is noted that staff lockers are proposed; staff changing and shower facility should also be provided.*
- *It is noted that the layout of proposed lay-by (bus stop and disable parking space) on Chapelizod Road is not standard. This will incorporate a new footpath south of the existing path and the cycle track will continue outside the bus parking bay as a cycle lane.*
- *The final layout of the lay-by and cycle lane should be agreed with the Area Traffic Engineer. The footpath should be a minimum of 2m and constructed to taking in charge standards.*

Drainage

The report of the drainage division raises no objection and recommends conditions.

Third Party Submissions

The Planning Authority welcomes the redevelopment of the Protected Structure and the opening up of the site for public use as a centre for learning and education. It is noted that a number of submissions also support the concept and in particular the biodiversity enhancements as well as the works to the Protected Structure.

A number of submissions raise concerns regarding additional parking and traffic issues are noted. The Planning Authority notes that the centre will be used as an education centre and encourages school trips. The Planning Authority supports of sustainable travel to the site given the ethos and concept of the site as a biodiversity site. The site is easily accessible on foot and bicycle and coaches.

Conclusion

The Planning Department supports the proposed development and considers that the scheme put forward is both unique and of high quality in terms of its design. The regeneration of a derelict site at such a unique location on the Liffey banks for recreational and educational use is welcomed.

Appropriate Assessment (AA)

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 prepared by CAAS 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 documentation. This refers to the nature of the works proposed within the site 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.

Environmental Impact Assessment (EIA)

The applicant has submitted an EIAR Screening Report (Prepared by CAAS). The report concludes that the proposed regeneration of Liffey Vale House does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

Having regard to the nature, scale and location of the proposed development and to the criteria set out at Schedule 7 of the Planning and Development Regulations, 2001, as amended the planning authority does not consider that the development would give rise to significant environmental impacts, by itself or cumulatively with other projects, and therefore it would not require to be subject to Environmental Impact Assessment.

The Planning Authority confirms the following -

- a. The proposed development does not materially contravene the current Dublin City Development Plan.
- b. There is no requirement for an Appropriate Assessment (AA) to be carried out.

- c. That the proposed development does not require the production of an Environmental Impact Assessment Report (E.I.A.R).
 - d. The site is located within a conservation area and contains a Protected Structure (Liffey Vale House RPS no. 1346)
- b) Part 8 applies as the proposed Part 8 development falls within works outlined under Article 80 (1) of the Planning and Development Regulations, ' Any other development the estimated cost of which exceeds €126,000, except the laying underground of sewers, mains, pipes or other apparatus.'

Conclusion

The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022. The proposed development is considered acceptable.

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:

Conditions

1. Drainage

The following Drainage Division requirements shall be complied with:

- a. 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 Forms and Downloads).
- b. Records of public surface water sewers are indicative and must be verified on site. A comprehensive site survey must be carried out prior to the commencement of the development to establish all public surface water sewers that may be on the site. If surface water infrastructure is found that is not on public records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements.
- c. Full details of the proposed diversion / extension / abandonment of the public surface water sewer must be agreed in writing with DCC Drainage Division prior to commencement of the development.
- d. A licence will be required from the Drainage Division to allow the proposed surface water sewer diversion / extension / abandonment works to be carried out. The licence must be obtained prior to the commencement of the works on site. All expense associated with carrying out these works are the responsibility of the developer. Permission of the Roads Dept must also be obtained for any work in the public roadway.
- e. Detailed "as-constructed" surface water layouts for all diversions, extensions and abandonment of the public surface water sewer, in both hard and soft copy to an approved format, are to be submitted by the Developer to the Drainage Division for written sign-off, no later than on completion of the development. Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines

complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 .

- f. The development is to be drained on a completely separate foul and surface water system with surface water to be managed on site in accordance with the submitted proposals
- g. Permanent discharge of groundwater to the drainage network is not permitted.
- h. Discharge of groundwater to the public drainage network may be permitted during construction subject to a trade effluent discharge licence being obtained from the responsible sanitary and/or local authority as required by the Local Government (Water Pollution) Acts, 1977 and 1990. Please note, Irish Water is the sanitary authority responsible for the foul and combined drainage network. Dublin City Council is the local authority responsible for the surface water drainage network.
- i. There shall be no discharge of trade effluent to waters (including groundwater) or sewers except where a licence is granted by the responsible sanitary and/or local authority as required by the Local Government (Water Pollution) Acts, 1977 and 1990
- j. The development shall incorporate Sustainable Drainage Systems in the management of surface water, as per submitted proposals. Full details of the surface water management proposals shall be agreed in writing with Drainage Division prior to commencement of the development.
- k. The development shall incorporate the flood mitigation measures outlined in the submitted Site Specific Flood Risk Assessment prepared by David Kelly Partnership.
- l. Any drainage works required to facilitate the upgrade of existing public footpaths and carriageways (relocation of existing gullies, installation of new gullies, etc.) shall be submitted to DCC Drainage Division for written approval prior to commencement of works. A licence may be required from DCC Drainage Division for any new connections.

Reason: In the interest of the proper planning and sustainable development of the area.

2. Transportation

The following requirements of the Transportation Division shall be complied with:

- a. Cycle parking shall be secure, conveniently located, sheltered and well lit. Electric bike charging facilities shall be provided. Cycle parking design shall allow both wheel and frame to be locked.
- b. Shower and changing facilities for staff shall also be provided as part of the development. Key/fob access should be required to bicycle parking for staff.

- c. Space on site shall be reserved for future expansion of cycle parking facilities and kept free from future development.
- d. Final details of the proposed lay-by, and associated new cycle lane and footpath shall be agreed with the Area Engineer, Roads Maintenance Department. These works will be subject to a Road Opening License.
- e. 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.
- f. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interest of traffic safety.

3. Conservation

1. A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

Reason: To protect the fabric, character and integrity of this protected structure.

2. All works to the protected structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

Reason: To ensure that the integrity of this protected structure is maintained and that the proposed repair works are carried out in accordance with best conservation practice with no unauthorised or unnecessary damage or loss of historic building fabric.

3. All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.

Reason: To protect the character and integrity of the protected structure.

4. All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

Further to detail design the

Reason: In order to protect the original fabric, character and integrity of this Protected Structure.

5. The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: To protect the character and integrity of the protected structure.

6. The following information shall be submitted to the Conservation Office:
- a) Records (in-situ) of all building elements identified for demolition or temporary removal prior to their demolition or temporary removal. Elements identified to be removed for repair or replication will be clearly labelled with their purpose and original location.
 - b) Survey of building following removal of modern and unsound plasters recording and interpreting any previously concealed features such as evidence of previous alterations.
 - c) Detailed material specifications and methodologies for all new and replacement work within the context of the historic nature, materiality and construction of the exiting building.

Reason: To protect the character and integrity of the protected structure.

7. The hours of operation of the café shall be restricted to the park opening times.

Reason: In the interest of the proper planning and sustainable development of the area.

8. All external finishes shall be high quality.

Reason: In the interest of the visual amenity of the area.

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 the 16th March 2022 and 13th September 2022 respectively.

The project is being funded through the CRES Capital Programme.

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. 243/2022 and hereby approves the contents therein.

Owen P Keegan
Chief Executive

Date: 20th September 2022

Appendix A

Consultees and Third Party Submissions/Observations

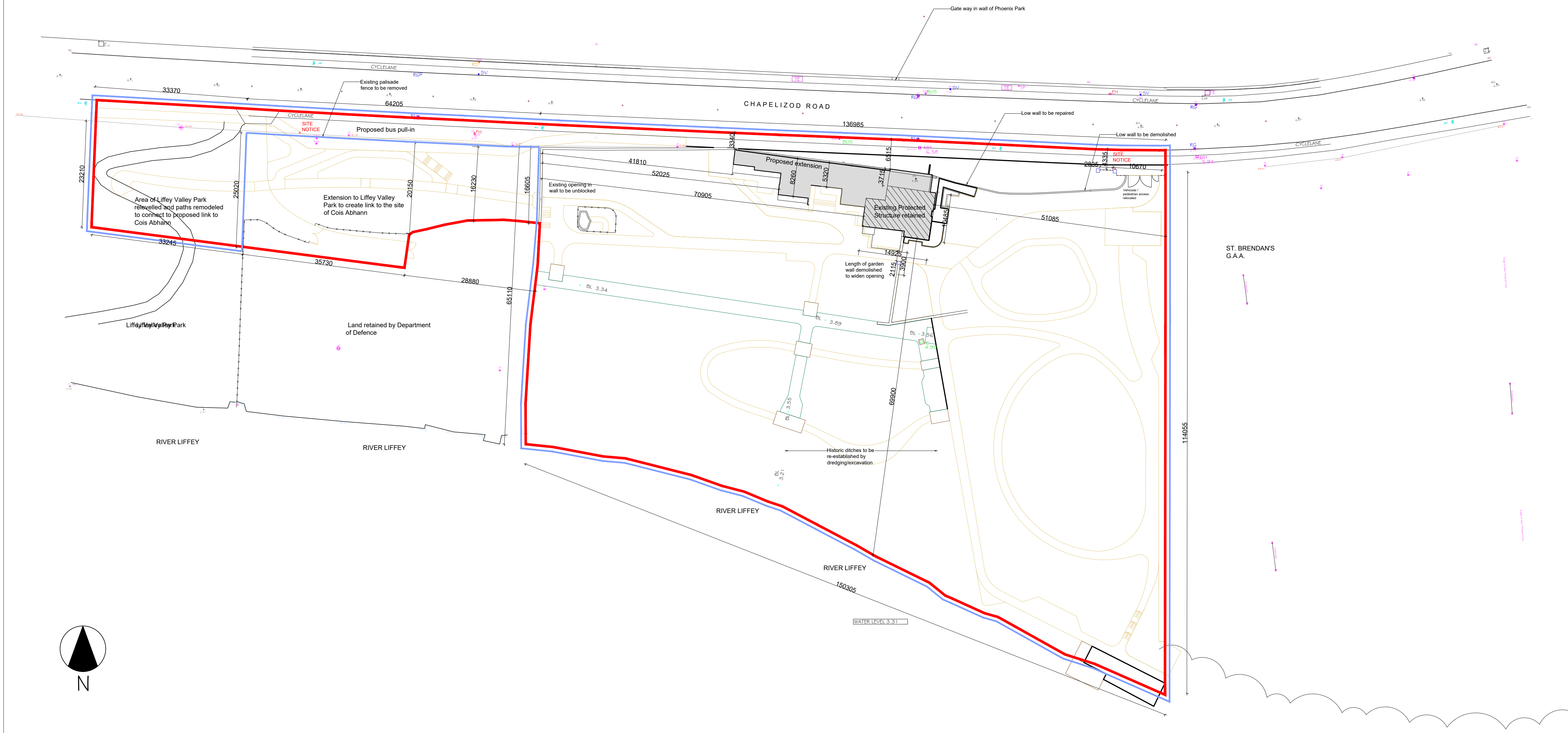
Consultees

- 1) Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1
- 2) Waterways Ireland, Eastern Regional Office, Floor 2 - Block C, Ashtown Gate, Navan Road, Dublin 15

Third Party Observations

1. Lynda Ward
2. Caimin Moloney
3. Gerry Farrell
4. Fergal Downey
5. Shane O 'Donoghue
6. Loretta McHugh
7. Kieran Tierney
8. Gavin Butler
9. Eileen Mulligan
10. Mildred Healy
11. Geoff Power
12. Ciaran McNamara
13. Lauren Richards
14. Lorraine Burke
15. Dermot McGreal
16. Linda Timmons
17. Michael Bohan
18. Nick Murnane
19. Chris Leonard
20. Lucy Riordan
21. Anne-Marie Meenagh
22. Ray Cunningham
23. Diego Viegas
24. Paul McEvoy
25. Niel McEwen
26. Damien Byrne
27. Colin Doyle
28. Chapelizod Old Village Association
29. Angela Rolfe

PHOENIX PARK



1 SITE PLAN
1:500

LEGEND

Site Boundary

Proposed new
paths

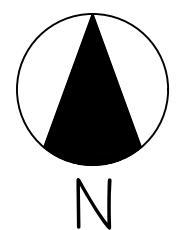
Land in DCC
ownership

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PROJECT TITLE:

Cois Abhann Liffey Vale
Biodiversity Centre
for
Dublin City Council

DRAWING TITLE:

Site Block Plan,
as proposed

PROJECT NO.:

539-19

DRAWN BY:

AB/CJ

SHEET SIZE:

A1

CHECKED BY:

AB

SCALE:

1:500

DATE:

27/05/22

DRAWING NO.:

539-Pviii-21

REVISION:

