



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: 3180/23

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

Proposal: Pursuant to the requirements of the above, notice is hereby given for permission to partially demolish, reconstruct and refurbish residential properties 1 to 8 on Tyrrell Place, including the retention and refurbishment of the front (southeast) and side (southwest) elevations of the terrace, demolition of rear extensions and terrace roof, internal fit-out, drainage works and associated site works.

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

Applicant: Housing and Community Services Department

Location: 1 – 8 Tyrrell Place, Mountjoy, Dublin 1

Date Lodged 08-Feb-2023

Site Notice:

In place and worded as required.

Planning Context:

Zoning & Policy – Dublin City Development Plan 2022 - 2028

The subject site is zoned Z1 “To protect, provide and improve residential amenities.”

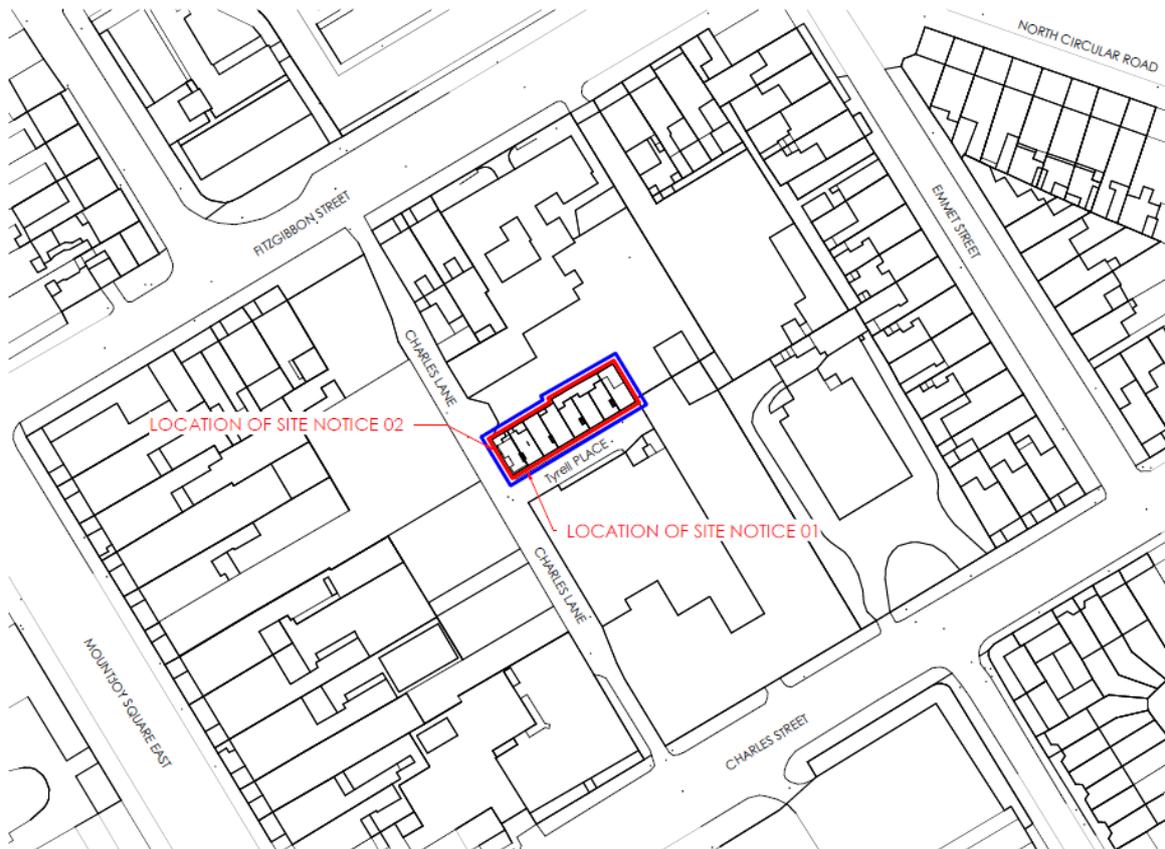
Designations

The subject site is within the Mountjoy Square Architectural Conservation Area.

The site is located within Strategic Development Regeneration Area 1 – North East Inner City

Site Location:

The subject site is located off Charles Lane with frontage to Tyrrell Place and also to Charles Lane. No.'s 1-8 Tyrrell Place form a terrace of two storey dwellings, running perpendicular to Charles Lane, which in turn runs perpendicular to roads at Charles Street and Fitzgibbon Street. See Map below:



Planning History

No relevant planning history on the subject site.

Adjoining site:

2017/21 Permission Granted on the 12th of August 2021, subject to 11no. Conditions for the construction of 2 no. apartment blocks consisting of 52 no. apartments and associated infrastructure. As part of the permission, currently under construction is the provision of a c.2m footpath along the Western boundary of Charles lane and southern side of Tyrrell Place.

Policy:

Relevant Policy includes:

- Project Ireland 2040: National Planning Framework
- Regional Spatial & Economic Strategy for the Eastern and Midlands Region
- Dublin City Council Development Plan 2022-2028
- Quality Homes for Sustainable Communities 2007

Specific Policies in the Dublin City Development Plan 2022-2028 include:

Policy SDRA01 To support the ongoing redevelopment and regeneration of the SDRA's in accordance with the guiding principles and associated map; the qualitative and quantitative development management standards set out in Chapter 15; and in line with the following overarching principles:

Architectural Design and Urban Design: All development within the SDRAs must be of the highest architectural quality and adhere to the key architectural and urban design principles set out in Chapter 15 in order to create long term, viable and sustainable communities aligned with the principles of the 15- minute city.

Phasing: Large scale development proposals should be developed in accordance with agreed phasing plans to ensure that adequate social and physical infrastructure is delivered in tandem with development.

Access and Permeability: Development proposals should ensure adequate permeability and connectivity to surrounding neighbourhoods and public transport infrastructure through the provision of high quality, accessible public realm and high-quality walking and cycling infrastructure. Access and layout should accord with the principles of DMURS.

Height: Guiding principles regarding height are set out for each SDRA. Where development adjoins lower scaled residential communities, development must be appropriately designed so that no significant adverse impacts on the residential amenities of adjacent residential properties arises. The performance criteria set out in Appendix 3 should be adhered to for developments of significant scale and/or density.

Urban Greening and Biodiversity: Development proposals within the SDRA must ensure the integration of greening and biodiversity measures including high quality public open space as well as micro greening measures including green walls, green roofs, parklets etc. In general, unless otherwise specified under a separate LAP/SDZ Planning Scheme/other statutory plan policy/objective or site-specific guiding principle, a minimum of 10% public open space should be provided as part of all development proposals in SDRAs. A financial contribution in lieu of same will only be considered in exceptional circumstances.

Surface Water Management: All development proposals should provide for sustainable surface water management including climate change provisions and the installation of sustainable drainage systems (SuDS) in order to reduce surface water runoff and potential flooding. This should be considered in conjunction with open space design and green infrastructure, biodiversity initiatives and nature based solutions. See Appendix 11, 12 and 13 for further detail.

Flood Risk: All development proposals within the SDRA's will have regard to restrictions / measures to mitigate identified flood risk outlined in the Strategic Flood Risk Assessment

(SFRA) and in particular, Appendices A, B and C including climate change provisions in the SFRA.

River Restoration: Opportunities for enhanced river corridors are applicable to the following Strategic Development and Regeneration Areas (SDRAs) in order to harness significant opportunities for river restoration where feasible: SDRA 1 Clongriffin/Belmayne and Environs; SDRA 3 Finglas Village Environs and Jamestown Lands; SDRA 4 Park West/Cherry Orchard; SDRA 5 Naas Road; SDRA 6 Docklands; SDRA 7 Heuston and Environs; SDRA 9 Emmet Road; SDRA 10 North East Inner City and SDRA 16 Oscar Traynor Road. See Chapter 9, Policy SI12 for further detail.

Sustainable Energy: Climate Action Energy Statements for significant new residential and commercial developments, in Strategic Development and Regeneration Areas (SDRAs), will be required to investigate local heat sources and networks, and, where feasible, to demonstrate that the proposed development will be 'District Heating Enabled' in order to facilitate a connection to an available or developing district heating network. Further specific guidance regarding 'District Heating Enabled' Development is set out in Chapter 15 and should be complied with. Specific guidance is set out regarding SDRA 6 (Docklands) and SDRA 10 (NEIC) where applicants must demonstrate how a proposed development is District Heating Enabled and will connect to the 'Docklands and Poolbeg' DDHS catchment.

Climate Change: Proposed developments within the SDRA shall be required to apply innovative approaches to energy efficiency, energy conservation and the use of renewable energy in order to contribute to achieving zero carbon developments.

Cultural Infrastructure: All new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m. in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development. See Objective CUO25 for further detail.

Policy BHA7 – Architectural Conservation Areas: (a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area, and its setting, wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City. (b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA. (c) Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged. (d) Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture. (e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA. (f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within ACAs.

Policy CA6 Retrofitting and Reuse of Existing Buildings

To promote and support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction, where possible. See Section 15.7.1 Re-use of Existing Buildings in Chapter 15 Development Standards.

Policy CA 7 Energy Efficiency in Existing Buildings

To support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro-fitting of appropriate energy efficiency measures in the existing building stock, and to actively retrofit Dublin Council housing stock to a B2 Building Energy Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030.

Policy SC2 City's Character

To develop the city's character by:

- cherishing and enhancing Dublin's renowned streets, civic spaces and squares;
- developing a sustainable network of safe, clean, attractive streets, pedestrian routes and large pedestrian zones lanes and cycleways in order to make the city more coherent and navigable and creating further new streets as part of the public realm when the opportunities arise;
- protecting the grain, scale and vitality of city streets and encouraging the development of appropriate and sustainable building heights to ensure efficient use of resources, services and public transport infrastructure and that protects the heritage and natural assets of the city;

Policy SC6 Urban Design and Architectural Principles

To promote the urban design and architectural principles set out in Chapter 15, and in the Dublin City Public Realm Strategy 2012, in order to achieve a climate resilient, quality, compact, well-connected city and to ensure Dublin is a healthy and attractive city to live, work, visit and study in.

Policy SC11 Compact Growth

In alignment with the Metropolitan Area Strategic Plan, to promote compact growth and sustainable densities through the consolidation and intensification of infill and brownfield lands, particularly on public transport corridors, which will:

- enhance the urban form and spatial structure of the city;
- be appropriate to their context and respect the established character of the area;
- include due consideration of the protection of surrounding communities and provide for enhanced amenities for existing and future residents;
- be supported by a full range of social and community infrastructure such as schools, shops and recreational areas;
- and have regard to the criteria set out in Chapter 15: Development Standards, including the criteria and standards for good neighbourhoods, quality urban design and excellence in architecture.

Policy SC21 Architectural Design

To promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to the city's character and which mitigates and is resilient to, the impacts of climate change.

Policy SC22 Historical Architectural Character

To promote understanding of the city's historical architectural character to facilitate new development which is in harmony with the city's historical spaces and structures.

Policy QHSN6: Urban Consolidation

To promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews

development, re-use/adaption of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.

Policy QHSN10: Urban Density

To promote residential development at sustainable densities throughout the city in accordance with the Core Strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

Policy QHSN11: 15-Minute City

To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.

Policy QHSN36: High Quality Apartment Development

To promote the provision of high quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood.

Policy QHSN37: Houses and Apartments

To ensure that new houses and apartments provide for the needs of family accommodation with a satisfactory level of residential amenity in accordance with the standards for residential accommodation.

Observations/Submissions:

4 no. observations/submissions received.

Main points:

- Proposal grossly deficient in terms of basic housing standards.
- Limited habitable spaces with opening directly off the public pavement – lack of security with no hall
- Windows facing the opposing development granted under 2017/21.
- No private open space provision and no mitigating factors in terms of internal accommodation such as additional floor area, borrowed light, winter gardens, internal courtyards etc.
- No bin storage
- No bicycle parking or storage
- No regard for the Architectural Conservation Area – proposal has no regard for original sash windows, rainwater goods, façade pointing and roof and chimneys and front doors
- Overconcentration of single occupancy units
- Treatment of attendant external space along Tyrrell Place
- Potential security issues arising from proximity to the adjacent police station.
- Assertion that an EIA is not required is open to question due to dust impacts
- Reduction in the provision of multiple occupancy/family home accommodation.
- Proximity of proposal to nearby properties and request that they be kept informed of the process.

The observations received have been considered in the assessment of this application.

Consultation:

Consultation was held with the various DCC Departments – Environment & Transport, Architecture & Conservation & Public Lighting. The part 8 public consultation was uploaded to the Dublin City Hub online platform.

<https://consultation.dublincity.ie/housing/1-8-tyrrell-place-refurb-project/>

All comments received were compiled and were incorporated into the design where feasible.

As part of the design process extensive engagement was undertaken with technical departments and other stakeholders within Dublin City Council to ensure that the proposal is fully consistent with current plans and policies of the City Council as well as national guidance and standards.

Assessment

Renovation works are required to 8 no. two storey terraced houses at Tyrrell Place. The existing buildings on the site are in a dilapidated condition, with damage to external walls, floors, roof, internal walls and stairs throughout both properties. The proposal is to retain & repair the existing front external walls and partially demolish the remaining elements of the two buildings, existing outbuildings and boundary walls to the rear. Eight two-storey dwellings with rear extensions (1 no. one storey extension, 7 no. 2 storey extensions) will be constructed in place of the existing dwellings.

The redevelopment will provide 4 no. 1 bedroom 1 person houses, and 4 no. 1 bedroom 1-2 person houses. The house sizes range from 35.5 sq. m to 47.7 sq. m.

Appendix 18 Residential Extensions

The Dublin City Development Plan 2022-2028 acknowledges that the development of residential extensions plays an important role in promoting a compact city in line with the core strategy as well as providing for sustainable neighbourhoods and areas where a wide range of families can live. The design of residential extensions should have regard to the amenities of adjoining properties and in particular, the need for light and privacy. In addition, the form of the existing building should be respected, and the development should integrate with the existing building through the use of similar or contrasting materials and finishes.

The proposed alterations, including the replacement one and two storey extensions, in general, follow the form of the existing terrace. The new terrace rear elevation only marginally extends further to the rear. The ridge height and eaves level are retained as existing. The front façade of the terrace will be retained in order to protect and enhance the character and appearance of the Architectural Conservation Area of which it is part.

In order to limit the extent of overlooking to the adjoining properties, it is proposed to have no first floor windows or doors in the new two storey rear parapet walls and no roof access, as currently exists. It is proposed that the windows in the ground floor kitchens, required for daylight and ventilation, will have opaque glazing and restricted opening to maintain the privacy of the adjoining property. The sensitivities regarding overlooking of the adjoining Garda site and yard to north are noted and the mitigation to overlooking proposed seems reasonable.

It is considered that the proposed development is in accordance with the development standards as they relate to extensions and alterations to dwellings set out in Appendix 18 of the 2022-2028 City Development Plan.

Height, Design and Layout

The height of the existing terrace will be retained as per existing. The existing façade of the terrace will be repaired and retained given its location within an Architectural Conservation Area (ACA). The internal ceiling heights will be raised to 2.4m to meet residential standards.

The existing chimneys and chimney breasts are to be demolished to meet internal accommodation recommendations and new false chimneys, which match the existing brick chimneys will be constructed to maintain the character of the terrace. It is proposed that there will be no open or solid flue fires provided in the renovated properties.

The existing rear boundary wall is currently in poor condition and this will be reconstructed. The intention is to reduce the finished height of the wall by 300mm to permit natural light and ventilation to the ground floor kitchen area.

A Conservation Report has been submitted supporting the proposed works which enables modern habitation and protection of the significant elements of nos. 1 to 8 Tyrell Place, whilst maintaining the architectural quality in the context of the residential conservation area.

Residential mix and dwelling typology

The proposed development comprises of 8 no. 1 bedroom units as per the existing arrangement.

Given the nature of the existing terrace, and the proposal to refurbish the existing one bedroom units and retaining the front façade, this typology is considered appropriate in this instance.

Residential Quality/standards

The proposed development seeks to refurbishment the existing terrace and make improvements to layout to accommodate minimum residential standard where possible.

It is noted that 50% of the units fall below the minimum floor area (45 sq. m) requirement for one bedroom houses (Department of Housing, Local Government and Heritage: Quality Housing for Sustainable Communities, 2007). The other 50% of units slightly exceed the requirement. Given the nature of the proposal which is refurbishment works to an existing historic terrace on a restricted site, some flexibility should be observed. It is noted that the proposed refurbishment works will allow for a significant improvement to the existing residential amenity of the dwellings which is supported by the Planning Authority.

No private open space is provided to the units as per the existing. It is noted that some of the existing houses had access onto flat roofs overlooking the adjoining Garda station site. The report notes that objections had been made to recent applications which would further impose on the Garda Station site and the current design has mitigated any potential overlooking with no roof access and limitation on windows at first floor level. It is noted that the terrace is in close proximity to Mountjoy Square Park which is situated less than 350m to the west. Given the location of the terrace and its existing site constraints and the works proposed; close proximity to city centre amenities lessens the requirement for private open space and it is not considered essential in this instance.

It is noted that the proposal does not provide car parking which reflects the current arrangement. The Transportation Planning Division have raised no objection.

Materials

In terms of materials, it is proposed to repair the existing front external walls and maintain the brick features, while installing new windows, doors and roofs to the buildings. A Conservation Report has been submitted providing a method statement on the repair of the brickwork. The report states that the impact on the wider context of the ACA will be positive as the front façade contributes to the appearance and character of the area.

The proposed new two storey rear extensions will be slightly taller than the original constructed extensions. Design details and materials proposed are modern but have been considered and dimensioned to be in keeping with the character of the area and without exceeding the ridge height of the existing terrace.

According to the Conservation Report submitted overall the proposed works including the retention and repair of the front façade is in keeping with the architectural and historical character of the ACA, maintaining the character and setting whilst enabling continued use of the buildings.

Overall, the retention of the front façade and refurbishment works area welcomed and will significantly improve the visual amenities of the area.

Third Party Submissions

The third party submissions have been noted. While 50% of the units fall short of the residential standards for one bedroom houses (Department of Housing, Local Government and Heritage: Quality Housing for Sustainable Communities, 2007), the other 50% of units slightly exceed the requirement. Given the nature of the proposal which is refurbishment works to an existing historic terrace on a restricted site, some flexibility should be observed. It is noted that the proposed refurbishment works will allow for a significant improvement to both the terrace itself and the existing living accommodation of the dwellings which is supported by the Planning Authority. The proposal to refurbish the scheme as proposed will be both cost and time efficient allowing for the timely delivery of important housing in this area of the city.

Technical issues

Comments were sought from relevant departments within Dublin City Council, including the Drainage Division, Conservation, Public Lighting and Environment and Transportation Planning Division.

The Transportation Planning Division has no objection, subject to conditions

The Drainage Division has no objection, subject to conditions

Environmental Health Division has no objection, subject to condition.

Conservation Office – no comments received.

The Public Lighting & Electrical Services Division – no comments received

Transport Infrastructure Ireland has no objection, subject to conditions – Section 49 if applicable

Requirement for 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).

A Natura 2000 Impact Screening Report concluded that there would be no significant negative effects on any Natura 2000 site as a result of the proposed development. Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, the Planning Authority considers that no Appropriate Assessment issues arise and 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. In conclusion, the Planning Authority considers no impacts are likely as a result of the proposed development on the conservation objectives or overall integrity of any Natura 2000 Site. Therefore, Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment

Given the nature of the proposed development it is not considered to have likely significant effects on the environment (direct or indirect). The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA

It is considered therefore, given the nature and scale of the development that an EIA is not required in this instance.

Recommendation

The Planning Authority considers the proposed development to be consistent with the provisions of the Dublin City Development Plan and in accordance with the proper planning and sustainable development of the area, and it is recommended that the Elected Members approve the proposed development, subject to the following:

1. The developer shall comply with the following:
 - a) The materials to be used shall be compatible with, and in as far as possible, match those existing.
 - b) Finishes to the front external walls will be consistent with and sympathetic to existing wall finishes.
 - c) All external repair materials shall be agreed in advance with the Project Architect.

2. The developer shall comply with the following requirements of the Transportation Planning Division:
 - a) Prior to commencement of development, and on appointment of a main contractor, a Demolition Management Plan shall be submitted to the planning authority for written agreement. This plan shall be implemented in full during the course of construction of the development, shall provide details of intended demolition practice for the development, demolition, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound etc. The Traffic Management Plan for demolition shall seek to minimise impact on the public road and potential

conflict with pedestrians, cyclists and public transport. The appointed contractor shall liaise with DCC Road Works Control Division during this phase.

- b) Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall be implemented in full during the course of construction of the development, shall provide details of intended construction practice for the development, demolition, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound etc. The Construction Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The appointed contractor shall liaise with DCC Road Works Control Division during construction period.
- c) 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.
- d) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

3. The developer shall comply with the following requirements of the Drainage Planning Division:

- a) The drainage for the proposed development shall be designed on a completely separate foul and surface water system with a combined final connection discharging into Irish Water's combined sewer system.
- b) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of these shall be confirmed in writing with Drainage Division prior to commencement of construction.
- c) The outfall surface water manholes from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- d) 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.
- e) 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).

4. The developer shall comply with the following requirements of the Environmental Health Division:

Noise Control and Air Quality Control - Demolition and Construction Phase

- a) This unit would request that a construction management plan be submitted and that this unit's Good Practice Guide for Construction and Demolition be used to draft the construction management plan. This should be submitted to Planning and the Air Quality Monitoring & Noise Control Unit for reviewing before works commence.
- b) The hours of operation during the demolition and construction phase shall be restricted to 7.00am to 6pm, Monday to Friday, and 8.00am to 2.00pm on Saturdays. Permission to work outside of these hours must be subject to the approval of Dublin City Council.

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 11th October 2022 and 9th May 2023, respectively.

The project is being funded by the Department of Housing, Local Government and Heritage under the 'Buy & Renew' Scheme.

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. 124/2023 and hereby approves the contents therein.

Owen P Keegan
Chief Executive

22nd May 2023

Appendix A

Consultees and Third Party Submissions/Observations

Consultees

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

Department of Housing, Local Government and Heritage, Government Offices, Newtown Road, Wexford, Co. Wexford, Y35 AP90

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

Fáilte Ireland, 88-95, Amiens Street, Dublin 1

Irish Rail, Pearse Street Station, Westland Row, Dublin 2

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, DO8YFF1

Third Parties

Nicole Zhang

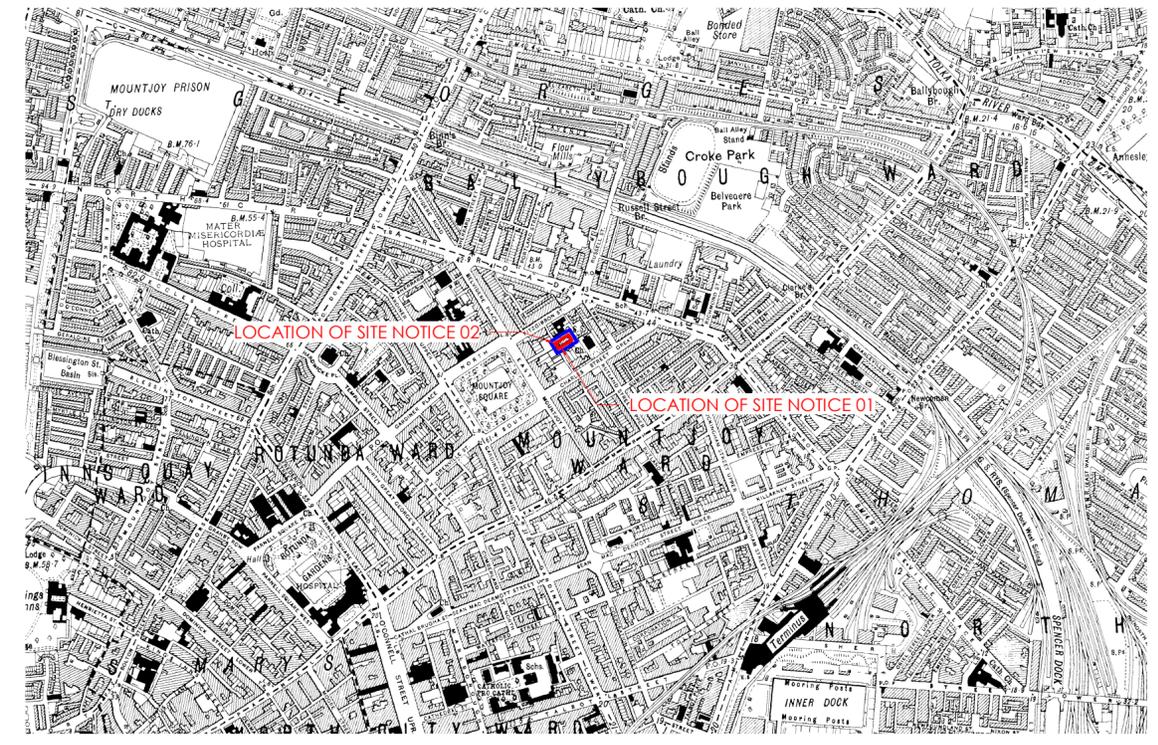
Christian Quemener

Karin O'Flanagan on behalf of The Mountjoy Square Society

Ruadhán MacEoin on behalf of Mountjoy Square Community Group



URBAN PLACE MAP
1 : 1000



RECORD PLACE MAP
1 : 10560

Description:
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Digital Cartographic Model (DCM)

Publisher / Source:
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Ordnance Survey Ireland (OSi)

Data Source / Reference:
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PRIME2

File Format:
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Autodesk AutoCAD (DWG_R2013)

File Name:
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v_50243911_1.dwg

Clip Extent / Area of Interest (AOI):
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URX,URY= 716261.2802,735646.685

Projection / Spatial Reference:
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Projection= IREN95_Irish_Transverse_Mercator

Reference Index:
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Map Series | Map Sheets
1:1,000 | 3198-21
1:1,000 | 3198-16

Centre Point Coordinates:
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X,Y= 716144.7802,735560.685

Data Extraction Date:
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Date= 17-Jan-2022

Source Data Release:
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DCLMS Release V1.148.112

Product Version:
=====

Version= 1.3

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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Description:
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Historic 6" Latest Edition

Publisher / Source:
=====

Ordnance Survey Ireland (OSi)

Data Source / Reference:
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DN018
Revision Date =
Survey Date = 31-Dec-1944
Levelled Date = 31-Dec-1953

File Format:
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Tagged Image File Format (TIFF)

File Name:
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R_50243911_1.tif

Clip Extent / Area of Interest (AOI):
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ULX,ULY= 713683.7798,737377.6846
URX,URY= 718605.7798,737377.6846

Projection / Spatial Reference:
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27/09/2022 09:31:26



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VERIFY ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES ON THE DRAWINGS.
WORK TO FIGURED DIMENSIONS ONLY (EXCEPT WHERE FULL SIZE DETAILS ARE PROVIDED).
NOT VARY ANY WORK SHOWN ON THE DRAWINGS WITHOUT OBTAINING PRIOR APPROVAL FROM THE ARCHITECT.
BE RESPONSIBLE FOR REQUESTING FROM THE ARCHITECT ANY ADDITIONAL INFORMATION REQUIRED.
SUPPLY TO THE ARCHITECT ALL SHOP DRAWINGS, ILLUSTRATIONS, SPECIFICATIONS, ETC. OF ALL SPECIALIST WORK TO BE INCORPORATED IN THE MAIN CONTRACT WORKS.

IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THIS DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE RECOGNISED GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY BYELAWS OR BUILDING REGULATIONS.
IMMEDIATELY ADVISE THE ARCHITECT / QUANTITY SURVEYOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING.
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ALL DIMENSIONS TO BE CHECKED ON SITE.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.
IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS & SLS.

REVISION REGISTER

NO	DATE	DESCRIPTION	BY	CHECKED	APPROVED
01	26/09/2022	First Issue			



CLIENT: DUBLIN CITY COUNCIL

PROJECT: Renovation of No's 1-8 Tyrrell Place, Dublin 1

DRAWING TITLE: SITE LOCATION MAPS

DRAWING NUMBER: 2129 KHA ZZ XX DR P 0001 S01 P01

SCALE: As indicated@A2

STATUS: PLANNING