



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:
4915/23

Proposal:

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

Proposal: Pursuant to the requirement of the above, notice is hereby given of the proposed development at the site located at Dublin City Moorings, Custom House Quay, on an existing pontoon structure adjacent to the current Dublin Docklands office building.

The proposed development will consist of the below elements:

- Extended Boardwalk and glass balustrading 4.2m in width joining to the granted 1.8m wide boardwalk and elevated above the Quay Wall protected structure level.

Proposed area 495 sq.m total.

- Relocation of existing gangway (N.01) further in the East direction as per drawings.

Existing gangway = 22m length by 2m width approximately.

- Relocation and removal of existing pontoons and proposed seven number pontoons to replace existing pontoons and canopy with glazed roof.

Existing pontoon (C) relocation area of 80 sq.m.

Existing pontoon (A, B & D) removal area of 239 sq.m.

Proposed pontoon area of 486 sq.m total.

Glazed canopy area of 121 sq.m.

- Proposed gangway (N.02) & platform connected to the extended boardwalk and replacement of existing pontoon with two new pontoons and canopy with glazed roof.

Gangway = 24 metres in length, with a width of 1.8m approximately

Platform area = 6 sq.m

Existing pontoon (E) area of 80 sq.m

Proposed two number pontoons area = 159 sq.m

Glazed canopy area = 37 sq.m

Applicant:

Culture, Recreation and Economic Services

Location: Dublin City Moorings, Custom House Quay, Dublin 1

Planning Context:

Zoning & Policy – Dublin City Development Plan 2022 - 2028

Under the current Development Plan, where the existing boardwalk and quayside area is zoned Z9, the objective of which is '*To preserve, provide and improve recreational amenity and open space and green networks*'.

The pontoon area within the River Liffey is zoned Z11 '*To protect and improve canal, coastal and river amenities*.' The purpose of the zoning is to protect the amenity and integrity of these areas, including views and prospects into/out of the areas. The coast, canals, and rivers play a role in contributing to the development of a strategic green and blue network and also provide for critical flood management and climate adaptation infrastructure.

Designations

The Custom House quay wall is listed in the record of Monuments and Places (RMP) and is within a Conservation Area.

The North Wall Quay is listed in the Record of Monument & Places (RMP): DU018-020564 and the NIAH (Reg. No. 50010011).

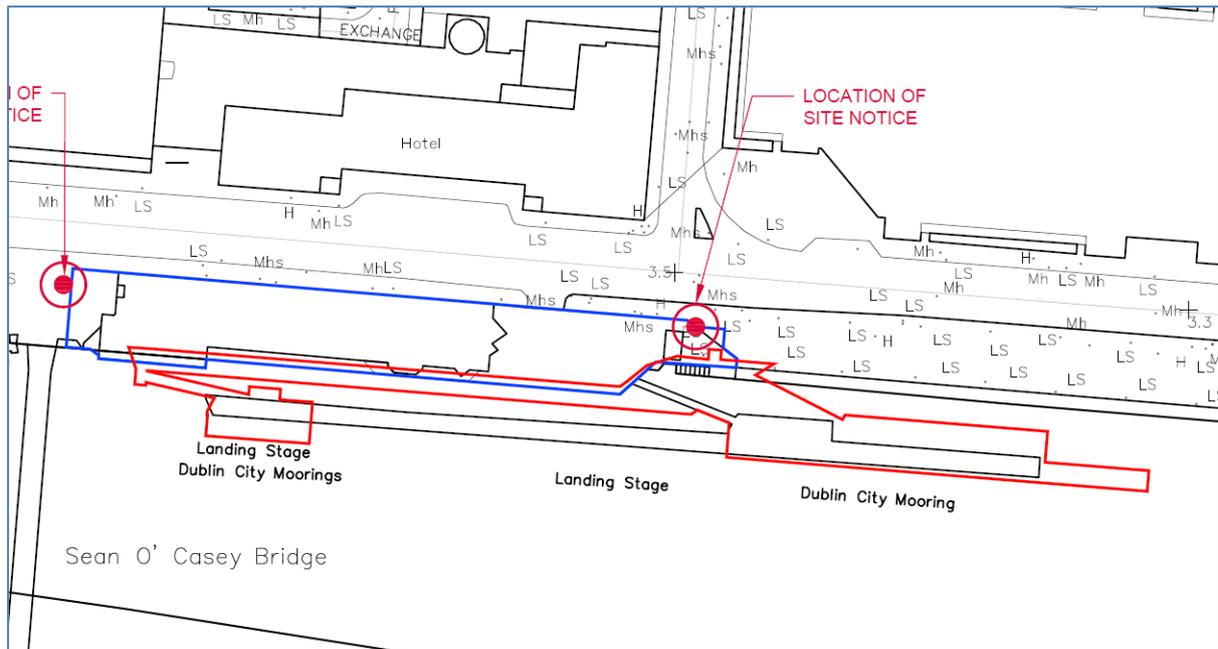
The site is located within the River Liffey Conservation Area

The site is partially located inside the Zone of Archaeological Constraint for Recorded Monument DU018-020 (Historic City), which is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. It is also partially inside the Historic City as depicted in the Dublin City Development Plan (see Map L).

The site is located in SDRA 6 Docklands. The area extends to circa 520 hectares and has significant potential for further regeneration with a number of key development sites throughout the area. These sites can make a valuable contribution to the future physical and social regeneration of this part of the city, consolidating the area as a vibrant economic, residential, cultural and amenity quarter of the city, whilst simultaneously nurturing sustainable well-integrated neighbourhoods and communities.

Site Location:

The subject site as indicated on the map below is located at Dublin City Moorings, Custom House Quay, on an existing pontoon structure which is located across from the Hilton Garden Inn Hotel and close to the junction with Commons Street.



Planning History

3833/19: Part 8 application granted for the provision of a water based recreational facility at George's Dock and Custom House Quay, Dublin 1, incorporating the following:

1. Provision of a white water rafting course utilising the existing George's Dock basin, which is a protected structure, including;
 - a) a central flat water training facility including water polo amenity,
 - b) white water slalom course,
 - c) kayak/raft conveyor,
 - d) pumping station and water treatment plant,
 - e) a mechanical control centre and electrical substations,
 - f) enhancement of existing public lighting and provision of low illumination level floodlighting for water based activities; and
 - g) a swift water rescue centre with floodable urban street with mock enclosures forming a 'rescue village'

2. The demolition of former Dublin Docklands Development Authority office building and removal of 6 no. existing trees at Custom House Quay. Construction of two new quayside buildings with a combined total floor area of 763.98 m² and maximum height of 5.5m. The east building incorporating land based activities including changing room, reception, staff amenity area, equipment storage. The west building comprising replacement offices and conference room for the use of Dublin City Council Docklands office. Ancillary landscaped public open space between these proposed quayside buildings including surface water attenuation area and quayside walkway;

3. Reconfigured and resurfaced public open space where necessary to the existing plaza at George's Dock, including the removal of 4 no. existing trees, making good any damage caused by construction work, and the provision of temporary construction compound. Connection to public surface water drainage system.

4. Conservation and protection works to the lock gate and quay walls together with retention and protection of the triumphal arch on site and the partial removal of the timber boardwalk and insertion of access structures to the canal channel at the sea wall.

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

Specific Policies in the Dublin City Development Plan 2022-2028

The City Development Plan recognises the strategic importance of the Docklands and the need to increase connectivity with the city centre and its environs

Policy SC6 Docklands

To recognise the distinctive character of the Docklands regeneration area and to work with the relevant authorities to increase connectivity with the city centre and its environs.

Policy SC13 Green Infrastructure

To recognise and promote Green Infrastructure and landscape as a key mechanism to address climate change and as an integral part of the form and structure of the city, including streets and public spaces

Policy GI33 River Liffey

To recognise the unique character, importance and potential of the River Liffey to the city and to protect and enhance its civic, ecological, amenity, historical and cultural connections. To promote the sustainable development of this key resource for amenity and recreational uses in and along the river and its development as a green corridor in the city. In this regard, Dublin City Council will work with river based organisations and relevant stakeholders who use the river.

Policy GI34 New Development and Public Open Space along River Corridors

To ensure that new development, in terms of siting and design, responds to the character, importance and setting of the city's rivers where the context allows, and to require public open space which is to be provided as part of new development, to supplement riparian buffer zones so as to support the attainment of 'good ecological status' or higher for water bodies, flood management, the conservation of biodiversity and ecosystem functions.

Policy GIO35

Water Animation Strategy Docklands

To support the implementation of the North Lotts and Grand Canal Dock SDZ Docklands Water Animation Strategy 2018 to promote the Dublin Docklands as a significant water focussed amenity and the sustainable use of the waterways as an integral part of the vitality and experience of Dublin Docklands, that enhances the area as a world class destination for living, doing business, tourism, leisure and cultural activities; and to explore the possibility of a new cultural space as part of the development of Georges Dock Basin. The Council commits to liaise and work with the Docklands Oversight and Advisory Committee and other relevant bodies in relation to proposals in George's Dock.

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 a number of overarching principles.

Policy SDRA 6 Docklands

The Dublin City Council Development Plan 2022-2028 identifies the Docklands area as a Strategic Development Regeneration Area (SDRA 6) with the aim of continuing its physical and social regeneration to create a vibrant economic, cultural and amenity quarter of the city. The Plan also seeks to develop strategies that animate the water bodies and promote Docklands for events, in particular waterbased leisure, recreational and cultural activities.

Policy SMT8 Public Realm Enhancements

To support public realm enhancements that contribute to place making and liveability and which prioritise pedestrians in accordance with Dublin City Council's Public Realm Strategy ('Your City – Your Space')

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 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 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 BHA9 Conservation Areas

To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8 and Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area 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.

Enhancement opportunities may include:

1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting.
2. Re-instatement of missing architectural detail or important features.

3. Improvement of open spaces and the wider public realm and reinstatement of historic routes and characteristic plot patterns.
4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area.
5. The repair and retention of shop and pub fronts of architectural interest.
6. Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area.
7. The return of buildings to residential use.

Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Area and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications, and will promote compatible uses which ensure future long-term viability.

Policy BHA26 Archaeological Heritage

1. To protect and preserve Sites and Zones of Archaeological interest which have been identified in the Record of Monuments and Places and the Historic Environment Viewer (www.archaeology.ie) and all wrecks over 100 years old including those in the Shipwreck Inventory of Ireland.
2. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of re-use of standing buildings, the construction of light buildings, low impact foundation design, or the omission of basements (except in exceptional circumstances) in the Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994.
3. To seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places; all wrecks and associated objects over 100 years old and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity.
4. Development proposals within the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994, notification of sites over 0.5 hectares size with potential underwater impacts and of sites listed in the Dublin City Industrial Heritage Record, will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.
7. Development proposals in marine, lacustrine and riverine environments and areas of reclaimed land, shall have regard to the Shipwreck Inventory maintained by the Department of Housing, Local Government and Heritage and be subject to an appropriate level of archaeological assessment.
8. To have regard to national policy documents and guidelines relating to archaeology and to best practice guidance published by the Heritage Council, the Institute of Archaeologists of Ireland and Transport Infrastructure Ireland.

North Lotts and Grand Canal Dock SDZ Planning Scheme 2014

Objective PR 9 To seek the development of attractive uses on the waterways as set out in the Vision for the Waterways, Waterways Regeneration Strategy, 2008 and the City Canals Plan 2010.

Objective TL 1 To promote the water bodies as part of Docklands' identity and ensure water-based leisure, business, tourist and sporting activities are encouraged and supported in a sustainable manner.

Objective TL9 To promote the recreational use of the water including the rowing, paddling and boating club activities in the area and to seek to ensure that any new infrastructure is

provided in a manner which safeguards and protects these recreational resources.

4.9.4.2 Encourage waterfront and water-based activities

The waterfront and water bodies are a distinct advantage to the Docklands in terms of responding to water-based tourism. The Planning Scheme will encourage the use of the waterfront and water bodies for family attractions, outdoor activities, sports events and the development of waterside facilities.

Observations/Submissions:

Prescribed bodies:

Department of Housing, Local Government and Heritage

Main points

- The proposed works area is proximal to the Zone of Archaeological Potential for Dublin City and the recorded monument DU018-020505- : Sea wall, that are conferred protection in the statutory Record of Monuments and Places established under section 12 of the National Monuments (Amendment) Act 1994.
- The proposed development also includes the historic Custom House quay and is adjacent the Custom House, both of which are included on the Dublin City Record of Protected Structures.
- The subject site is an area of high underwater cultural heritage potential that may include wrecks and archaeological objects underwater, and other riverine structures and features. Section 3 of the National Monuments (Amendment) Act 1987 is the primary piece of legislation for the protection of underwater cultural heritage, including wrecks over 100 years old and archaeological objects underwater, irrespective of age.
- Recommends a programme of pre-development underwater archaeological assessment should be undertaken. This should include underwater archaeological impact assessment of all in-stream/quayside works, enabling works, coffer dams and machinery movements that may impact upon the river channel and/or quaysides. The UAIA should be carried out at the earliest possible stage to facilitate the embedding of any recommended further mitigation within the detailed design for the project, as necessary, in order to ensure the preservation in-situ of any identified underwater cultural heritage and to develop an informed archaeological strategy to be implemented in agreement with the Department.
- The details of the requested UAIA report are provided which can be set out by way of a condition

TII

No observations to make.

Third party submissions:

- 3 no. letters of support from CHQ Dublin Ltd, EPIC The Irish Emigration Museum and The Jeanie Johnston
 - Visitor flow analysis submitted detailing existing patterns of visitor movements and puts forward recommendations to optimise visitor flow and maximise the attraction's location.
 - Additional pontoons should be provided which would enhance the visitor experience further of the ship commissioned DMW Creative. An arrangement of the pontoons has been suggested and this would also prevent trespassing.

This would also be a cost saving to DCC from reduction in security and insurance costs and in maintenance costs.

- A larger sheltered area (75 sq.m as opposed to 37 sq. m) would improve the visitor experience significantly.
- An extended boardwalk by 6 metres or more further westward towards Sean O'Casey Bridge is suggested.
- It is also suggested that proposed gangway no. 2 is configured such that it covers a section of new pontoon.

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. One observation was received from the online platform supporting the proposals

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 including consultation meetings with Dublin Fire Brigade and the operators of the Jeannie Johnson 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

Rationale of proposal

The objective of the proposal is the provision of a single hub for water sports equipment rentals and storage in the location of the existing River Liffey Pontoon, and to replace and include the functions of the previously proposed Kayak Store located on the Campshires.

The proposal aims to:

- Improve the connectivity and permeability of the Quayside Buildings area by relocating annex functions by the waterside
- Deliver high-quality canopy structures built with low-impact sustainable materials
- Develop an unobtrusive glazed canopy design which will merge respectfully with the historic Quay wall
- Minimize the impact of the construction works on the delicate environment of the River Liffey, by choosing lightweight and prefabricated structures which will allow for a faster and more efficient assembly in situ, reducing noise, pollution and disruption to the surrounding busy urban infrastructure
- Provide a direct and dedicated access to the Jeanie Johnston via a new gangway located between the Sean O'Casey Bridge and the Quayside Building West.
- Improve the visiting experience through the addition of a sheltered area on the pontoon, in close proximity to the ship access
- Provision of an inviting public realm space in the form of an improved and accessible boardwalk towards the River Liffey. The proposed Bus Connects Route 16 will be delivered in parallel and an extended boardwalk for pedestrian use is required to be provided at the Quayside to facilitate the national infrastructure project.

Evaluation

The proposed development will work as an ancillary space of the Quayside Buildings permitted development (application ref. 3833/19 for provision of water based recreational facility at George's Dock and at Custom House Quay, Dublin 1), which will replace the former Dublin Docklands Development Authority office building at Custom House Quay. The ancillary landscaped public open space between the new East and West Building will include a new walkway on the Liffey side.

The proposed pontoon redevelopment will include the relocation and removal of the existing pontoons and provide 7 no. replacement pontoons and accommodate two new glazed canopy structures which will be operated in connection with the use of the new Quayside Buildings. This will function as a hub for the water tours and other water-based activities taking place on the River Liffey.

Canopy no. 1 and pontoons

The canopy located towards the East (Canopy no.1) will offer a sheltered area for gatherings and safety briefings for the tours and rentals, and the enlarged pontoon area will provide racked and caged storage for kayaks and canoes, as well as for equipment such as wetsuits, paddles, boots and helmets. The pontoon will be accessible from the Quayside Building Eastern courtyard via the relocated existing gangway no.1.

Canopy no. 2 and pontoons

The smaller canopy (Canopy no.2) located on the western section of the existing pontoon will be accessed via a new gangway (gangway no.2) located between the Sean O'Casey Bridge and the Quayside Building West. The main function of this space is to provide a protected area for the Jeanie Johnston's visitors. It is proposed to extend and redevelop the existing pontoon to provide sufficient space for a comfortable and safe access to the ship.

The maximum height of the proposed canopies will be c. 3.88m with both slanted and flat glazed roofs and will consist of a lightweight prefabricated Glulam structure. It is considered that the proposed canopies and the extensions to the existing pontoon area has been sensitively designed and will not impact on the visual amenities of the Quays, a conservation area.

Extended Boardwalk

The proposal also includes the extension of the approved boardwalk under 3833/19 on the Liffey side of the new Quayside Buildings. The width of the boardwalk which includes glass balustrading will increase from 1.8m to 4.2m.

The design of the boardwalk has considered the location of the river steps to the East of the approved Quayside Buildings. Currently, the steps are not open to the public but will become more accessible with the completion of the Quayside Buildings and the landscaping of the surrounding area. The projection of the boardwalk towards the East will also offer a great vantage point for long views down the river towards the Pigeon Houses and Beckett bridge and for viewing of river spectacles, while allowing for looping circulation options for the pontoon.

The Conservation Section of the Planning and Property Development Department generally welcomes the preparation of proposals for a new boardwalk, new pontoons and canopies at Custom House Quay.

Transportation Planning have reviewed the proposal and have stated that the extension and improvement of the quayside walkway are welcomed by this division together with the extended pontoon area and additional gangway.

Conclusion

The Dublin City Council Development Plan 2022-2028 identifies the Docklands area of which the site is part as a Strategic Development Regeneration Area with the aim of continuing its physical and social regeneration to create a vibrant economic, cultural and amenity quarter of the city. The Plan also seeks to develop strategies that animate the water bodies and promote Docklands for events, in particular waterbased leisure, recreational and cultural activities. The proposed development will contribute to the physical regeneration of the quay area by providing an attractive new gateway to the public realm space and new civic buildings for North East Inner City on the River Liffey. It will have a positive impact on the prevailing perception of the area and will contribute towards changing it alongside the existing investments in the area.

The proposed facilities address the objective in the 2018 'Water Animation Strategy for the Docklands Area' required under the 'North Lotts and Grand Canal Dock SDZ Planning Scheme 2014', to provide a significant water focused amenity and sustainable use of the waterways. The Water Animation Strategy seeks to build on the successes of previous plans further promoting the area as a world class destination for living, doing business, tourism, leisure, wellness and cultural activities. Dublin City Moorings, Custom House has been designated as an Active Use Zone under the Strategy. The proposal is therefore consistent with the policies and objectives outlined in the Dublin City Development Plan 2028-2028.

Technical issues

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

The Drainage Division has no objection, subject to conditions

The Archaeology, Conservation and Heritage Section has no objection, subject to conditions.

The City Architects Division has no objection.

The Public Lighting & Electrical Services Division has no objection, subject to conditions

Transport Infrastructure Ireland has no objection, subject to conditions

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 screening report was prepared to establish whether or not the project, alone or in combination with other plans or projects, would be likely to have significant effects on Natura 2000 sites in view of best scientific knowledge and the Site's conservation objectives.

The closest Natura 2000 site is 1.6km away at South Dublin Bay and River Tolka Estuary as the crow flies via hydrological connections along the River Liffey and located 3.55km east of the project site. It is predicted that the scale of the works as proposed, subject to agreement with planning conditions will ensure that the project will have no adverse effect on the integrity of the Natura 2000 sites within the zone of influence. As the project will not result in significant negative impacts it will not have the potential to combine with other projects in the surrounding

area to result in cumulative significant effects to the local environment or Natura 2000 sites occurring in the wider surrounding area.

Following an examination, analysis and evaluation of the relevant information, including in particular, the nature of the project and its potential relationship with European sites and their conservation objectives, as well as considering other plans and projects, and applying the precautionary principle, it is considered there is no potential for likely significant effects on any European sites.

Environmental Impact Assessment

The Applicant underwent an EIA Screening Exercise. This EIA Screening Report has concluded that the effects of the proposed development are not identified as giving rise to significant negative effects on the environment, due to the scale, nature, location and design of the proposed development.

The approach to construction which involves off site prefabrication and minimal approach to installation provide safeguards in relation to potential impacts identified in the preceding tables, which are identified as temporary and negligible in nature.

Given the scale and nature of the project and taking account of all available information, the overall probability of impacts on the receiving environment arising from the proposed development is considered to be negligible. 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 2022 -2028 and in accordance with the proper planning and sustainable development of the area. It is recommended that the Elected Members approve the proposed development and the proposing Department should have regard to the following recommendations:

1. The following requirements of the UAU of the Department of Housing, Local Government and Heritage shall be complied with:

The developer shall commission an Underwater Archaeological Impact Assessment (UAIA) report which shall include the following:

a. A desktop assessment that addresses the underwater cultural heritage (including wreck, archaeological, built, vernacular, riverine and industrial heritage) of the proposed development area. The assessment shall include a full inventory, mapping and survey (photographic, descriptive, photogrammetric, as appropriate) of underwater cultural heritage features and structures identified by fieldwork, cartographic analysis, historical research and prior archaeological investigations.

b. The UAIA shall include a licenced dive/wade assessment, accompanied by a handheld metal detection survey, centred on (but not confined to) the area(s) where works are proposed within or immediately proximal to the proposed development area, including the proposed locations of enabling works, coffer dams and machinery movements that may effect the river channel and/or quayside. The dive/wade assessment and metal detection survey shall be undertaken by a suitably licenced and experienced underwater archaeologist. All identified underwater cultural heritage shall be surveyed (photographic, descriptive, photogrammetric) in detail as part of the assessment. A Dive/Survey licence (Section 3 1987 National Monuments Act) and

Detection Device consent (Section 2 1987 National Monuments Act) will be required for the dive/wade survey and metal detection, respectively. Licenses should be applied for to the National Monuments Service of this Department and should be accompanied by a detailed method statement. Note a period of 3-4 weeks should be allowed to facilitate processing and approval of the licence applications and method statement. All archaeological wading/diving should comply with the Health and Safety Authority's Safety, Health and Welfare at Work (Diving) Regulations 2018/2019.

c. Having completed the above works, the archaeologist may, following prior consultation with the Department, undertake targeted in-river pre-development archaeologist test-excavations within specific areas of the proposed development area in order to adequately assess the nature, depth, extent and artefact-bearing potential of the riverine stratigraphy, to assess the potential for the remains of wrecks and other riverine structures and features, and to facilitate further characterisation of any underwater cultural heritage features and structures that have been identified in the dive/wade survey and by prior research. The archaeological test-excavation shall be carried out under a Section 26 (National Monuments Act 1930) licence from the National Monuments Service of this Department and in accordance with an approved method statement. Licensed metal detection shall be undertaken in tandem with the test excavations. A Dive/Survey Licence (Section 3 1987 National Monuments Act) and Detection Device consent (Section 2 1987 National Monuments Act) will be required for the wade survey and metal detection, respectively. Licenses should be applied for to the Department and should be accompanied by a detailed method statement. Note a period of 3-4 weeks should be allowed to facilitate processing and approval of the licence application and method statement. All archaeological wading/diving should comply with the Health and Safety Authority's Safety, Health and Welfare at Work (Diving) Regulations 2018/2019.

d. Having completed the above-described works, the archaeologist shall submit a final written report to the Department describing the results of the UAIA, including any underwater archaeological test-excavations that have been undertaken. The report shall include a comprehensive Archaeological Impact Statement (AIS) that comments on the degree to which the extent, location and levels of all proposed works (including ground disturbances, foundations, service trenches and other subsurface works including Site Investigation works) required for the development will impact upon any underwater cultural heritage, archaeological materials, objects and/or areas of archaeological potential that have been identified. The AIS shall describe the potential impact(s) of all proposed in-stream development, access and ingress routes to the river, and shall also assess any proposed additional potential secondary/indirect impacts such as scouring resulting from changes in hydrology. The AIS should be illustrated with appropriate plans, sections and photographs that clearly describe any adverse effect(s) of the development on the underwater cultural heritage and proposals for their mitigation. Mitigation may include recommendations for redesign to allow for full or partial preservation in situ, the institution of archaeological exclusion zones, further wade/dive surveys, test-excavations, excavations ('preservation by record') and/or monitoring, as deemed appropriate. The Department will advise with regard to these matters. No construction works shall commence until after the UAIA has been submitted and reviewed. All recommendations will require the agreement of the Department.

2. Conservation Section:

a) A Conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the quay wall 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 historic quay wall and/or fabric.

- b) 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.
- c) In advance of works commencing on site, the applicant shall submit the following information to the Conservation Section for their written agreement:
 - i) The conservation Section recommend that a review of Condition 2 (conservation) of the previously granted Part 8 planning permission (DCC Reg. Ref. 3833/19) for the provision of a water based recreational facility at George's Dock and at Custom House Quay, which includes for the replacement of the former Dublin Docklands Development Authority office building at Custom House Quay be considered and any relevant/appropriate details and conservation requirements be included as part of the new Part 8 application.
 - ii) In relation to the above and the proposed extended boardwalk in this instance, detailed drawings and a conservation method statement for the provision/installation of the steel boardwalk and spreader beams on the protected quay wall.
 - iii) Detailed drawings at appropriate scale(s) clearly illustrating proposed canopy materials, colour(s) and finishes, together with an architectural heritage impact assessment of same.
 - iv) Visuals of the proposed lighting arrangement and details of the proposed colour shall be submitted.
 - v) Once opening up work commences, the applicant shall confirm with the Conservation Section if any hitherto unknown historic fabric is found on site. The presence of further historic fabric may inform an overall strategy for a revised design proposal that will enhance the character of the Protected Structure.
- d) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.
- e) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- f) 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.

3. Archaeology Section:

- a. The developer shall retain a suitably qualified licensed-archaeologist to advise regarding the archaeological implications of site clearance, demolition and/or construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary. The archaeologist shall provide an Archaeological Impact Assessment of the proposed development (including temporary and enabling works) to the Planning Authority prior to monitoring.
- b. The developer shall allow for the resolution of archaeology (both on site and necessary post excavation) in the project budget and timetable.
- c. The developer's archaeologist shall undertake licensed archaeological monitoring of all demolition and sub-surface works associated with the development including the removal of material from the riverbed, the breaking and removal of any floor slabs,

levelling of ground etc. All monitoring within the riverine environment shall be undertaken by a qualified underwater archaeologist.

d. The archaeologist shall consult with and forward their Method Statement in advance of commencement to the Planning Authority.

e. In the event of in situ archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including all post-1700 AD in situ features and layers. Full archaeological excavation of such features may be a requirement. At a minimum recording of all archaeological features shall include a written, photographic and drawn survey record.

f. In the event of in situ archaeological features being discovered, the archaeologist retained by the developer shall immediately contact the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Housing, Local Government and Heritage) shall determine the further archaeological resolution of the site.

g. Two copies of a written report and a digital report containing the results of the archaeological monitoring shall be forwarded on completion to the Planning Authority and National Monuments Service, Department of Housing, Local Government and Heritage.

h. Following submission of the final report to the Planning Authority, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-44 Pearse Street, Dublin 2.

4. Transportation Planning Division:

- a) 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 provide details of intended construction practice for the development, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.
- b) 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.
- c) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

5. Public Lighting and Electrical Services Division:

- a) For any electrical or lighting installation proposed as part of this development, DCC Public Lighting and Electrical Services Division must be contacted at detailed design stage.
- b) The existing lighting on the North Campshires on Custom House Quay may be impacted by the proposed works. Any disconnections, removals or relocations of existing public lighting infrastructure that are required, to be with the written approval of DCC Public Lighting Services. At least six (6) weeks' notice in advance of works starting is required for any requests to alter the existing public lighting installation.
- c) The existing public lighting on all roads and footpaths surrounding the site that will remain open to the public, must be maintained operational at all times throughout the works, and when they are completed. All areas that remain open and accessible to the public during construction must remain adequately lit. No existing public lighting may be disconnected or removed without the written approval of DCC Public Lighting Services.

- d) The existing public lighting must not be behind any site hoarding. Access is required at all times for maintenance. If the footpaths are part of the site and are enclosed by the hoarding, the contractor will be responsible for their maintenance.
- e) DCC Electrical Services Division (installations Section) must be contacted at detailed design stage regarding any proposed electrical installation for this development (electrical layouts, supply points, etc. and any other requirements). The full electrical specification and full detailed designs and drawings must be submitted to DCC Electrical Services for review and approval before being issued to tender.
- f) Full details of any proposed public lighting layout, specification and all required documentation as per the Public Lighting General Specification must also be submitted to DCC Public Lighting Services for review and approval before tender issue.
- g) Any proposed public lighting layout and installation must fully comply with the latest version of the DCC Public Lighting General Specification. This is available from DCC Public Lighting Services.
- h) Any proposed electrical installation within the development (such as any lighting on the boardwalk or pontoons, CCTV, etc., for example), must comply with the requirements of the National Wiring Rules I.S. 10101:2020 and ESB Networks interface requirements. Any emergency lighting system that may be required, shall be designed to I.S.3217:2013 +A: 1 2017, and consideration should be given to upcoming revision of this standard.
- i) Any electrical requirements and electrical layouts must be designed by an electrical engineer, and any lighting design must be carried out by a competent lighting designer.
- j) A public lighting contractor is required to install public lighting and an electrical contractor is required to install any other electrical services. Both these contractors must be registered with Safe Electric (note, these can be the same contractor providing they have the required public lighting experience).
- k) The ILP (Institution of Lighting Professionals) Codes of Practice on light spill and light pollution should be taken into account on any external lighting design.
- l) Any proposed trees in the landscaping design must be kept at least 10m away from the public lights.
- m) All products and equipment used must be CE marked. The CE marking must be awarded by an EU based certifying body only. A Declaration of Performance is also required in addition to the CE marking.
- n) A copy of all O&M details relating to any electrical installation and any public lighting installation within this development, must also be provided to DCC Public Lighting Services and Electrical Services directly. The information required includes, but is not limited to:
 - For Electrical Services - as-constructed drawings of the electrical installation, circuit schematics, copies of pre and post completion certificates, all required details as listed in the Electrical Services (Housing) General Specification, a list of equipment installed detailing particular attributes of the different parts of the electrical installation.
 - For Public Lighting Services - as-constructed drawings of the public lighting installation, circuit schematics, copies of pre and post completion certificates, all required details as listed in the Public Lighting General Specification, a list of equipment installed detailing particular attributes of the different parts of the lighting installation in Excel format. (DCC are required to record a large number of details relating to all parts of a lighting installation). A sample form detailing what is required will be provided to the consultants at detailed design

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 9th of May 2023 and 13th of February 2024 respectively.

The project is being funded by Dublin City Council capital funding programme and the National Transport Authority. These works are required to facilitate the National Transport Authority (NTA) proposed Bus Connects Route 16 at Custom House Quay, Dublin 1. The redevelopment of the pontoons and new canopy structures will be delivered in conjunction with the existing project under construction to deliver two new buildings on the quayside for the Docklands Office and new Docklands Municipal Water Sports Centre. The proposed works on this planning application will be completed by the current contractor, subject to planning approval, in Q1 2025.

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. 99/2024 and hereby approves the contents therein.

Richard Shakespeare
Chief Executive
12th March 2024

Appendix A

Consultees and Third Party Submissions/Observations

Consultees

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

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

Archaeology/Heritage, Block 3, Floor 2, Civic Offices, Wood Quay, Dublin 8

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

Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, Development Applications Unit, Newtown Road, Wexford.

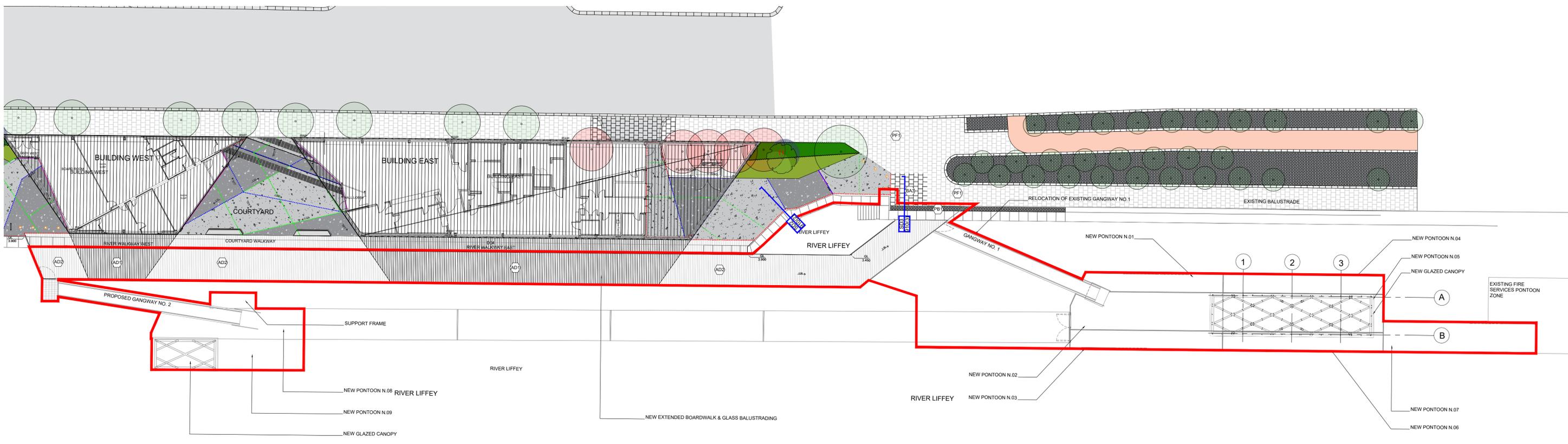
Department of Housing, Local Government and Heritage, Government Offices, Newtown Road, Wexford, Co. Wexford, Y35 AP90

Conservation Officer, City Architects, Block 4W, Floor 2, Civic Offices, Wood Quay, Dublin 8

City Architect, City Architect's Division, Block 4W, Floor 2, Civic Offices, Wood Quay, Dublin 8.

Third Party names:

- Mícheál Ó Cionna
- Mette Boye Hansen
- Aileesh Carew



Existing surfacing

- (PF) Precast concrete flag
Size: 600x600mm
Pattern: Stretcherbond
- (PB) Dublin cobblestone
Size: 200x120mm
Pattern: Stretcherbond.
- Quay wall capstone
Size: Varies

Proposed surfacing

- (AD) Aluminium decking EN AW-5754
Colour: Graphite Black RAL 9011
Width: 350mm
- (AD) Aluminium decking EN AW-5754
Colour: Pearl Grey RAL 9023
Width: 350mm
- (BA) Precast concrete flag
Size: 600x600mm
Pattern: Stretcherbond

Levels & Drainage

- TAG LEVEL + Proposed levels
- FALL → Proposed falls
- Balustrade**
To architects detail

PLANNING DRAWING

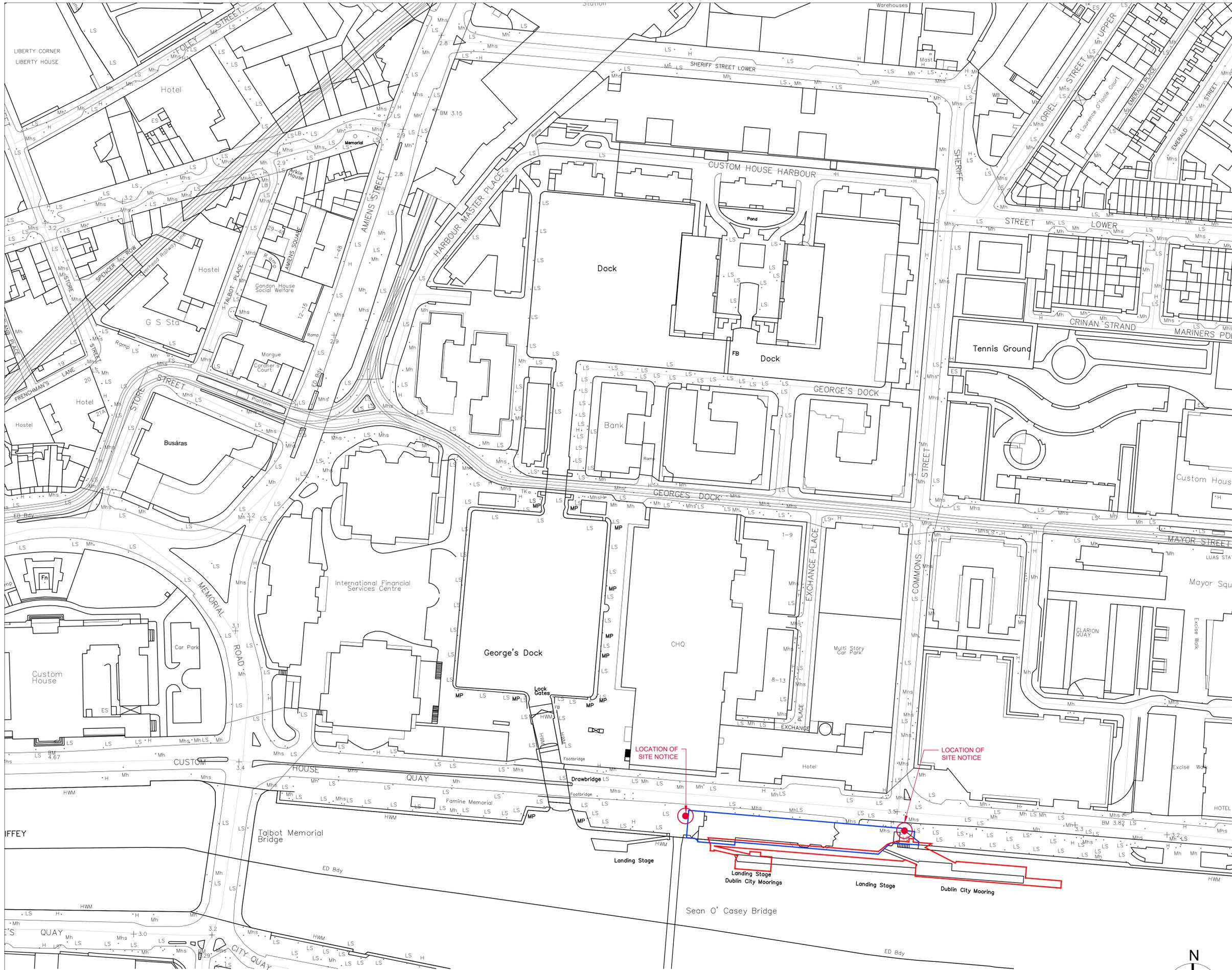
REV	DATE	AMENDMENT

**CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN**

DUBLIN OFFICE
3 MOLESWORTH PLACE DUBLIN 2
TEL 01 661 0419 FAX 01 661 0431
EMAIL info@csrandplan.ie



PROJECT: QUAYSIDE PONTOON CANOPIES AND GANGWAYS	DATE: MAR- 2020
DRAWING: GENERAL ARRANGEMENT PLAN	SCALE: 1:250@A1
	DRAWN: CHECKED: PE DOL
	DRAWING NO: 19116-2-405



- LEGEND**
- 01 DRAWING NUMBER
 - PP-01 SHEET REFERENCE
 - +0.00 LEVEL
 - FFL +0.00 FINISHED FLOOR LEVEL
 - APPLICATION BOUNDARY
 - LANDS IN OWNERSHIP
 - LOCATION OF SITE NOTICE

PART 8 APPLICATION

- Notes:**
1. ALL LEVELS (IN METERS) RELATE TO ORDNANCE DATUM.
 2. DIMENSIONS IN MILLIMETERS. FIGURED DIMENSIONS ONLY TO BE USED. DO NOT SCALE FROM DRAWING.
 3. ALL DIMENSIONS TO BE CHECKED ON SITE WITH THE ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
 4. DRAWINGS FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.
 5. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
 6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT STRUCTURAL ENGINEERS AND M&E ENGINEERS DRAWINGS AND SPECIFICATIONS.
 7. INTERNAL LAYOUT IS INDICATIVE ONLY.

Revision:	Date:	Description:

Drawing Title: SITE LOCATION MAP		Rev.:	Drawing No.:
Date: 11.01.23		Scale: 1:1000 @ A1	PP-01
Project Title: QUAYSIDE PONTOON CANOPIES AND GANGWAYS		Drawn by: FTC	Checked by: OB
		Job No.:	1831

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1 SITE LOCATION MAP
1:1000 @ A1

