



An
Bord
Pleanála

Board Order ABP-318778-24

Planning and Development Acts, 2000 to 2022

Planning Authority: Dublin City Council

(Associated application reference number: ABP-302881-18)

REQUEST received by An Bord Pleanála on the 18th December 2023 from Dublin City Council under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of the development under Section 175 of the Planning and Development Act, 2000, as amended, for the proposed Parnell Square Cultural Quarter comprising the new Dublin City Library and associated public realm and site works at numbers 23-28 Parnell Square (former Coláiste Mhuire School) and 20-21 Parnell Square (all protected structures), Parnell Square, Dublin 1 the subject of an approval under An Bord Pleanála reference number ABP-302881-18,

WHEREAS the Board made a decision to approve, subject to conditions, the above-mentioned development by order dated the 1st day of May 2019,

AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the approval,

AND WHEREAS the proposed alteration is described as follows:

To consented library (new build):

- Omission of plant areas, book sorting and lending, learning centre, conference centre, music centre facilities, theatre archive, link bridges to numbers 23, 24 and 25 Georgian Terraces, external cycle stands;
- Relocation and inclusion of library facilities such as the double height lecture theatre, children's and teens' library, maker spaces, sensory room, gaming

rooms, meeting pods and rooms, café and restaurant, living room, and staff areas, water closets, circulation areas, internal cycle store, covered extension to fourth floor;

- Alteration to interior external spaces / gardens to include children's and teens' gardens, blue / green roof area, new connection / opening to Hugh Lane Gallery and inclusion of new plant areas;
- Alterations to the envelope of the building to facilitate a minor, set back vertical extension, from the main body of the new library to the rear and partially over the roofs of numbers 25 and 26 Parnell Square North;

To consented alterations on Georgian Buildings:

Alterations to Georgian buildings numbers 23-28 comprising omission to alterations sought and approved under the 2019 consent (ABP-302881-18) for the building exterior and primarily seeking:

- Omission or relocation of new openings to the north façade connecting with the new library building. Retention and refurbishment of the existing historic timber sash windows to this façade;
- Newly proposed enclosed roof terrace to buildings numbers 26 and 25;
- Retention and thermal upgrade of the existing sawtooth roof to numbers 27 and retention of parapet and metal windows to the third floor of building numbers 27;

Interior alterations to the Georgian buildings proposed include:

- Omission of 2019 approved plant, mainly to vertical circulation scheme. Omission of previously proposed lift to building number 26; retention of terrazzo stairs from lower ground floor to ground floor at number 26 and replacement of new terrazzo stairs from ground floor to 4th floor;
- Internal alterations also include newly proposed room uses to include lobby, meeting room and reception, library staff rooms, study rooms;
- Newly proposed fire escape routes to lower ground floor which include omission of stairs removal to numbers 23 and 28 lightwells, new fire stairs layout to building numbers 27, and newly proposed refurbishment of 3 number coal cellars at number 26 to convert them into 2 number water tanks a 1 number pump room.

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alteration would result in a material alteration to the terms of the development, the subject of the approval,

AND WHEREAS having regard to the nature of the issues involved, the Board invoked the provisions of section 146B(8)(a) of the Planning and Development Act, 2000, as amended, to invite submissions or observations in relation to the matter from members of the public, and prescribed bodies,

AND WHEREAS having considered all the documents on file, submissions and the Inspector's report, the Board considered that the making of the proposed alteration would not be likely to have significant effects on the environment or on any European Site,

NOW THEREFORE in accordance with section 146B(3)(b) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 18th day of December 2023 for the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the amendments to the development approved by An Bord Pleanála under Reference Number ABP-302881-18 for this site,
- (ii) the examination of the environmental impact, including in relation to European Sites, carried out during the course of that application,
- (iii) the nature and character of the proposed alteration when considered in relation to the overall approved development,
- (iv) the mitigation measures and precautions for the proposed construction works and operational phase,

- (v) the absence of any other significant new or additional environmental concerns (including in relation to European Sites) arising as a result of the proposed alteration, and
- (vi) the report of the Board's Inspector, which is adopted,

it is considered that the proposed alteration would be material but would not be likely to have significant effects on the environment or on any European Site. In accordance with section 146B(3)(b) of the Planning and Development Act, as amended, the Board hereby makes the said alteration.

Environmental Impact Assessment Screening Determination

Having regard to:

- (i) the criteria set out in Schedule 7, in particular,
 - (a) the limited nature and scale of the proposed alterations, which do not affect the authorised use and comprise mostly of internal alterations to the consented library,
 - (b) the absence of any significant impact on sites of environmental sensitivity in the vicinity, including conservation areas, archaeological protection zones and protected structures,
 - (c) the location of the development outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001, as amended,
- (ii) the results of other relevant assessments of the effects on the environment submitted by the applicant,
- (iii) the features and measures proposed by applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment, and in particular the proposals for additional excavation wastes generated by the larger lower ground floor and the careful monitoring of the condition of historic buildings during excavation,

the Board concluded that the proposed development would not be likely to have significant effects on the environment, and that an Environmental Impact Assessment Report is not required.



Tom Rabbette

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 20th day of March 2025