



An  
Bord  
Pleanála

## Inspector's Report

### ABP-318778-24

#### Development

Request for a Section 146B to the previously approved application for Parnell Square Cultural Quarter (ABP-302881-18)

#### Location

No. 23-28 Parnell Square North Dublin 1

#### Planning Authority

Dublin City Council North

#### Requester

Dublin City Council & PSQ Developments Ltd.

#### Type of Application

Application under Section 146B of the Planning and Development Act, 2000 (as amended) to alter previously approved Strategic Infrastructure Development.

#### Date of Site Inspection

16<sup>th</sup> January, 8<sup>th</sup> March 2019 & 11<sup>th</sup> March 2025

#### Inspector

Donal Donnelly

## Contents

1.0 Introduction.....	3
2.0 Site Location and Description .....	3
3.0 Planning History.....	4
4.0 Proposed Alteration .....	7
5.0 Requester's Submission .....	8
6.0 Submissions .....	10
7.0 Legislative Provisions .....	10
8.0 Assessment .....	12
8.6. Whether the proposed alteration is or is not material.....	14
8.7. Whether the material alteration is or is not likely to have significant effects on the Environment.....	15
8.8. Conclusion .....	35
9.0 Recommendation.....	37
10.0 Draft Order.....	38
11.0 Appendix 1: Form 1 – EIA Pre-Screening.....	43
12.0 Appendix 2: Form 3 – EIA Screening Determination Sample Form.....	45

## **1.0 Introduction**

- 1.1. The Board decided on 1<sup>st</sup> May 2019 to approve an application by PSQ Developments LTD and Dublin City Council (joint applicants) 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 no's. 22-28 Parnell Square (former Coláiste Mhuire School) and 20-21 Parnell Square (all protected structures), Parnell Square, Dublin 1.
- 1.2. Pursuant to Section 146B of the Planning and Development Act, 2000 (as amended), PSQ Developments LTD and Dublin City Council now requests that the Board alter the terms of this strategic infrastructure development approved under ABP-302881-18.

## **2.0 Site Location and Description**

- 2.1. The subject site located on the northern side of Parnell Square in Dublin City Centre comprises an area of approximately 1 hectare. Parnell Square is situated at the northern end of city centre civic spine that extends through O'Connell Street, College Green and onto Christchurch. The square was developed around the Rotunda Hospital and is the oldest of the five Georgian Squares that were constructed in Dublin between 1750 and 1830.
- 2.2. Parnell Square was built in stages around pleasure gardens developed to provide funding for the hospital. Cavendish Row to the east was the first side to be laid out between 1753 and 1785 and Granby Row and Palace Row (Parnell Street North) were constructed by 1766 to complete the Georgian Square. Charlemont House (Hugh Lane Gallery), developed as a mansion on higher ground overlooking the pleasure gardens, forms the centrepiece to Parnell Square North.
- 2.3. The subject site includes all of the surface area of Parnell Square North bounded by the Garden of Remembrance (1966) to the south and including the pedestrian crossings on Parnell Square East and Granby Row to the west. The site also includes no's. 23-28 Parnell Square North (former Coláiste Mhuire School) and lands to the rear thereof, including the hexagonal 1960s theatre (Amharclann) building, a

section of Frederick Lane North and no's. 20-21 Parnell Square North (former National Ballroom). The 8 no. 4-storey over basement Georgian buildings within the site fronting Parnell Square North are all protected structures and all are currently vacant.

- 2.4. The Hugh Lane Municipal Art Gallery is located between No's. 23 and 21 Parnell Square North. To the east of no. 20 Parnell Square North adjoining the site is the Irish Writers' Centre at No. 19, the Dublin Writers' Museum and Chapter One restaurant at No's. 18/ 19 and Abbey Presbyterian Church (Findlater's Church) at the eastern end. The north-western part of the site is adjoined by Parnell Court and No. 1 Granby Row, both of which are in office/ residential use. Sheridan Place flats are situated to the north of the site.
- 2.5. The existing roadway at Parnell Square North accommodates eastbound one-way traffic. There is angled parking on both sides of the road to the east and south and parallel parking on the north-eastern side. The roadway splits into separate lanes at the eastern end for north, east and south-bound traffic onto Frederick Street North, Gardiner Row and Parnell Square East respectively. The road width is approximately 15m including parking areas. There is a large corner radius at the western end of Parnell Square North which I estimate to be approximately 36m. This facilitates clockwise direction traffic around the square.

### 3.0 Planning History

An Bord Pleanála Ref: ABP-302881-18

- 3.1. The Board approved an application by Dublin City Council and PSQ Developments Ltd. on 1<sup>st</sup> May 2019 for the proposed Parnell Square Cultural Quarter Development, including the new Dublin City Library and associated public realm works along Parnell Square North, comprising change of use, adaptive re-use of and extension to Nos. 23 - 28 Parnell Square North and the change of use and adaptive reuse of Nos. 20 - 21 Parnell Square North to provide a new library and cultural development. The development is summarised as follows:

- A change of use and adaptive reuse of no's. 20-21 and no's. 23-28 Parnell Square North (all protected structures) to new central library cultural uses and a restaurant at ground floor level of no. 28.

- Construction of a new 5-storey over basement extension to the rear of no's. 23-28 to include demolition of existing Amharclann building, single storey atrium and 2-storey rear return.
- The mix of new library spaces will include the main lending and reference library; a children's and young adults' library; a story house (literature centre); conference and exhibition spaces; a learning suite (digital media hub and online learning centre); a music hub; and innovation hub.
- Provision of a new public realm area to include widening of footpaths; removal of 47 no. car parking spaces; reconfiguration and narrowing of roadway maintaining 2 no. one-way east-bound carriageways; provision of raised table crossings at eastern and western ends and in the centre of the public realm area and repaving of entrance to Garden of Remembrance.
- Provision of rear pedestrian access to library and vehicular access to new service yard from Bethesda Place and Frederick Lane North.

An Bord Pleanála Ref: ABP-317121-18

- 3.1.1. The BusConnects Swords to City Centre Bus Corridor Scheme was approved by the Board in June 2024.

Dublin City Council Reg. Ref: 3196/19

- 3.1.2. On 7<sup>th</sup> October 2019, Dublin City Council granted Part 8 permission upgrading works at the Dublin City Gallery including roof works, installation of environmental services in the 1930s wing and associated building services management system, new mechanical ductwork at roof level, and the installation of a new gallery lighting system in the 1930s wing.
- 3.1.3. A Part 8 application was sought under Reg. Ref: 4310/24 for amendments to Reg. Ref: 3196/19 to include the construction of a new link connecting the Hugh Lane Gallery and new library, and the relocation of the energy centre for the Hugh Lane Gallery into the combined energy centre for the overall Parnell Cultural Quarter. A previously approved acoustic enclosure to plant at roof level of Francis Bacon Studio will be omitted and plant area will be relocated to the new Parnell library. Variations to the consented scheme will also involve the formation of a new roof area to rear of east curved wing as a means of environmentally controlled staff access and

extension of service outlets above. This application was approved on 10<sup>th</sup> February 2025.

Dublin City Council Reg. Ref: 1429/02

- 3.2. Permission was granted for demolition of structures to the rear of no's. 20/21 Parnell Square North and Charlemont House and the construction of a new 2/3 storey over basement extension to accommodate additional gallery space, basement cafe, bookshop, resource facilities, disabled lift and children's studio, together with new toilets, circulation and reception for the Hugh Lane Municipal Gallery of Modern Art.
- 3.3. The proposal also included the restoration and conservation of No's. 20 and 21 Parnell Square North for office use and the change of use of the ground and basement floors of No's. 20 and 21 Parnell Square North from dance hall to office use.

Dublin City Council Reg. Ref: 2137/17

- 3.4. Permission granted at the Maldron Hotel, Granby Row, Dorset Street and Bethesda Place for 1) demolition of the existing rooftop (6th floor) plant-room and its replacement with a new penthouse (6th) floor with 16 bedrooms; 2) the addition of a new floor (4th) and plant-room (5th) facing Bethesda Place; 3) the change of use of No's 3, 4 & 5 Granby Row from residential use to hotel use; 4) the linking of No's 3, 4 & 5 Granby Row to the existing hotel; and 5) the infilling of the courtyard behind No's 4 & 5 Granby Row as a glass roofed lounge. No's 3, 4 & 5 Granby Row are protected structures.

Dublin City Council Reg. Ref: 3603/16

- 3.5. Permission granted for 3 no. apartment units at Parnell Court, 1 Granby Row (Protected Structure), a three storey building previously in office/educational use. The development also involved works to remove a spiral staircase to the rear of the building, a new window to rear at both first and second floor levels and landscaping amenity works to rear courtyard.

Dublin City Council Reg. Ref: 2137/17

- 3.6. Permission granted for 1) demolition of the existing rooftop plant-room and its replacement with a new penthouse floor with 16 bedrooms; 2) the addition of a new floor; 3) the change of use of No's 3, 4 & 5 Granby Row from residential use to hotel

use; 4) the linking of No's 3, 4 & 5 Granby Row to the existing hotel; and 5) the infilling of the courtyard behind No's 4 & 5 Granby Row as a glass roofed lounge. No's 3, 4 & 5 Granby Row are protected structures.

An Bord Pleanála Ref: ABP-305733-19

- 3.7. Permission granted to construct a roof garden (11sq.m.) with a sun room (21sq.m.) to provide amenity open space for Apartment No. 2 in Unit 3 at Parnell Court, 1 Granby Row, Dublin 1. The roof garden will be enclosed by an opaque glass balustrade (1.8m) and the roof garden and sun room will be accessed by a new internal stairs from Apartment 2.

#### 4.0 **Proposed Alteration**

- 4.1. The proposed alteration, as set out in the requester's cover letter and particulars received by the Board on 18<sup>th</sup> December 2023, relates to the previously approved application for the Parnell Square Cultural Quarter comprising a new Dublin City Library and associated public realm and site works (ABP-302881-18).

- 4.2. It is now proposed to carry out the following amendments summarised 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 no. 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, WCs, 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 No's 25 and 26 Parnell Square North;
- **To consented alterations on Georgian Buildings:**  
Alterations to Georgian buildings No's. 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 No's. 26 & 25;
  - Retention and thermal upgrade of the existing sawtooth roof to No. 27 and retention of parapet and metal windows to the third floor of building No. 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 No. 26; retention of terrazzo stairs from LGF to GF at No. 26 and replacement of new terrazzo stairs from GF to 4<sup>th</sup> 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 LGF which include omission of stairs removal to No. 23 and 28 lightwells; new fire stairs layout to building No. 27; and newly proposed refurbishment of 3 no. coal cellars at No. 26 to convert them into 2 no. water tanks a 1 no. pump room.

## 5.0 Requester's Submission

- 5.1. The requester's submission includes a planning report setting out the details of the Section 146B procedures, together with the policy context and details of the proposal including a strategic justification for the proposed alterations. The application also includes a design statement; Architectural Heritage Impact Statement; Protected



Structures – Condition Surveys; Drainage Planning Report; Building Environment, Energy and Sustainability Report; Townscape and Visual Impact Assessment (TVIA); Environmental Impact Assessment (EIA) Screening Report; AA Screening Report; an Archaeological Note; and Photomontages Assessment of the Visual Impact on the Built Environment. The schedule of drawings includes the Site Location Plan; Site Layout Plan; Architects Drawings (Proposed Floor Plans, Elevations, Sections); and Engineering Drawings: Drainage.

5.2. The main points raised under each of the above criteria set out in the requester's submission can be summarised as follows:

- No change proposed to the primary use and functions of the consented scheme from 2019, nor is there any change to overall building footprint, entrances from Parnell Square and Bethesda Place, building height by floor levels or public realm.
- Proposed alterations are primarily to the interior spaces of the consented scheme with changes to the layout across all floors some of which have altered the overall building envelope.
- Proposal seeks to create a more integrated cultural block with direct connections between the consented Library, the Hugh Lane Gallery and the Georgian Terraces to enhance the functionality and operational capacity of the cultural quarter and to carry out essential repairs and upgrades to the Georgian Terraces and remove now irrelevant upgrades previously. Section 146B amendment relates to library and Georgian Terraces and there will be a Part 8 amendment application relating to the Hugh Lane Gallery.
- The proposed development will actively improve the connection between the City Library and Hugh Lane Gallery – the two major attractions in the Parnell Quarter area and will integrate seamlessly within this city centre cultural quarter.
- The proposed development, which seeks to build on the existing consented scheme, is compliant with relevant local policy and will ensure the protection and enhancement of one of the City's cultural assets.
- There is no change proposed to the primary use of the City Library consented in 2019 nor is there any change to the building footprint, entrances from Parnell

Square and Bethesda Place or building height up to 5 five storey level. The proposed alterations are primarily to the interior spaces of the consented scheme with changes to the layout across all floors. There is, however, an overall increase in the total area (to GFA: c. 11,649).

## 6.0 Submissions

6.1. Following notification to the applicant from the Board that the alteration request under Section 146B would constitute a material alteration to the terms of the development, a submission was received from the following prescribed body:

### An Chomhairle Ealaíon (The Arts Council)

- Comments made in the context of architecture being an art form under the Arts Act and the Arts Council's detailed knowledge of contemporary Irish architecture. Arts Council also has a specific interest in the works of living Irish architects and works of architecture.
- Proposed material alteration does not reflect the ambition, vision and civic scale of the original granted proposal. That design was *"exemplary and befitting of its status as the main library serving the city... a flagship project for Dublin..."* as noted in the Inspector's report.
- Previous permission provided a spatial complexity and generosity not seen in the current proposal, and offered the public the opportunity to access and experience architecture of the highest quality. This is not matched in the current proposal and this represents a loss to the city and its citizens.

## 7.0 Legislative Provisions

7.1. Under Section 146B(1) of the Planning and Development Act, 2000 (as amended), the Board may alter the terms of a permission for a strategic infrastructure development on request of the person intending to carry out the development.

7.2. Section 146B(2)(a) states that *"as soon as practicable after the making of such a request, the Board shall make a decision as to whether the making of the alteration to which the request relates would constitute the making of a material alteration of*

*the terms of the development concerned.*” Section 146B(2)(b) provides for the Board to invite submissions and the Board shall have regard to any submission made.

7.3. Under Section 146(3)(a), the Board shall alter the planning approval if it decides that the making of the alteration would not constitute the making of a material alteration in the terms of the development concerned. If the Board decides under Section 143(3)(b) that the making of the alteration would be material, it shall (i) require the requester to submit to the Board the information specified in Schedule 7A or an EIAR, and (ii) following receipt of such information, determine whether to:

(I) make the alteration

(II) make an alteration of the terms of the development concerned, being an alteration that would be different from that to which the request relates (but which would not, in the opinion of the Board, represent, overall, a more significant change to the terms of the development than that which would be represented by the latter alteration), or

(III) refuse to make the alteration.

7.4. Section 146B(3A) allows for the submission of further relevant information on the characteristics of the alteration in addition to the Schedule 7A information/ EIAR under subsection 3(b)(i). The further relevant information may also be accompanied by a description of the features, if any, of the alteration under consideration and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the alteration [Section 146B(3B)].

7.5. Section 146B(4) states that before it makes its decision to alter/ alter differently/ refuse to alter, the Board shall determine whether the extent and character of alteration or any alternative alteration are such that the alteration, were it to be made, would be likely to have significant effects on the environment.

7.6. Subsections 146B(4A)(a) – (c) relate to the timeframe within which the Board shall make a determination under subsection (4) unless exceptional circumstances apply.

7.7. Under Section 146B(5), if the Board determines that the making of either kind of alteration referred to in subsection (3)(b)(ii):

(a) is not likely to have significant effects on the environment, it shall proceed to make a determination under subsection (3)(b)(ii), or

(b) is likely to have such effects, the provisions of section 146C shall apply (preparation of an EIAR).

- 7.8. Under Section 146B(6), *“if, in a case to which subsection (5)(a) applies, the Board makes a determination to make an alteration of either kind referred to in subsection (3)(b)(ii), it shall alter the planning permission, approval or other consent accordingly and notify the person who made the request under this section, and the planning authority or each planning authority for the area or areas concerned, of the alteration.”*
- 7.9. Section 146B(7) sets out the criteria that the Board shall have regard to in making a determination under subsection (4), while subsection (8) sets out provisions for the making of submissions or observations before a determination under subsection (3)(b)(ii) or (4) is made.

## 8.0 **Assessment**

- 8.1. Under Section 146B of the Planning and Development Act, 2000 (as amended), the requester is seeking to alter the terms of a development (ABP-302881-18) approved by the Board under Section 175 of the Planning and Development Act, 2000 (as amended). The approved development is for the new Dublin City Library and associated public realm and site works, forming part of the Parnell Square Cultural Quarter. The proposed alteration relates to the consented city library (new build) and the consented alterations to the Georgian buildings only. No alterations to the authorised public realm works on Parnell Square North are proposed.
- 8.2. The approved development includes the change of use, adaptive re-use of and extension to Nos. 23 - 28 Parnell Square North, and the change of use and adaptive reuse of no's. 20-21 and no's. 23-28 Parnell Square North (all protected structures) to the new central library, cultural uses and a restaurant at ground floor level of no. 28. The permission also includes a new 5-storey over basement extension to the rear of no's. 23-28 and the provision of a new rear pedestrian access to the library and vehicular access to a new service yard from Bethesda Place and Frederick Lane North. The total floor area of the permitted city library is c. 11,198 sq.m.
- 8.3. The current proposal seeks amendments to the consented development to include changes to the layout across all floors and a redesign of the rear extension to the

library. Some alterations to the Georgian buildings at No's. 23-28 Parnell Square North are sought, together with the creation of a link through to the Hugh Lane Gallery at ground floor level. The footprint of the proposed extension will remain largely the same as the consented development, and there will be some alterations to the overall building envelope. The total gross internal area of the city library will increase by 480 sq.m. However, there will be an actual decrease in total net area by 429 sq.m. due to increased utilities, plant provision and services such as WCs, staff areas and cycle store. The net floor area of the Georgian buildings will remain the same (4,405 sq.m.). The overall increased floor area is mainly facilitated through provision of a larger lower ground floor level. There will also be a general reduction in height of the proposed extension and a setting back of the new building from the eastern boundary to facilitate a children's garden. The new total gross floor area of the library will be 11,649 sq.m.

- 8.4. The subject site now forms part of the Parnell Square Project, which comprises redesign works to the consented Dublin City Library (current Section 146B application); Part 8 Amendment to Hugh Lane Gallery; and restoration works at No's. 22-28 Parnell Square North. The purpose of this project is to create a more integrated cultural block with direct connections between the consented library, the Hugh Lane Gallery and the Georgian terraces, to enhance the functionality and operational capacity of the cultural quarter and to carry out essential repairs and upgrades. The applicant submits that the intended role of the consented scheme in *'promoting and facilitating the development of a mixed-use cultural facility in Parnell Square anchored by a New City library, stimulating the regeneration of the north inner city'* is unchanged.
- 8.5. The first consideration to assess is whether the proposed alteration would constitute a material alteration of the terms of the permission ABP-302881-18 granted under Section 175 of the Planning and Development Act, 2000 (as amended). Should the Board decide that the proposed alteration is not material, it shall alter the approved development accordingly. However, if it is decided that the proposed alteration is material, the Board shall consider the proposed alteration in terms of the significant effects on the environment and other related matters.

## **8.6. Whether the proposed alteration is or is not material**

- 8.6.1. Having considered the nature, scale and extent of the proposed Section 146B alteration in this case, the information on file and the nature, scale and extent of the development approved under ABP-302881-18, the Board decided that said alteration is material. In this regard, it was noted that the extension to the rear of the protected structure will be redesigned, and the floor area will be increased. The redesigned and reconfiguration of uses will substantially alter the internal appearance of library extension. The extension will be reduced in scale externally and materials and design will change. The redesign will also include new proposals to connect the extension to the protected structures, as well as a new enclosed roof terrace to the protected structures at No's. 26 & 25. A new link from the extension is now proposed through to the adjoining Hugh Lane Gallery.
- 8.6.2. Having regard to the above, it was necessary, for the purposes of the Board in determining the matter under Section 146B (8)(a) of the Planning and Development Act, 2000 (as amended), that the requester shall make the information relating to that request available for inspection; notify such person, such class of person or the public (as the Board considers appropriate) that the information is so available; and invite submissions or observations in relation to that request.
- 8.6.3. In addition to the readvertising and invitation of submissions, and pursuant to Section 146B (3)(b), the requester is obliged to submit to the Board the information specified in Schedule 7A of the Planning and Development Regulations 2001 (as amended) in respect of the alteration unless the requester has provided such information. The requester in this case had already submitted the Schedule 7A information along with the request.
- 8.6.4. In response to the invitation for submissions or observations, a single response was received from the Arts Council. It is considered in this submission that the previous permission provided a spatial complexity and generosity not seen in the current proposal, and offered the public the opportunity to access and experience architecture of the highest quality.

**8.7. Whether the material alteration is or is not likely to have significant effects on the Environment**

- 8.7.1. Under Section 146B(4), before making a determination to make the alteration, make the alteration that would be different to that requested, or to refuse to make the alteration, the Board shall determine whether the extent and character of the alteration are such that it would be likely to have significant effects on the environment.
- 8.7.2. In making a determination under subsection (4), the Board shall have regard to *inter alia* the criteria for the purposes of determining which classes of development are likely to have significant effects on the environment set out in any regulations made under section 176; the criteria set out in Schedule 7 to the Planning and Development Regulations 2001; the information submitted pursuant to Schedule 7A to the Planning and Development Regulations 2001; any further relevant information and any assessments carried out pursuant to European Union legislation other than the EIA Directive; and the likely significant effects of the alteration on a European Site.
- 8.7.3. The Board shall include in its determination the main reasons and considerations, with reference to the relevant criteria listed in Schedule 7 to the Planning and Development Regulations, 2001 on which the determination is based. The criteria below are therefore considered for the purposes of determining whether to make the alteration, make a different alteration, or refuse to make the alteration. This includes an assessment of the characteristics of the proposed alteration, the location of the proposed alteration, and the types and characteristics of potential impacts.
- 8.7.4. It is also a requirement to specifically examine, and where appropriate, screen the development for EIA. EIAR Screening is carried out within Form 3 in Appendix 2 of this report. It is concluded that with the application of full and proper mitigation measures, the proposed alteration would not be likely to have significant effects on the environment and that the preparation and submission of an Environmental Impact Assessment Report would not, therefore, be required.

### Characteristics of the proposed alteration

- 8.7.5. Under Schedule 7 (1), the characteristics of the proposed alteration, in particular, should consider the size and design of the development, the culmination with other development, any demolition works, the use of natural resources, the production of waste, pollution and nuisances, the risk of major accidents, and the risks to human health.
- 8.7.6. With respect to **size and design**, it is proposed to alter the layout across all floors and this will result in changes to the floor area, scale and design of the proposed development. In terms of size, it is proposed to increase the gross internal area but reduce the net internal area. Increased areas of non-net space are required for circulation, toilets and plant. This includes additional lobbies and fire routes; increased water tank areas; a new combined energy centre for the new library, Georgian terraces and the Hugh Lane Gallery; increased toilets in the new build; an internal cycle store for staff; and additional staff changing and shower facilities.
- 8.7.7. In terms of additional volume, much of the increased floor area will be accommodated in the lower ground floor within the new extension, which will increase from a permitted gross floor area of 779 sq.m. (655 sq.m. net) to 1,655 sq.m. (1,069 sq.m. net). Some of the space at lower ground floor will accommodate the 2-storey lecture theatre, which will replace the permitted conference centre at third and fourth floor levels. The relocation of this facility to a lower level is one of the reasons for a reduction in building height. Exhibition space will also be relocated to the lower ground floor from the fourth floor, and rooftop plant will be relocated to lower floors. The proposal also includes an overall reorganisation of internal space, with general collections, the children's library, the teens' library, kitchen and catering facilities, and some staff spaces proposed to be relocated from the Georgian terraces to the new library extension.
- 8.7.8. The main design changes on the principal elevation to the front will be the proposed partial roof extension over No's. 25 and 26. The extension will protrude closer to the parapet but will still be set back a distance of approximately 6.5m, with the set back area forming a new roof terrace and seating area for proposed fourth floor café. Permission was granted to replace the roof of No. 27; however, it is now proposed to retain and refurbish the existing sawtooth roof with thermal and waterproofing



improvements. This will have the effect of narrowing the roof extension, which extended over No's. 24 and 27, as authorised.

- 8.7.9. The next most visible elevation is to the west from Granby Row. The relocation of the conference room (now lecture theatre) to the lower levels will be apparent on this elevation through reduction in overall height of the library extension. Other revisions are proposed to the extent of glazing to reflect changes in the internal layout, and massing and form will be revised for vertical circulation cores. The building line will also be set further in compared to the consented scheme on this elevation. On the opposite side of the extension, the eastern elevation will be set further in to accommodate the children's garden. The rear elevation will also display a lowering of building height to Bethesda Place.
- 8.7.10. The main internal design changes will relate to the main foyer/ reading hall within the proposed extension. This voluminous space will be fundamentally different than the authorised scheme in terms of materials, form and general appearance. However, the revised proposal will still be contemporary and grand in appearance, but with the introduction a brick finish on the western wing reflecting historic finishes. The high volume will also be lit from above and will be surrounded by enclosed areas and mezzanine levels. Another notable change will be that the new proposal will allow for more of the rear elevation of the protected structures to remain visible and intact.
- 8.7.11. There will be no increase in the area of the existing Georgian houses. Approved plant will be omitted, along with the lift to No. 26. Three coal cellars to No. 26 will be converted to 2 no. water tanks and a pump room. Authorised openings to the north façade will be omitted or relocated and existing historic timber sash windows will be retained and refurbished. Existing stairs from ground floor to fourth floor of No. 26 will be replaced with new terrazzo stairs and authorised stair replacements at No. 27 will be omitted. The proposal will also include staff support and welfare facilities in No. 25, the inclusion of book sorting and processing facilities, a meeting / mentoring rooms and a reception room, library staff areas, quiet study area, and a revised link bridge connection to No. 26.
- 8.7.12. Having regard to the consented and proposed design and size of the proposed development, I would be of the opinion that the alterations are not of an extent and character that would be likely to have significant effects on the environment.

Changes to the scale of the proposed development are minor in the context of the overall development and the external appearance of the extension will not be radically different from that which was authorised, and if anything, will appear smaller. I consider that the internal design of the proposed extension will be substantially different from that which was consented, and I note the concerns of the Arts Council relating to the high-quality architecture of the consented proposal. Notwithstanding this, I consider that the current proposal is also of an architectural quality that is reflective of the status of the development as the city's principal library. Similar to the consented development, the revised internal design will be contemporary and grant in appearance and the proposal will integrate successfully with the Georgian buildings and the Hugh Lane Gallery. I agree that the impact and mitigation measures for the consented scheme will be equally applicable to the scheme, as altered under this S. 146B planning application.

- 8.7.13. **Cumulative impact** was assessed under the EIA carried out for authorised development under ABP-302881-18. At the time of preparing the EIAR, there were no approved plans or projects in the vicinity that would have significantly interacted with the authorised development.
- 8.7.14. It was noted in the EIA for the authorised development that there are a number of transportation plans that, together with the proposed public realm works, may have cumulative impacts on the operation of public transport in the area. Since the approval of the project under ABP-302881-18, the BusConnects Swords to City Centre bus corridor scheme has been approved. This scheme would interact with the approved public realms works under ABP-302881-18. However, it should be noted that the current application for alterations under Section 146B does not include any proposed amendments to the public realm.
- 8.7.15. Part 8 planning approval has been granted in October 2019 subsequent to the development authorised under ABP-302881-18 for upgrading works at the Hugh Lane Gallery to include roof works, installation of environmental services in the 1930s wing and associated building services management system, new mechanical ductwork at roof level, and the installation of a new gallery lighting system in the 1930s wing, (Reg. Ref: 3196/19).

- 8.7.16. An amendment to the above Part 8 approval was sought (Reg. Ref: 4310/24) to include the construction of a new link connecting the Hugh Lane Gallery and new library; the relocation of the energy centre for the Hugh Lane Gallery into the combined energy centre for the overall Parnell Cultural Quarter; omission of previously approved acoustic enclosure to plant at roof level of Francis Bacon Studio and relocation of plant area to new Parnell library; and formation of a new roof area to rear of east curved wing as a means of environmentally controlled staff access and extension of service outlets above. This application was approved on 10<sup>th</sup> February 2025.
- 8.7.17. The above Part 8 applications are reliant on the current 146B alteration, which facilitates the link connecting the library and Hugh Lane Gallery and the housing of plant for both the library and gallery. However, the cumulation of impacts as a result of proposed Section 146B alteration, in combination with the proposal for Hugh Lane Gallery, will not be significant on the local area and will be largely beneficial in terms of providing linkages and relationships between cultural services. The cumulative effects will also result in a consolidation of support services and facilities that will result in the efficient operation of the buildings. Having regard to the above, there is no likelihood of significant adverse cumulative effects from the proposed alteration and the approved plans pertaining to the Hugh Lane Gallery. I would therefore consider that the outcome of the EIA for the authorised project remains unchanged that there are currently no approved plans or projects in the vicinity of the proposed development that will give rise to significant cumulative effects. In addition, significant cumulative effects will not occur from the interaction between the environmental factors.
- 8.7.18. The **Nature of any Associated Demolition Works** for the authorised development was addressed in the Construction and Demolition Waste Management Plan (CDWMP) submitted with the parent application in 2018. The main demolition works were authorised by the parent permission and the proposed Section 146B alteration will not give rise to significant additional demolition works. Demolition of the Amharclann building has already taken place in accordance with the provisions of the approval and there is no change to the permission to demolish the single storey atrium and rear return.

- 8.7.19. Mitigation measures outlined in the EIAR for the parent permission will similarly be applied to the any altered development. This includes measure for minimising dust and noise and for the protection of the protected structures during demolition and construction works. A detailed Construction Management and Waste Management Plan will be prepared at detailed design stage, and this plan will consider any updates arising from the proposed alterations.
- 8.7.20. There will be some minor reductions in internal demolition works, most notably the proposal to retain and refurbish the existing sawtooth roof over No. 27. Original timber sash windows in the Georgian buildings will be retained and refurbished and stair replacements will be omitted.
- 8.7.21. Some cumulative demolition effects may occur if the proposed Part 8 permission to create the link through to the Hugh Lane Gallery is carried out at the same time as the altered development. However, this would be minor in the context of the wider development. Overall, it can be concluded that the demolition works as a result of the proposed alteration will be no greater than those authorised.
- 8.7.22. Other characteristics of the proposed alteration, including the use of natural resources (land, soil, water and biodiversity), the production of waste, pollution and nuisance, and risk to human health, are considered further under the “*Types and Characteristics of Potential Impacts*” below. There will be no changes in terms of the **Use of Natural Resources** arising from the proposed alteration. The floor area and uses of the development will remain similar to that approved. Brownfield land take will be the same and the volume of building materials required for the construction stage will be similar. There will be no significant impacts to biodiversity and no changes to the proposal to connect to existing services.
- 8.7.23. The most notable effect in terms of **Production of Waste** will be the proposal to excavate a greater volume of material for the larger lower ground floor. It was estimated that 9,000 m<sup>3</sup> of material will be excavated for the parent application and this will be comparatively higher for the proposed lower ground floor. The lower ground floor area of the consented development within the extension was 779 sq.m. and it is now proposed that the lower ground floor will be 1,655 sq.m. Notwithstanding this, the principles for waste management and the proposed management and mitigation measures remain relevant and sufficient for the larger

quantity of excavations and materials to be disposed. This includes the Construction and Demolition Waste Management Plan (CDWMP) and the Operational Waste Management Plan (OWMP) submitted with the parent permission, both of which are applicable to the proposed scheme, as altered under Section 146B.

- 8.7.24. The proposal will still involve demolition / renovations of existing structures, which will also require correct procedures for segregation, storage, handling, transport, and reuse / recycling / disposal. Measures contained in the CDWMP to minimise waste generation during construction will equally apply to the altered development. These measures include the preparation of a Construction Waste Management Plan; a demolition audit at detailed design stage; proposals to reuse, recover or recycle excavated material; appropriate waste storage management; and disposal to appropriately licenced facilities. It should be noted that a degree of site clearance has already occurred with the demolition of the Amharclann building.
- 8.7.25. In terms of **pollution and nuisances**, the impacts assessed in the EIA for the parent permission do not change as a result of the proposed Section 146B alteration. Expected residues, emissions and other nuisances during the construction phase comprises non-hazardous construction waste; hazardous construction waste; emission from construction vehicles and equipment; and noise and vibration from construction vehicles and equipment. There will be marginal increases in these impacts from the addition volume of excavated material but this is not expected to be significant.
- 8.7.26. As noted above, the CMWMP and measures contained therein relate equally to the proposed altered development. This includes measures to minimise noise, vibration and dust; management of waste by applying the waste hierarchy; and best practice measures for handling and disposing of all hazardous wastes in accordance with the Waste Management Act 1996, the Waste Management (Permit) Regulations of 1998 and the Waste Management (Collection Permit) Regulations of 2001. In general, I would be in agreement that the proposed Section 146B alterations will not give rise to significant additional effects in terms of noise, vibration, air quality (dust) or waste than those identified in the EIAR accompanying the parent permission.
- 8.7.27. There is minimal potential for **Risk of Major Accidents**, and/or disasters, including those caused by climate change. The nearest SEVESO facility is located

approximately 3.2km to the east of the site at Tolka Quay Road, and this is outside the SEVESO site consultation zone.

- 8.7.28. As noted in the EIA for the parent permission, the proposed project would be most vulnerable to accident/ disaster from redevelopment works taking place in close proximity to potentially delicate protected structures that are approximately 250 years old. The demolition, excavation and construction phase of the project will require careful monitoring of the condition of these historic buildings. As noted above, some extra excavation will be required for the larger lower ground floor; however, the same principles apply in terms of mitigation and monitoring arrangements.
- 8.7.29. The Outline Construction Management Plan will be updated and supplemented prior to commencement of works and a Noise and Vibration Management Plan will also be prepared for the project. Adherence to these plans, together with ongoing monitoring should avert any potential impacts on the structural condition of the buildings. It should be noted that the risk of building collapse becomes more likely in a 'do nothing' scenario. Vacant buildings also attract vandalism and an increased potential for damage or loss by fire.
- 8.7.30. The potential for accidents during the construction phase of the proposed development remains unchanged as a result of the proposed alterations. Best practice working methods and mitigation methods will be applied during the construction phase to minimise any adverse impacts. In this regard, the CDWMP is prepared in line with the 'Best Practice Guidelines for the Preparation of Waste Management Plan for Construction and Demolition Projects' produced in 2006 by the National Construction and Demolition Waste Council.
- 8.7.31. Having regard to the above, I am satisfied that given the nature of the proposed development, and the mitigation and monitoring measures proposed, together with the low probability of a major accident/ natural disaster, it is not likely that significant effects on the environment would arise in this regard.
- 8.7.32. The potential for **Risks to Human Health** was assessed in the EIA for the parent permission under population and human health, and in the context of other environmental factors and the interaction between these factors. In this regard, it was considered that there is potential for adverse impacts on the residential, working

and visitor population during the construction phase from noise, vibration, dust, traffic and visual impacts.

- 8.7.33. The EIA noted that impacts on air quality during the demolition and construction phase are likely to be short-term and imperceptible with respect to human health. Asbestos containing materials will be removed as part of the construction/ demolition phases by a suitably qualified contractor. The most likely source of noise and vibration nuisance will be from piling and ground/ rock breaking and from general construction work, and these impacts were assessed as being short term, negative and significant on sensitive receivers. Construction traffic may give rise to vehicle related emissions and other traffic associated impacts and construction hoarding and general construction activities may have adverse visual impacts.
- 8.7.34. Similarly, mitigation measures during the construction phase will equally apply to the development if altered under Section 146B and no additional mitigation or monitoring arrangements are required. The main change from the authorised development would be the potential for some increased noise, vibration, dust and traffic impacts arising from the additional excavations necessary for the increased lower ground level. However, the impact of the extra excavation is not likely to significantly change the overall anticipated demolition and construction period of 2-3 years. Mitigation measures for the construction phase will include the Construction Management & Waste Management Plan and a Construction Traffic Management Plan, as well as the appointment of a dedicated local liaison officer to inform local residents of construction works. These measures will also be implemented for the altered development.
- 8.7.35. During the operational phase of the project, it was assessed in the EIAR that positive long term impacts are likely to accrue on the immediate area through health and social benefits. The creation of aesthetically pleasing indoor and outdoor public areas will improve the townscape and visual setting, and increased physical activity for pedestrians and cyclists is also likely to have a positive impact on the health and well-being of local residents, workers and visitors. The proposed Section 146B alterations will enhance these benefits through the addition of the café and roof terrace and better appreciation of views over the city and towards the Dublin Mountains.

8.7.36. In general, there are no increased risks to human health arising from the proposed alteration. Impacts associated with the construction phase will be mitigated in the same manner as the authorised scheme. The proposed alteration will not adversely affect the expected health and social benefits of the completed development during the operational phase and may result in some additional positive impacts for users of the facility.

8.7.37. On the whole, it can be concluded that the characteristics of the proposed alteration, *per se*, will not give rise to significant effects on the environment having regard to size and design of the proposed alteration and cumulative effects. There will be some additional excavation works and increased wastes but this will not affect the construction phase of the proposed development to a significant degree. There are no added risks of major accidents and/ or disasters, and the use of natural resources arising from the proposed alteration, as well as pollution and nuisance, and the overall risk to human health will not be significantly different from the authorised development and will be adequately mitigated by approved measures and conditions of the parent planning approval.

#### Location of the Proposed Alteration

8.7.38. Consideration of the location of the proposed alteration should have regard to the environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to land uses; the relative abundance, availability, quality and regenerative capacity of natural resources; the absorption capacity of the natural environment including European sites; densely populated areas; and landscapes and sites of historical, cultural or archaeological significance.

8.7.39. The proposed Section 146B alteration will not result in any significant change to **the existing and approved land use**. The authorised development includes the extension and change of use of the existing Georgian buildings, last used as a school, to the new city library. The proposed alterations do not change the overall intended use of the site for the new library use. However, it should be noted that the proposed alterations will result in a reorganisation of internal space so that the Georgian buildings will be used for different library functions. Furthermore, uses within the library will also be amended.



- 8.7.40. One of the strategic justifications for the proposed Section 146B alterations is to facilitate the completion of a connection between the Hugh Lane Gallery and City Library to create a more integrated cultural block with direct interconnection. It is intended that the proposal will bring coherency to the cultural quarter as a single destination, enhance operational efficiencies, improve visitor access and footfall, and generally add to the viability and vibrancy of these major cultural assets.
- 8.7.41. A series of consultation meetings with stakeholders considered how to achieve optimum efficiencies and alignment with the overall vision for the Parnell Project in terms of internal layout, community / events, library collections, specialist facilities, integration with Hugh Lane Gallery, staff facilities, hospitality and services. Arising from these consultations, new requirements for the City Library emerged, including makerspace (facilities for digital and craft-based making); public cafe space that is integrated with the 'Living Room' (informal reading area); and an enlarged teens' library to accommodate more shelving and desking spaces. As such, many uses originally consented to be hosted in the Georgian Terraces are now proposed to be relocated to the new build library. One of the main internal relocations is the conference centre (now lecture theatre), which is now proposed to be on a more prominent and accessible location on the lower ground floor.
- 8.7.42. The proposed alterations to utilities and plant will optimise efficiencies and improve the overall energy performance of Parnell Library, as well as Hugh Lane Gallery, which is not served by the consented scheme. The proposed alterations are also necessary for compliance with Fire Certification, DAC Certification, Requirements of Assigned and Design Certification, nZEB (Nearly Zero Energy Building) and LEED Certification. In addition, the alterations involve necessary repair and compliance works to the Georgian terraces.
- 8.7.43. In general, the proposed Section 146B alterations do not impact on the function, use or role of the consented development. Furthermore, the consented development (as altered) complies with the Z8 Georgian Conservation Area zoning for the site.
- 8.7.44. The proposed alteration is not of an extent that will significantly affect the **relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.**

The use of resources will not change significantly, and the alterations will occur at the same brownfield and historic building location.

- 8.7.45. The **absorption capacity of the natural environment** is considered in terms of Appropriate Assessment for European sites, Densely Populated Areas, and Landscapes of Historical, Cultural or Archaeological Significance. The proposed development is not located in proximity to any *Wetlands, Riparian Areas, River Mouths; Coastal Zones and The Marine Environment; Mountain and Forest Areas; Nature Reserves and Parks; and Areas in which there has already been a Failure to Meet the Environmental Quality Standards*. The proposed development will not therefore impact on the absorption of capacity of any of these factors of the natural environment.
- 8.7.46. The Board completed an Appropriate Assessment Screening exercise under ABP-302881-18 in relation to 18 European Sites. The Board concluded that, by itself and in combination with other development in the vicinity, the proposed development would not be likely to have significant effects on any European Site in view of the Sites' Conservation Objectives. In reaching this conclusion, the Board took no account of mitigation measures intended to avoid or reduce the potentially harmful effects of the project on any European Sites.
- 8.7.47. Having considered the Board's screening determination in case ABP-302881-18, and having regard to the nature and limited scale and extent of the proposed alterations relative to the development that was approved under ABP-302881-18, the nature of the receiving environment, together with the distance to the nearest European sites, no additional Appropriate Assessment issues arise and it is not considered that the proposed alteration to the approved development would be likely to have a significant effect individually or in combination with other plans or projects on any European site.
- 8.7.48. The subject site is located in what could be considered a densely populated area and therefore the absorption capacity to accommodate the development should have regard to this factor. The closest residential properties to the project site are at Granby Row (3 no. residential units), Parnell Square West and Sheridan Place and Court. It is noteworthy that the immediately surrounding area to the south is quite

sparsely populated for the inner-city location. Greater residential density, however, occurs in the surrounding area immediately to the north of the site.

- 8.7.49. The main effects on residential amenity assessed in the EIA for the parent permission were construction phase impacts and overshadowing of Sheridan Place to the north. There is likely to be no perceptible change in terms of impact on residential amenity during the construction phase as a result of the proposed Section 146B alteration. There may, however, be some minor reduction in overshadowing effects during the operational phase as a result of the alteration of the development owing to the reduced height of the library extension. The library use is also complementary to residential uses and will act as a major resource for the local community.
- 8.7.50. It is therefore considered that the library development (as altered) can easily be absorbed into the surrounding densely populated area. The alterations, including reorganisation of internal space and uses, and enhancements to the consented layout with features like activity hubs, makers spaces, event spaces, educational spaces and enhanced community gardens and terraces, will improve the attraction of the facility for the local community and visitors alike.
- 8.7.51. The absorption capacity of the environment in terms of landscapes and sites of historical, cultural or archaeological significance is a key consideration in view of the location of the site within a conservation area zoning, a Zone of Archaeological Interest and having regard to the designation of No's. 23-28 Parnell Square North as protected structures.
- 8.7.52. The findings of the Landscape and Visual Impact Assessment submitted with the Section 146B application is that *"the proposed amendment would cause no significant change to the library development's overall townscape and visual effects. Both the permitted development and the proposed amendment are responsive to the sensitivities in the site environs and would have only positive effects."* A number of viewpoints were prepared for the LVIA which illustrate that the new library building, both as permitted and proposed, would have limited visual impact on the receiving environment; the proposed amendment would slightly reduce the overall area from which the new library building is visible; an area directly in front of the No's. 20-28 would experience a slightly greater visual change due to the proposed forward

projection of the rooftop extension to No's. 25 and 26; and the most significant townscape and visual impacts of the development would be the streetscape improvements to Parnell Square North.

8.7.53. An Architectural Heritage Impact Assessment (AHIA) accompanies the application for the Section 146B alteration concludes that the proposed amendments “*are generally considered to be minor in nature and will not represent an additional negative impact on the character and values of the protected structure. As with the approved scheme, the overall benefits are equivalent. The extensive array of original and historic fabric throughout Buildings 23 - 28 will be conserved and enhanced because of the development. The proposed use as a public library is a major benefit in that it makes the Georgian buildings accessible to the public - thus making a key part of Dublin's built heritage accessible to all and incorporating into the fabric of contemporary society.*” The AHIA concludes that in general the Section 146B proposals are broadly in keeping with the character and nature of the previously approved proposals; however, a number of these proposals will represent less of a loss of historic fabric and are considered to be positive in their impact.

8.7.54. The major positive impact with respect to architectural heritage as assessed in the EIA for ABP-302881-18 was that the currently vacant and unused protected structures will gain a new and sustainable function. Nothing changes in this regard with the proposed Section 146B alteration. The proposed development, as altered, will still see the sensitive restoration and reuse of these protected structures for publicly accessible use, and this will continue to have a positive impact on the conservation area surroundings and the public realm in this area. The proposal, in particular, remains compliant with the relevant local policy by protecting and enhancing one of the City's cultural assets. It can be concluded, therefore, that the proposed development, as altered, can readily be absorbed into this site of historical and cultural significance.

8.7.55. The application for the Section 146B alteration provides an update on archaeology at the site of the consented library. Archaeological remains were identified during an archaeological monitoring and testing programme at the rear of the site. These remains were the subject of an archaeological excavation which took place in September and October 2023 under NMS Licence No. 22E0769. All archaeological material was fully hand-excavated and preserved by record. There is no further

archaeological material remaining on site, with all areas being reduced to natural subsoil. As a result, the proposed Section 146B alterations will have no archaeological impact. Notwithstanding this, the mitigation measures set out in the EIAR will still be applicable to the scheme.

#### Types and Characteristics of Potential Impacts

- 8.7.56. Finally, the **likely significant effects on the environment of the proposed alteration** in relation to factors specified for EIAR in section 171A of the Act are assessed hereunder, taking into account the magnitude and spatial extent of impact; the nature, intensity, complexity and probability of impact; the expected onset, duration, frequency and reversibility of impact; the culmination of impact; and the possibility of effectively reducing impact.

#### *Population and Human Health*

- 8.7.57. In my opinion, no adverse considerations arise in terms of population and human health as a result of the proposed Section 146B alteration. There will be no significant changes in the effects on air quality and roads from construction works and machinery during the construction phase or noise and visual intrusion during the operational phase. These impacts will be effectively reduced through the same suite of mitigation measures set out in the EIAR. These mitigation measures and subsequent Construction Noise and Vibration Mitigation, the Dust Minimisation Plan as well as the CDWMP submitted with the parent application are still applicable to the site.
- 8.7.58. There will be positive long-term health and social benefits for the local population from the proposed library facility and the proposed alterations will include enhancements such as the rooftop terrace and a more accessible lecture theatre. There will also be cumulative benefits through improved linkages with the adjoining Hugh Lane Gallery. On the whole, the proposed reorganisation of the internal layout will have benefits for the local population and human health during the operational phase. The size of population that will be positively affected to the north of the proposed facility is substantial and there is a high probability of these positive impacts. The proposed alterations will therefore not change the findings of the EIA in respect of this environmental factor.

### *Biodiversity*

- 8.7.59. There is no potential for impacts on biodiversity arising from the proposed alterations. Therefore, the proposed alterations can be carried out without causing significant effects to the receiving environment and without changing the findings of the previous EIAR in terms of biodiversity.

### *Land, Soil, Water, Air and Climate*

- 8.7.60. The proposed alterations do not have the potential to change the authorised impacts for land and soils, air, and climate. There is no increase in land take and no material changes to development activities and uses as authorised.
- 8.7.61. There will be an increase in the volume of soils/ excavations arising from the proposed larger lower ground floor level as a result of the proposed Section 146B alteration. However, construction and operational activities will remain the same, and authorised measures to mitigate excavations, wastes and contaminated soils will apply to the alterations. Any changes arising in terms of volumes of materials resulting from the proposed alterations are not expected to result in significant additional impacts on those already identified and mitigated in the EIAR for the parent permission. The main mitigation measures will be implemented through the Construction Management and Waste Management Plan.
- 8.7.62. There will be no significant additional impacts on hydrology/ water arising from the proposed alteration. Any contaminated soil will be removed prior to piling to avoid contamination of the underlying groundwater. The Drainage and Watermains Planning Report submitted with the Section 146B application details the existing and proposed drainage and watermain infrastructure, and SuDS measures for the proposed development. The proposed improvement of surface water and wastewater management on-site through the introduction of SUDs will have a minor beneficial impact.
- 8.7.63. Additional excavations will potentially result in increased noise, vibration and air pollution. No changes will be required to the Construction Noise and Vibration Mitigation, the Dust Minimisation Plan and the CDWMP as the measures contained in these documents will remain applicable to the site.

8.7.64. During the operational phase, changes are proposed under the Section 146B application to the location of plant items. Plant will be designed and located so that emissions will be within the noise criteria set for day and night-time periods and it has been assessed that the impact at any noise sensitive locations will be neutral, long term and imperceptible. It is noted that the proposed enhancements to plant equipment may result in a reduced operational noise profile within the altered scheme from the consented scheme.

8.7.65. In terms of climate, a Building Environment, Energy and Sustainability Strategy has been prepared for the Section 146B application, which sets out a sustainable design approach and energy efficient principles for the scheme, with the goal of providing a highly efficient, low energy and sustainable library and support facilities. The strategy represents an improvement over the consented scheme with respect to energy efficiency and climate change. The altered scheme therefore effectively reduced the impact of the proposal for this environmental factor. In addition, there will be cumulative benefits with the proposals relocate the energy centre for the Hugh Lane Gallery into a combined energy centre.

*Material assets, Cultural Heritage and the Landscape*

8.7.66. With regards to material assets, the proposed alteration has no potential to change the authorised impacts for public roads and road users, as there will be no change to the public realm proposals on Parnell Square North. The proposed alterations do not impact on traffic management and so the consented scheme proposals and management measures remain relevant and unaffected, notwithstanding that there may be extra HGV movements removing additional excavation material from the site. Waste management also falls under material assets, and as noted above, waste management measures outlined in the CMWMP will still be applicable to the library development, as altered under Section 146B. An updated CMWMP will be prepared in advance of construction and will incorporate the proposed alterations alongside the consented elements of the development. There will be no significant cumulative impacts for materials assets in terms of traffic and waste management.

8.7.67. The types and characteristics of potential impacts on cultural heritage is addressed in the Architectural Design Statement, the Architectural Heritage Impact

Assessment, and an Archaeological Note providing an update on archaeology at the site of the Parnell Square North consented City Library (ABP Ref. 302881).

8.7.68. The Architectural Design Statement provides an overview of the consented and proposed scheme and illustrates the amendments on a floor by floor and elevational basis. Façade design and materials changes and provided along with internal views of the completed library extension. The Architectural Heritage Impact Assessment analyses all potential impacts of the proposed development on the historic fabric, character and setting of the historic building, structures, and grounds. The assessment concludes that *“approved proposed works to the Georgian terraces (ABP Ref. 302881) have been accepted in principle and as such are not being assessed as part of this report. The amendments to those approved works are generally minor in nature and will not represent a negative impact on the character and values of the protected structures.”*

8.7.69. As with the consented scheme, original and historic fabric throughout No's. 23 - 28 will be conserved and enhanced because of the development. As outlined in the AHIA, key aspects from an architectural heritage viewpoint that are different from the consented scheme are as follows:

- Omission/ relocation of proposed openings to the north façade connecting with the new library building, and retention and refurbishment of existing historic timber sash windows to this façade.
- Newly proposed enclosed roof terrace to roof buildings No's. 26 & 25.
- Retention and thermal upgrade to existing sawtooth roof to No. 27 and retention of parapet and metal windows to the third floor of building No. 27.
- Omission of previously proposed lift to building No. 26; retention of terrazzo stairs from lower ground floor to ground floor at No. 26; and replacement with new terrazzo stairs from ground floor to 4th floor.
- Internal alterations to include newly proposed staff areas and canteen, changes to approved layout and newly proposed room uses including 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 no.23 and 28 lightwells; new fire stairs layout to building



no.27; and newly proposed refurbishment of 3 no. coal cellars at No. 26 and conversion to 2 no. water tanks and 1 no. pump room.

- 8.7.70. It is considered in the AHIA that the above proposals are broadly in keeping with the character and nature of the previously approved proposals. A key variation is the proposed enclosed rooms and terrace at roof level over No's. 25 and 26. The rooms will be set back to mitigate visual impact, and the overall height will not be in excess of the authorised height. The roofs of No's. 25 and 26 were adapted to flat roofs in the 1960s, and it is therefore considered appropriate to introduce the new roof proposals having regard to the changed Georgian character of this section of the roof profile.
- 8.7.71. The proposal to retain the sawtooth roof of No. 27 is considered to be a neutral to positive impact. The roof was added in the mid-20<sup>th</sup> century and has no great heritage value. However, it is also acknowledged that the roof represents a key stage in the development of the terrace of buildings and forms a grand and well-lit top floor space. The roof will therefore be retained and refurbished with thermal and waterproofing improvements.
- 8.7.72. The newly proposed vertical circulation scheme will see the lift relocated to the rear of the Georgian buildings and this will reduce the alterations to the interior of No's. 27 and 26 compared to the authorised scheme. The replacement of the existing terrazzo staircase in No. 26 is considered acceptable to achieve compliance with fire safety regulations.
- 8.7.73. Other positive impacts on architectural heritage as a result of the proposed Section 146B alterations include the reduced number of openings and retention of balustrades and historic glass on the northern elevation; provision of period accurate 3 over 3 fenestration patterns on west elevation; omission of opening to railings on south elevation; reuse and repair of coal rooms; reduction in the number of fire escapes and stairs; and reduction in the loss of fabric to No. 27.
- 8.7.74. Conservation strategies will be put in place for the development to mitigate harm to the designated heritage assets on the site. This will include conservation method statements, protection of historic fabric, avoidance of power tools where possible, careful detailing to provide a high-quality design and finish, and all works to be monitored by qualified conservation architects and contractors. Architectural

mitigation measures for the authorised scheme will equally apply to the proposed scheme, and the overall principle of adaptive reuse, redevelopment and managed change, established in the previously approved application, will not change as a result of the proposed alterations.

8.7.75. As noted above, the Archaeological Note provides an update on the findings of the archaeology assessment documented as part of the EIAR for the parent permission. Following excavation and recording of archaeological material found on site, it is concluded that there is no further archaeological material remaining on site and therefore the proposed Section 146B request will have no archaeological impact.

8.7.76. Photomontages and a Townscape and Visual Impact Assessment were prepared to assess the landscape impacts of the proposed alterations. This assessment concludes that *“the proposed amendment would cause no significant change to the library development’s overall townscape and visual effects. Both the permitted development and the proposed amendment are responsive to the sensitivities in the site environs and would have only positive effects.”*

8.7.77. The proposed amendment would slightly reduce the overall area from which the library building is visible; however, the south side of Parnell Square North and part of the Garden of Remembrance would experience a slightly greater visual change than in the permitted scenario due to the proposed forward projection of the rooftop extension to Nos. 25 and 26. This is the design intent, with the objective of subtly revealing the new use behind the preserved historic façade through a minor, set-back vertical extension behind the shoulder of Nos. 25 and 26.

8.7.78. Visual impacts during the construction phase for the altered development would be the same as the consented development. There will be temporary negative townscape impacts due to the erection of construction scaffolding, cranes, hoardings, etc. but these will be short term in duration.

8.7.79. There will be no cumulative landscape, townscape or visual effects from the development (as altered) with other plans or projects. Authorised works to the Hugh Lane Gallery are internal and will not be visible from the street. Any cumulative effects during construction would be minor.

8.7.80. On the whole, it can be concluded that the proposed Section 146B alteration is unlikely to have significant effects on the environment of proposed development.

The magnitude and spatial extent of the altered development is no different to the authorised development and the nature and probability of impact are similar. Construction impacts will also be similar and associated mitigation measures will also apply to the altered development. The proposed alterations will now take place cumulatively with the adjoining works at the Hugh Lane Gallery; however, the library alterations and the Part 8 development at the Hugh Lane are mutually reliant on one another and mitigation measures as originally proposed will apply to both developments.

#### *Interaction between Factors*

- 8.7.81. The EIAR for the parent permission listed interactions between population and human health and most other environmental factors. The proposed alterations will not bring about any changes to these interactions. Positive impacts will include the opening up of the historic buildings for the enjoyment of the new facility by people, as well as the improved townscape and visual setting and a more comfortable environment for pedestrians. Other more adverse impacts on human health may occur from dust and noise nuisance, and vehicle emissions. These impacts will be mitigated as authorised. Overall, I am satisfied that the proposed development (as altered) is not likely to result in significant adverse impacts in terms of the interaction of individual environmental factors.

#### **8.8. Conclusion**

- 8.9. The Board decided in 2019 to approve an application 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 no's. 22-28 Parnell Square (former Coláiste Mhuire School) and 20-21 Parnell Square (all protected structures), Parnell Square, Dublin 1. The Planning Authority submitted an EIAR with this development after considering that there could be potential significant environmental effects due to the character of the proposed development, delivering a new city library and cultural regeneration, in a populated city centre location of significant cultural and architectural heritage.
- 8.9.1. Having considered the proposed Section 146B alteration now proposed and the development as approved under ABP-302881-18, I consider it reasonable to

conclude that the making of the alterations to allow for amendments to the **consented library (new building)** to include:

- Omission of plant areas, book sorting and lending, learning centre, conference centre, music centre facilities, theatre archive, link bridges and 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, WCs, 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; and
- 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 No's 25 and 26 Parnell Square North;

and to **the consented Georgian buildings** to include:

- Omission or relocation of new openings to the north façade connecting with the new library building and retention and refurbishment of the existing historic timber sash windows to this façade; a newly proposed enclosed roof terrace to buildings No's. 26 & 25;
- Retention and thermal upgrade of the existing sawtooth roof to No. 27 and retention of parapet and metal windows to the third floor of building No. 27;
- Omission of approved plant and vertical circulation scheme; omission of previously proposed lift to building No. 26;
- Retention of terrazzo stairs from LGF to GF at No. 26 and replacement of new terrazzo stairs from GF to 4<sup>th</sup> floor;
- Newly proposed room uses to include lobby, meeting room and reception, library staff rooms, study rooms;

- Newly proposed fire escape routes to LGF which include omission of stairs removal to No. 23 and 28 lightwells;
- New fire stairs layout to building No. 27;
- and newly proposed refurbishment of 3 no. coal cellars at No. 26 to convert them into 2 no. water tanks a 1 no. pump room

would constitute the making of a material alteration of the development as approved under ABP-302881-18.

8.9.2. I have considered the provisions of S.146B(2)(b) which provides for, at the Board's discretion, the invitation of submissions from persons, including the public. Having considered the nature, scale and extent of the alterations, the information on file and the nature, scale and extent of the development approved under ABP-302881-18, I considered that the inviting of submissions from the public in this instance was necessary and was required for the purposes of the Board in determining the matter.

8.9.3. Under the provisions of Section 146B(4), and having regard to the information submitted pursuant to Schedule 7A of the Planning and Development Regulations, 2001 (as amended); the further relevant information on the characteristics of the alteration under consideration and its likely significant effects on the environment; description of features of the alteration and any measures to avoid or prevent what might otherwise have been significant adverse effects; and the likely significant effects of the alteration on a European Site and the measures put forward by the applicant to mitigate such effects, I consider that the proposed alteration is such that it would not be likely to have significant effects on the environment. I am of the opinion that the Board would not have determined the proposal differently had the proposed alterations formed part of the original application.

## 9.0 Recommendation

9.1. I recommend that the Board decides that the making of the alterations the subject of this request constitutes the making of a material alteration of the terms of the development as approved under ABP-302881-18 but that the making of said alteration would not be likely to have significant effects on the environment or on any European Site.

## 10.0 Draft Order

**REQUEST** received by An Bord Pleanála on the 18<sup>th</sup> 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 no's. 22-28 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 1<sup>st</sup> 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 no. 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, WCs, 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 No's 25 and 26 Parnell Square North;

**To consented alterations on Georgian Buildings:**

Alterations to Georgian buildings No's. 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 No's. 26 & 25;
- Retention and thermal upgrade of the existing sawtooth roof to No. 27 and retention of parapet and metal windows to the third floor of building No. 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 No. 26; retention of terrazzo stairs from LGF to GF at No. 26 and replacement of new terrazzo stairs from GF to 4<sup>th</sup> 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 LGF which include omission of stairs removal to No. 23 and 28 lightwells; new fire stairs layout to building No. 27; and newly proposed refurbishment of 3 no. coal cellars at No. 26 to convert them into 2 no. water tanks a 1 no. 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** the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, to invite submissions or observations from the public in relation to whether the proposed alteration would

constitute the making of a material alteration to the terms of the development concerned,

**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)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the abovementioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 18<sup>th</sup> day of December 2023 for the reasons and considerations set out below.

#### **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

#### **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 in 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)(a) of the Planning & Development Act, as amended, the Board hereby makes the said alteration.

## **EIA 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.

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Donal Donnelly  
Senior Planning Inspector


11<sup>th</sup> March 2025

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

## 11.0 Appendix 1: Form 1 – EIA Pre-Screening

<b>An Bord Pleanála Case Reference</b>	ABP-318778-24		
<b>Proposed Development Summary</b>	Request for a Section 146B to the previously approved application for Parnell Square Cultural Quarter (ABP-302881-18)		
<b>Development Address</b>	No. 23-28 Parnell Square North Dublin 1		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)	<b>Yes</b> ✓	Tick if relevant and proceed to Q2.	
	<b>No</b>	Tick if relevant. No further action required	
<b>2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?</b>			
<b>Yes</b>	✓	13 of Part 2	Proceed to Q3.
<b>No</b>			Tick if relevant. No further action required
<b>3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?</b>			
<b>Yes</b>		State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
<b>No</b>	✓		Proceed to Q4
<b>4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?</b>			
<b>Yes</b>	✓	Less than 25% increase in size.  Increase in gross floor area by c. 480 sq.m. to 11,649 sq.m.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No		Screening determination remains as above (Q1 to Q4)
Yes	✓	Screening Determination required



Inspector: \_\_\_\_\_

Date: 11<sup>th</sup> March 2025

## 12.0 Appendix 2: Form 3 – EIA Screening Determination Sample Form

<b>A. CASE DETAILS</b>		
<b>An Bord Pleanála Case Reference</b>	<b>ABP-318778-24</b>	
<b>Development Summary</b>	<b>Request for a Section 146B to the previously approved application for Parnell Square Cultural Quarter (ABP-302881-18)</b>	
	<b>Yes / No / N/A</b>	<b>Comment (if relevant)</b>
<b>1. Was a Screening Determination carried out by the PA?</b>	<b>Yes</b>	<b>Decided on behalf of Dublin City Council that EIAR not required.</b>
<b>2. Has Schedule 7A information been submitted?</b>	<b>Yes</b>	
<b>3. Has an AA screening report or NIS been submitted?</b>	<b>Yes</b>	
<b>4. Is a IED/ IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?</b>	<b>No</b>	
<b>5. Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried out pursuant to other relevant Directives – for example SEA</b>	<b>Yes</b>	<b>Architectural Design Statement; Townscape and Visual Impact Assessment; Drainage and Watermains Planning Report; Energy &amp; Sustainability Report; Architectural Heritage Impact Assessment; Architectural Record &amp; External Condition Report (No's. 23-28); and EIA Screening Report</b>

B. EXAMINATION	Yes/ No/ Uncertain	<p><b>Briefly describe the nature and extent and Mitigation Measures (where relevant)</b></p> <p>(having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact)</p> <p><b>Mitigation measures</b> –Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect.</p>	<p><b>Is this likely to result in significant effects on the environment?</b></p> <p><b>Yes/ No/ Uncertain</b></p>
This screening examination should be read with, and in light of, the rest of the Inspector's Report attached herewith			
<b>1. Characteristics of proposed development</b> (including demolition, construction, operation, or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No	<p><b>The proposed alterations do not change the authorised use of the site, which is for the new city library. The alterations for the most part are internal and relate to reorganisation of library facilities. The main internal library space will similarly be contemporary and grand in appearance. The scale of the altered development when viewed externally is similar to the authorised scheme. The approved and altered development would be consistent with the Z8 Georgian Conservation Areas with the objective “to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective”</b></p>	No

<p><b>1.2</b> Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, waterbodies)?</p>	<p><b>Yes</b></p>	<p>The proposed alterations are consisted with the authorised development in terms of land use. The proposal will required additional excavation at lower ground floor level (779 sq.m. consented and 1,655 sq.m. proposed at LGF). The principles for waste management and the proposed management and mitigation measures remain relevant and sufficient for the larger quantity of excavations and materials to be disposed. Construction and Demolition Waste Management Plan (CDWMP) and the Operational Waste Management Plan (OWMP) submitted with the parent permission, are applicable to the proposed scheme, as altered under Section 146B. There will be no significant additional impacts on hydrology/ water arising from the proposed alteration.</p>	<p><b>No</b></p>
<p><b>1.3</b> Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?</p>	<p><b>No</b></p>	<p>The use of resources will not change significantly, and the alterations will occur at the same brownfield and historic building location. The Building Environment, Energy and Sustainability Strategy represents an improvement over the consented scheme with respect to energy efficiency and climate change.</p>	<p><b>No</b></p>
<p><b>1.4</b> Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?</p>	<p><b>Yes</b></p>	<p>The increase in the volume of soils/ excavations arising from the proposed larger lower ground floor level may increase the amount of wastes and contaminated soils. This is not expected to result in significant additional impacts on those already identified</p>	<p><b>No</b></p>

		and mitigated in the EIAR for the parent permission.	
<b>1.5</b> Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	<b>Yes</b>	<b>The increase in the volume of soils/ excavations arising from the proposed larger lower ground floor level may increase the amount of wastes and contaminated soils. This is not expected to result in significant additional impacts on those already identified and mitigated in the EIAR for the parent permission.</b>	<b>No</b>
<b>1.6</b> Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<b>No</b>	<b>There will be no significant additional impacts on hydrology/ water arising from the proposed alteration. Any contaminated soil will be removed prior to piling to avoid contamination of the underlying groundwater.</b>	<b>No</b>
<b>1.7</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<b>Yes</b>	<b>Additional excavations will potentially result in increased noise, vibration and air pollution. No changes will be required to the Construction Noise and Vibration Mitigation, the Dust Minimisation Plan and the CDWMP as the measures contained in these documents will remain applicable to the site.</b>	<b>No</b>
<b>1.8</b> Will there be any risks to human health, for example due to water contamination or air pollution?	<b>No</b>	<b>Additional excavations will potentially result in increased noise, vibration and air pollution. No changes will be required to the Construction Noise and Vibration Mitigation, the Dust Minimisation Plan and the CDWMP as the measures contained in these documents will remain applicable to the site.</b>	<b>No</b>
<b>1.9</b> Will there be any risk of major accidents that could affect human health or the environment?	<b>Yes</b>	<b>As noted in the EIA for the parent permission, the proposed project would be most vulnerable to accident/ disaster from</b>	<b>No</b>



		redevelopment works taking place in close proximity to potentially delicate protected structures that are approximately 250 years old. The demolition, excavation and construction phase of the project will require careful monitoring of the condition of these historic buildings. Some extra excavation will be required for the larger lower ground floor; however, the same principles apply in terms of mitigation and monitoring arrangements.	
<b>1.10</b> Will the project affect the social environment (population, employment)	<b>Yes</b>	The proposed reorganisation of the internal layout will have benefits for the local population and human health during the operational phase. This includes enhancements such as the rooftop terrace and a more accessible lecture theatre.	<b>No</b>
<b>1.11</b> Is the project part of a wider large scale change that could result in cumulative effects on the environment?	<b>Yes</b>	There will be cumulation impacts as a result of proposed Section 146B alteration, in combination with the proposal for Hugh Lane Gallery. These impacts will not be significant on the local area and will be largely beneficial in terms of providing linkages and relationships between cultural services. The cumulative effects will also result in a consolidation of support services and facilities that will result in the efficient operation of the buildings.	<b>No</b>
<b>2. Location of proposed development</b>			
<b>2.1</b> Is the proposed development located on, in, adjoining or have the potential to impact on any of the following:	<b>No</b>	The site of the proposed alteration will not impact on any of these designated sites. Having considered the Board's screening	<b>No</b>

<ul style="list-style-type: none"> <li>- European site (SAC/ SPA/ pSAC/ pSPA)</li> <li>- NHA/ pNHA</li> <li>- Designated Nature Reserve</li> <li>- Designated refuge for flora or fauna</li> <li>- Place, site or feature of ecological interest, the preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan</li> </ul>		<p>determination in case ABP-302881-18, and having regard to the nature and limited scale and extent of the proposed alterations relative to the development that was approved under ABP-302881-18, the nature of the receiving environment, together with the distance to the nearest European sites, no additional Appropriate Assessment issues arise and it is not considered that the proposed alteration to the approved development would be likely to have a significant effect individually or in combination with other plans or projects on any European site.</p>	
<p><b>2.2</b> Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	No	<p>There is no potential for impacts on biodiversity arising from the proposed alterations. Therefore, the proposed alterations can be carried out without causing significant effects to the receiving environment and without changing the findings of the previous EIAR in terms of biodiversity.</p>	No
<p><b>2.3</b> Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?</p>	Yes	<p>A key variation is the proposed enclosed rooms and terrace at roof level over No's. 25 and 26 (protected structures). The rooms will be set back to mitigate visual impact, and the overall height will not be in excess of the authorised height. The replacement of the existing terrazzo staircase in No. 26 is considered acceptable to achieve compliance with fire safety regulations. Positive impacts on architectural heritage as a result of the proposed Section 146B alterations include the reduced number of openings and retention of balustrades and historic glass on the northern</p>	No

		<p>elevation; provision of period accurate 3 over 3 fenestration patterns on west elevation; omission of opening to railings on south elevation; reuse and repair of coal rooms; reduction in the number of fire escapes and stairs; and reduction in the loss of fabric to No. 27. Conservation strategies will be put in place for the development to mitigate harm to the designated heritage assets on the site. This will include conservation method statements, protection of historic fabric, avoidance of power tools where possible, careful detailing to provide a high-quality design and finish, and all works to be monitored by qualified conservation architects and contractors. Architectural mitigation measures for the authorised scheme will equally apply to the proposed scheme, and the overall principle of adaptive reuse, redevelopment and managed change, established in the previously approved application, will not change as a result of the proposed alterations.</p> <p>The proposed amendment would slightly reduce the overall area from which the library building is visible; however, the south side of Parnell Square North and part of the Garden of Remembrance would experience a slightly greater visual change than in the permitted scenario due to the proposed forward projection of the rooftop extension to No's. 25 and 26. This is the design intent, with the objective of subtly revealing the new use</p>	
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		<p>behind the preserved historic façade through a minor, set-back vertical extension behind the shoulder of Nos. 25 and 26.</p> <p>Following excavation and recording of archaeological material found on site, it is concluded that there is no further archaeological material remaining on site and therefore the proposed Section 146B request will have no archaeological impact.</p>	
<b>2.4</b> Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	<b>No</b>	There are no areas on/around the location which contain important, high quality or scarce resources which could be affected by the project.	<b>No</b>
<b>2.5</b> Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	<b>No</b>	There are no water resources including surface waters which could be affected by the project, particularly in terms of their volume and flood risk.	<b>No</b>
<b>2.6</b> Is the location susceptible to subsidence, landslides or erosion?	<b>Yes</b>	Redevelopment works will take place in close proximity to potentially delicate protected structures that are approximately 250 years old. The demolition, excavation and construction phase of the project will require careful monitoring of the condition of these historic buildings. Some extra excavation will be required for the larger lower ground floor; however, the same principles apply in terms of mitigation and monitoring arrangements.	<b>No</b>
<b>2.7</b> Are there any key transport routes(eg National primary Roads) on or around the location which are susceptible to congestion or which cause	<b>No</b>	The proposed alterations do not affect the public realm. Any additional HGV movements as a result of the alteration will not impact on	<b>No</b>

environmental problems, which could be affected by the project?		traffic management, and the consented scheme proposals and management measures remain relevant and unaffected.	
<b>2.8</b> Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	<b>No</b>	<b>The proposed alteration adjoins the Hugh Lane Gallery and the proposed alterations will provide a connection between both facilities. Construction stage impacts to facilitate the connection may impact on the operation of the gallery. Construction stage mitigation measures for the consented scheme will be equally applicable to the proposals to alter the scheme to an extent that existing land uses will not be adversely affected.</b>	<b>No</b>
<b>3. Any other factors that should be considered which could lead to environmental impacts</b>			
<b>3.1 Cumulative Effects:</b> Could this project together with existing and/or approved development result in cumulative effects during the construction/ operation phase?	<b>No</b>	<b>Part 8 applications at Hugh Lane Gallery are reliant on the current 146B alteration, which facilitates the link connecting the library and gallery and the housing of plant for both the library and gallery. The cumulation of impacts as a result of proposed Section 146B alteration, in combination with the proposal for Hugh Lane Gallery, will not be significant on the local area and will be largely beneficial in terms of providing linkages and relationships between cultural services.</b>	<b>No</b>
<b>3.2 Transboundary Effects:</b> Is the project likely to lead to transboundary effects?	<b>No</b>	<b>No</b>	<b>No</b>
<b>3.3</b> Are there any other relevant considerations?	<b>No</b>	<b>No</b>	<b>No</b>
<b>C. CONCLUSION</b>			

No real likelihood of significant effects on the environment.	✓	EIAR Not Required
Real likelihood of significant effects on the environment.	<input type="checkbox"/>	EIAR Required

## D. MAIN REASONS AND CONSIDERATIONS

### ***EG - EIAR not Required***

Having regard to: -

- the criteria set out in Schedule 7, in particular
  - the limited nature and scale of the proposed alterations, which do not affect the authorised use and comprises mostly of internal alterations to the consented library;
  - the absence of any significant impact of sites of environmental sensitivity in the vicinity, including conservation areas, archaeological protection zones and protected structures;
  - 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)
- the results of other relevant assessments of the effects on the environment submitted by the applicant
- 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.

Inspector \_\_\_\_\_

Approved (DP/ADP) \_\_\_\_\_

Date 11<sup>th</sup> March 2025

Date \_\_\_\_\_