

3 Description of Proposed Development

3.1 Introduction

This Chapter of the Environmental Impact Assessment Report (EIAR) provides a Description of the proposed development which will be assessed as part of the EIAR.

Planning approval is sought by An Bord Pleanála (ABP), under Section 175 of the Planning & Development Act 2000, as amended.

The Description of Development provides details of this project which requires planning consent. It includes the location of the project and its physical and environmental characteristics during the demolition, construction and operational phases.

The details of the proposed development should be read from the plans and particulars that make up the planning application proposal. The accompanying Planning Application Report sets out the enclosures list of all the plans and particulars submitted as part of the Section 175 planning application to the Board, that have been made available to the EIA team in preparing this EIAR.

This Chapter provides a broader summary description of the proposed development that is subject of this EIAR. The environmental impacts of the proposed development are then examined for each of the prescribed environmental topics discussed in turn under Chapter 5.

A summary of the proposed mitigation measures identified throughout Chapter 5 is summarised within Chapter 6: Mitigation Measures. The residual impacts of the proposed development are summarised under Chapter 7: Residual Impacts.

This Chapter of the EIAR has been prepared by Stephen Little & Associates with input by the Design Team: Grafton Architects, Shaffrey Associate Architects, and Bernard Seymour Landscape Architects.

3.2 Development Rationale

The proposed Parnell Square Cultural Quarter Development includes the New Dublin City Library and associated public realm works as per the further description provided in Section 3.3 below.

The existing central library located in the ILAC shopping centre, Henry Street, was established in 1986. It currently serves Dublin City, with a library staff of 30 persons and accommodates approximately 1,000no. visitors per day. However, it has limited ability to expand at its current location. A number of plans and strategies, including those identified below provide the rationale for the proposed development, that includes a new City Library.

The new City Library for Dublin has been an objective of Dublin City Council since the late 1990's early 2000's. This was identified in the 'Programme for Library Development 1996 – 2001', in 'Dublin: A City of Possibilities 2000 – 2012'. It was also included in 'The Arts and Cultural Strategy 2004', adopted by Dublin City Council. 'Development Plan for Dublin City Libraries 2012-2016' also refers to it.

The development of a City Library to provide a platform for literature, learning, music and information was highlighted in Dublin City's successful bid for designation as a UNESCO City of Literature in 2010s. The UNESCO designation in turn has inspired the envisaged rejuvenation of Parnell Square as a 'cultural quarter', to be anchored by the new City Library.

The Office of Public Works has stipulated that the Coláiste Mhuire buildings be used to provide a new City Library.

The proposed Parnell Square Cultural Quarter Development, including City Library and public realm works, will serve to anchor the Parnell Square Cultural Quarter area, at the northern end of the 'Civic Spine' identified by the Council along O'Connell Street, as part of the realization of the Council's 'Parnell Square Cultural Quarter: A Catalyst for Renewal growth along the Civic Spine, Vision Document, April 2013'.

Further details on the site selection, layout and design alternatives for the City Library as part of the Parnell Square Cultural Quarter are provided in Chapter 4: Consideration of Alternatives of this EIAR.

3.2.1 A Development Plan for Dublin City Public Libraries 2012 - 2016

The Development Plan for Dublin City Public Libraries 2012 - 2016 highlights that by 1996 it had become evident that the central library at the Ilac Centre was poorly located, lacking public visibility and on-street presence required to maximise potential to attract public usage.

It was also space poor in terms of accommodating the facilities critical to supporting life-long learning through a modern public library. The space lacks flexibility to accommodate basic facilities such as cafeteria and rest rooms, new technologies and cultural facilities.

The existing library does not project a civic presence befitting a capital city and its designation as a UNESCO City of Literature. The Plan states that "The establishment of a 21st century city library for Dublin is the key civic infrastructural objective for the capital city in the lifetime of this development plan."

In accordance with the Libraries Development Plan, the proposed development of a City Library at Parnell Square has the potential to provide a 21st Century facility to showcase, accommodate and foster culture, literature, learning, research, reading, meeting, performance and citizenship, at an open and inclusive venue at an historic urban quarter of Dublin.

3.2.2 Parnell Square Cultural Quarter: A Catalyst for Renewal and Growth along the Civic Spine, Vision Document April 2013

In early April 2013, Dublin's Lord Mayor Naoise Ó Muirí launched the Vision document for Parnell Square Cultural Quarter, to include a City Library at the former Colaiste Mhuire buildings (Nos. 23-28) and ancillary spaces (at Nos.20 & 21), Parnell Square North. Public realm enhancements also formed part of the Vision at this location.

This is a non-statutory vision document prepared by Dublin City Council, which sets out the vision for the creation of a dynamic cultural quarter at Parnell Square, that will:

1. Reactivate the Council's ambition to create a Civic Spine connecting key historic places, from Christchurch to Trinity College and north along O'Connell Street to Parnell Square.
2. Become a new public landmark.
3. Become a destination for culture, meeting, learning, creativity and exchange.

4. Inspire physical and urban renewal.

The document identifies Parnell Square Cultural Quarter (PSCQ) as a strategic location, as an anchor to the Civic Spine, connecting streets, parks and squares, and as a catalyst for regeneration.

According to the Vision, Parnell Square is identified as a:

- Historic Place
- Diverse Place
- Cultural Space
- Public Space

The Vision document identifies Parnell Square as having potential to form part of a route connecting the academic institution of Trinity College to the new DIT campus at Grangegorman, connected by LUAS BXD (Cross City).

It will complement nearby regeneration projects including Dominic Street housing and the City Markets located between Capel Street and the Four Courts, and initiatives such as Bord Failte's 'DubLine' public realm project extending west from College Green to Kilmainham.

The PSCQ Vision document, in seeking to build on these characteristics and strengths, identifies a range of proposals for Parnell Square as a whole, including:

- A cornerstone of the vision document is an exemplar city library to be built within the former Colaiste Mhuire buildings (Nos.23 - 28 Parnell Square North) and including a design centre and inter-cultural hub to facilitate learning, creativity and participation.
- Ancillary workshop spaces, rehearsal rooms and study areas in Nos.20 & 21 Parnell Square North.
- Fully or partially pedestrianized plaza environment to Parnell Square North, to improve the public realm and provide opportunities for cultural events and activities.
- New landscaping/public realm works at the eastern and western sides of Parnell Square, with widened paths and new trees, to improve the pedestrian access and safety while maintaining traffic flow.

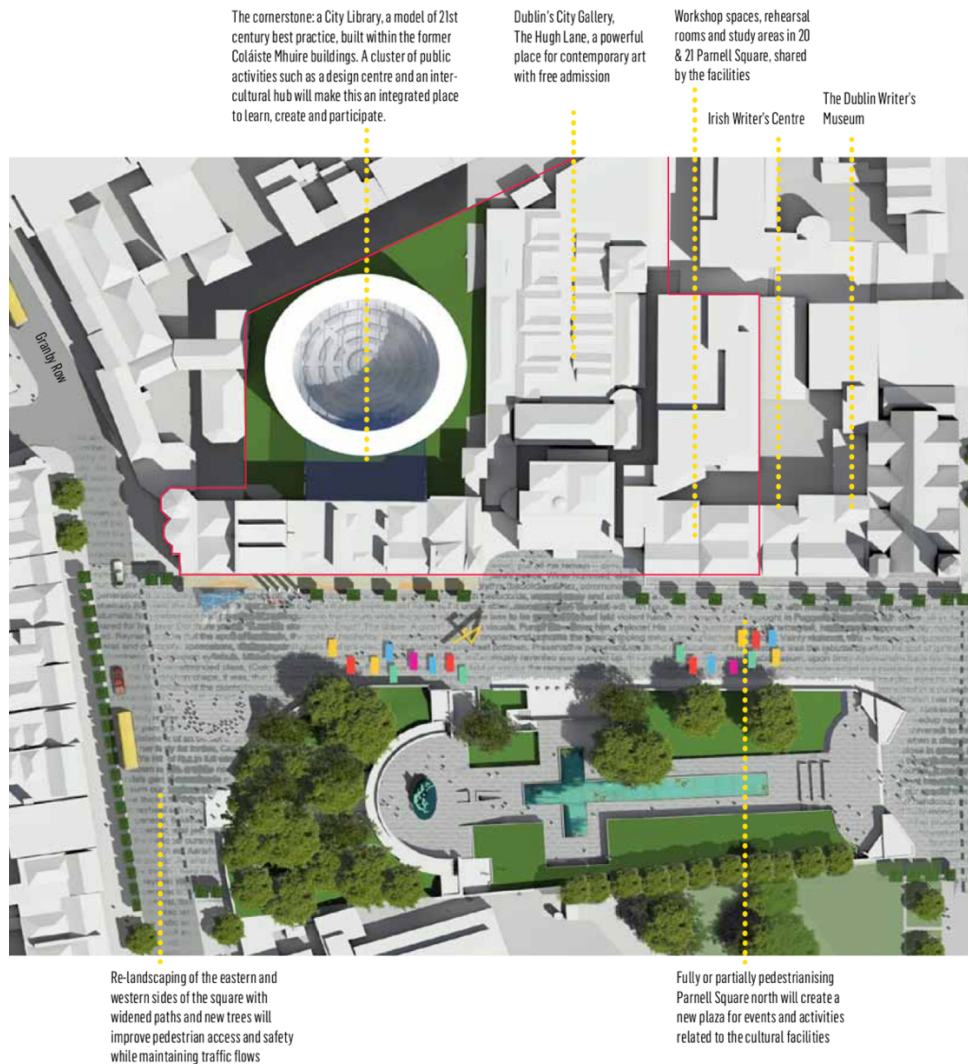


Figure 3.1: Indicative Site Plan for Parnell Square Cultural Quarter, Vision Document, April 2013 (p.16)

The proposed development of a new city library and public realm works seeks to anchor Parnell Square North which facilitates the vision for this area, as set out under the PSCQ Vision document.

The specific details of the proposed development as part of its contribution to the vision of the area are outlined further below in this Chapter.

3.3 Project Description

In summary, the proposed Parnell Square Cultural Quarter development for the purposes of the EIAR Assessment essentially comprises the development of a new Dublin City library and cultural facilities and associated public realm works. All on a site measuring approximately 0.99 hectares, at Parnell Square North, Dublin 1.

The further component elements, include in summary:

- The adaptive re-use of Nos. 20-21 & Nos. 23-28 Parnell Square North (all Protected Structures) for library and cultural use, and including a restaurant facility (c. 344 sq m) in No.28.
- The construction of a new 5-storey over basement extension, with roof gardens, for library and cultural use, amounting to c.5,720 sq m gross floor area. With associated demolition of existing 3-storey amharclann (theatre) building, single storey atrium and 2-storey return, to the rear of Nos. 23-28 Parnell Square North.
- The total Gross Floor Area (existing and new buildings) of the proposed cultural use amounts to c.11,198 sq.m.
- Improvements to the public realm to facilitate a new public realm area, including reconfiguration of vehicular roadway (2-lane), parking and set down areas, street furniture, street art and public lighting, widening of footpaths, and relocation of Dublin Bikes Station, at Parnell Square North, in the area between Parnell Square West and East and the Garden of Remembrance.
- Modifications to Bethesda Place and Frederick Lane North to facilitate access by service and emergency vehicles to Frederick Lane North.

The Proposed Development in simplistic terms comprises development on a site of approximately one hectare.

The accompanying Planning Application Report sets out a list of all of the plans and particulars submitted as part of the Section 175 planning application to the ABP, that provide the comprehensive description of the project and that have been made available to the EIA team in preparing this EIAR.

3.3.1 Description of Development

The project site is located at Nos. 23 – 28 Parnell Square (former Colaiste Mhuire school, All Protected Structures) and Nos. 20 – 21 Parnell Square (All Protected Structures), located either side of Hugh Lane Gallery (Protected Structure), Parnell Square, Dublin 1.

It is otherwise generally bounded by Parnell Square North, East & West, the Garden of Remembrance to the south, Granby Row (Parnell Court), Bethesda Place, Sheridan Place/Court, Frederick Lane North and Frederick Street North to the North.

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 & cultural development, described as follows:

1. The adaptive reuse works to the Protected Structures Nos. 23 – 28 Parnell Square and Nos. 20 - 21 Parnell Square North include:
 - Change of use to all Protected Structures, from Institutional to Library & Cultural use, and including c.344 sq.m restaurant (basement and ground floor level), in Nos. 27 – 28.
 - Alterations to rear façade to facilitate interconnection of the new extension to the rear of Nos. 23 - 27 including new bridge connections.
 - Additional storey (plant room) part to rear of No. 27.
 - Alterations to rear fenestration including provision of fire rated screens.
 - Provision of secondary glazing screens in No. 27.
 - Façade remedial repair works and pointing renewal.
 - Restoration of stone façade entrance to No. 23 including alterations to reinstate entrance with provision of new stepped entrance.
 - Removal of entrance steps to No. 27 and provision of new ramped entrance with new door surround.
 - Removal of existing signage and provision of new signage.

- Reordering of entrance to Nos. 20 & 21 including removal of steps to No.21 and provision of new ramped entrance.
- Relocation of Memorial to Miami Showband.
- Provision of new internal lift to No. 26.
- Removal of 20th Century staircase in No. 26.
- Removal of staircase in No.24 serving third floor level.
- Provision of external platform lift and new stairs serving basement level to Nos. 27 and 28.
- Provision of new stair serving basement to No. 23.
- Removal of existing cement render to the gables of No.20 (west elevation) and No.23 (east elevation) and the repair, repoint and / or renewal of render to existing brick work.
- Roof renewal works to retained roofs of Nos. 20, 21, 23, 24 and 28 and the provision of new roofs to Nos. 25, 26 and 27 including roof terrace to Nos. 25 and 26.
- Provision of new rooflights.
- Reordering of internal layouts including removal of existing 20th Century subdivision and provision of new internal subdivision.
- Formation of new internal openings and alteration of existing openings.
- Alteration to and repair of external railings with provision of new gates and service hoist lift in front of No. 28.
- Structural upgrade strengthening works to floors.
- Acoustic upgrade works to floors.
- Improvement of the fire safety standard of the building incorporating improvement of the fire resistance of the building fabric including walls and floors; improvements to the fire protection of escape routes including upgrading of doors, lighting, services installation, signage, fire detection and alarm systems and life safety systems.
- Provision of new mechanical and electrical service installation including provision of vertical risers and horizontal distribution service ducts.
- Structural upgrade works to stairs and strengthening work to balustrades.

- Decoration and finishes renewal and repair.
 - Provision of new stair to No. 27. Removal of 20th Century external balcony to front elevation of Nos. 20 and 21.
 - Upgrade work to windows to be retained and replacement of twentieth century timber sash windows.
 - External render renewal works.
 - Internal plaster renewal works.
 - Repair and renewal of internal joinery.
 - Alteration of floor levels and provision of internal ramps to accommodate changes in level.
 - Repair and renewal of floor finishes.
 - Lowering of basement floors and under pinning.
 - Repairs and refurbishment works to front areas including ironworks & stonework.
 - Conservation works to stone elements.
2. Demolition of: a 3 storey Amharclann (theatre) building and single storey link to the rear of Nos. 23 – 28 Parnell Square, and a two storey return to the rear of No. 23 Parnell Square. The combined floor area of buildings to be demolished on site is c.2,000 sq.m.
 3. A new extension cultural building, 5,720 sq.m gross floor area, 5 storey in height over a single level basement (779 sq.m) to the rear of Nos. 23 – 28 Parnell Square. The new building will accommodate: Library & Cultural Facilities and associated facilities including: 200 seater conference room and performance space, including 8no. staff cycle parking spaces.
 4. The total gross floor area (existing and new building) of the proposed Library & Cultural use amounts to c.11,198 sq.m.
 5. Associated site development and boundary works, plant area, external roof garden and terraces.
 6. Improvements to the public realm including a reconfigured roadway to facilitate a new public realm area, covering c.0.56 Ha of the existing public realm along Parnell Square North from Parnell West to Parnell East and between the Garden of Remembrance (to the south) and the New Dublin City Library, Hugh Lane Gallery (to the north). The public realm area includes for a two lane vehicular road, design including:

widened footpaths, street furniture and the retention of historic paving, public street lighting, the reconfiguration of pedestrian crossing junctions at Parnell East and Parnell West, the relocation of 5no. mobility impaired on street parking spaces, reconfigured set down areas including the removal of 47no. on street car parking spaces, and the relocation of the existing Dublin Bikes Facility and 100no. cycle parking spaces.

7. Reconfiguration and site level changes at Bethesda Place and Frederick Lane North to facilitate fire tender, loading bay and service vehicles access.

The overall site area is c.0.99 hectares.

3.3.2 The Existing Environment

3.3.2.1 Site Location

The Proposed development is located on the north side of Parnell Square, Dublin 1.

The site of the proposed development is located approximately 650m (8 min walking distance) from the Ilac Centre, sited between Parnell Street and Henry Street, where the existing Dublin City Council Central Library is currently located. It is also 630m from the centre of O'Connell street (the spire).



Figure 3.2: Location of the Proposed Development within Dublin City, extract Google Maps

The site includes the former Colaiste Mhuire buildings (Nos. 23 - 28) (Protected Structures), and annexed 1960's Amharclann (theatre) building, its open yard to the rear (north) of the original Georgian houses, and the Georgian houses at Nos. 20 & 21 Parnell Square (or Palace Row).

Charlemount House (Dublin City Gallery, the Hugh Lane) is a Protected Structure which sits between and separates the Colaiste Mhuire houses and grounds from the two houses at Nos. 20-21 (Protected Structure). The Hugh Lane Gallery does not form part of

the application site. While there is potential for future links to the gallery, this does not form part of the application proposal.

The application site extends to the public realm area fronting all of the aforementioned buildings, generally to the north side of Parnell Square. It extends partially into the northern ends of Parnell Square East towards Frederick Street North, and Parnell Square West towards Granby Row.

The public realm area associated with this project is otherwise contained by the Garden of Remembrance to the south. The Garden of Remembrance lies within the northern end of Parnell Square. Formerly part of the 18th Century Pleasure Gardens created to fund the construction of the Rotunda lying in hospital, most of the original gardens have been lost to a succession of extensions and car parking associated with the hospital.

No new entrances to the Garden of Remembrance are proposed as part of the public realm works, but the works do seek to enhance the existing entrance experience to the Garden and the public realm area immediately adjoining it at Parnell Square North.

The site is then bounded to the rear (north) Frederick Lane North and takes in part of Bethesda Place. There is a level change between Bethesda Place and Frederick Lane North and they are separated by an existing wall, creating a cul-de-sac at Bethesda Place linked to Dorset Street.

Frederick Lane North is private and gated at its eastern end. It is accessible via Dorset Street and Parnell Square East. It does not provide access to basement parking under the Sheridan Court housing complex. The Sheridan Court housing is generally oriented towards its central courtyard, and there are no entrance doors or outdoor amenity spaces opening onto Frederick Lane North.

The Maldron Hotel sits between Bethesda Place, Dorset Street and Granby Row. There are further properties (residential and office) at Granby Row, lying immediately north west of the application site.

The rear yard of the former Colaiste Mhuire school is bounded to the east by the 1930's rear extension to the Charlemont House. To the east of Nos. 20 & 21 lies Chapter One restaurant and the Dublin Writers Museum, also housed in Georgian houses fronting Parnell Square North. The Abbey Presbyterian Church (Findlater Church), also to the east, occupies the corner of Parnell Square North and North Frederick Street.

The site as described above is illustrated under Figure 3.3.



Figure 3.3: Site Location – Indicative layout of the proposed development. Existing buildings in orange, public realm in purple, Source: Google Maps

The existing historic buildings which form part of this application have been the subject of minimal maintenance at present and, in common with all vacant and unheated buildings, they tend to decay. This decay is slow at first, but increases with time. If nothing is done, this process will continue and will result in the eventual loss of any or all of the buildings.

In the past there has been the collapse of the hearth in No. 28, severe decay to historic staircase in No. 23, and a number of places where floor joists and timber window heads are decayed. These processes of decay will continue and accelerate unless major works are undertaken.

3.3.2.2 Land Policies and Objectives

We refer to the Planning Report prepared by Stephen Little & Associates that sets out how the proposed development is in accordance with policies and objectives of the Dublin City Development Plan 2016 – 2022. The report submits that the proposed land use is appropriate in principle, and does not displace other potential uses, at the application site.

While it is not intended to replicate the planning application report assessment here, it is worth pointing out the key land use policies that support the site selection and nature of the development proposed.

Of particular relevance is

Objective CHC032: “To promote and facilitate 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.”

Related to the provision of social infrastructure and community facilities is the policy (Poicy SN15) to ensure optimum use of community facilities that are accessible to all.

Having regard to the architectural and cultural heritage that characterises Parnell Square, the site lies within a larger area zoned Z8 ‘Georgian Conservation Areas’, where it is a land use objective:

“To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective”.

Cultural / recreational buildings and uses are ‘permitted in principle’ under this zoning objective. Details of the land use matrix, in terms of uses that are acceptable in principle and open for consideration, for Z8 lands are provided in Table 3.1 below.

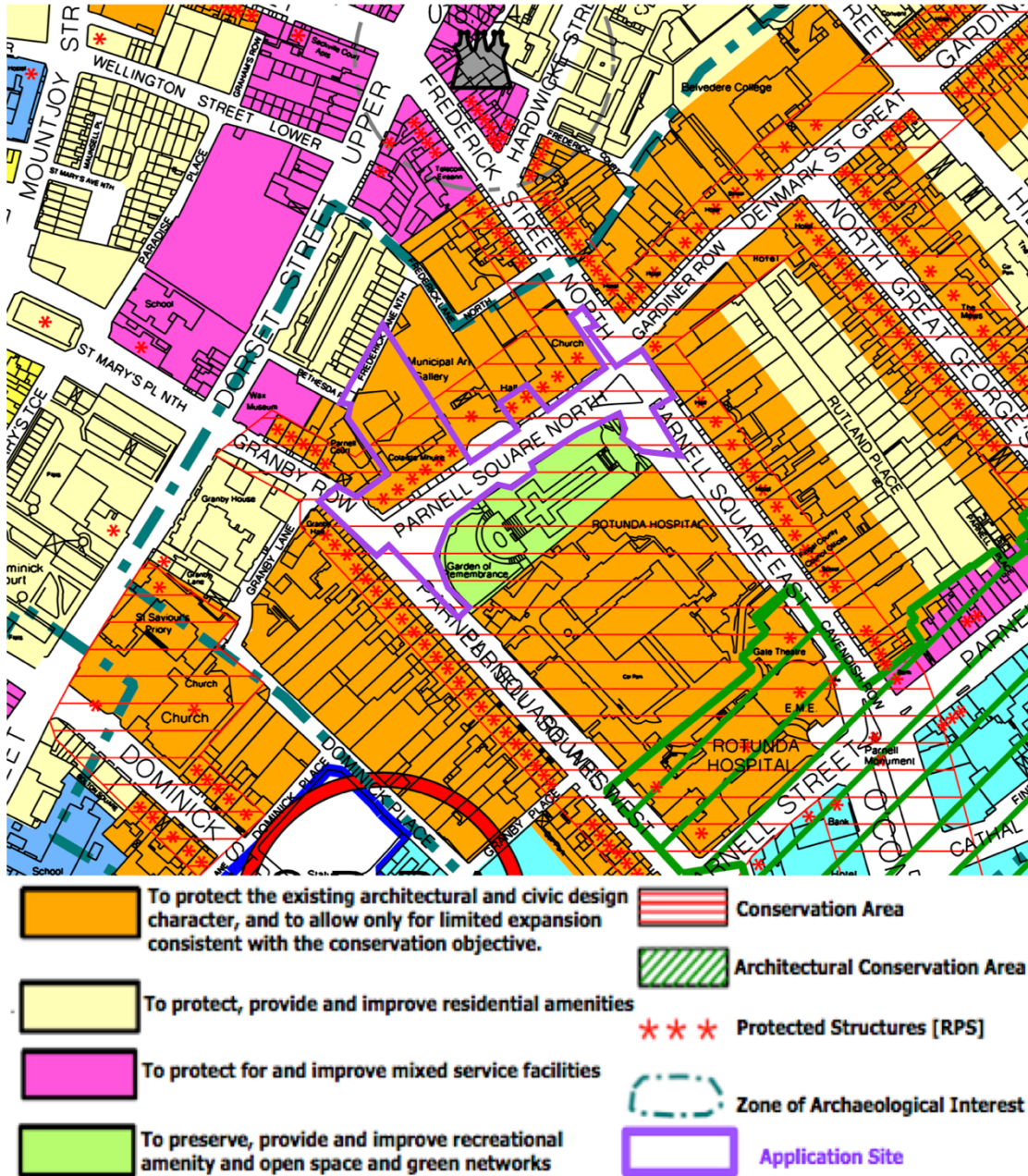


Figure 3.4: Land use zoning map for the subject site - Extract from Dublin City Development Plan 2016 – 2022 Zoning Map.

Table 3.1: Land use Z8 zoning matrix under the Development City Development Plan, 2016 – 2022 (SLA emphasis added)

Category	Zoning Objective – Z8
Permissible Uses	Bed and breakfast, childcare facility, cultural / recreational building and uses , education, embassy residential, home-based economic activity, hostel, hotel, live-work units, medical and related consultants, office (excluding retail branch bank/building society), open space, residential.
Open for Consideration	Buildings for the health, safety and welfare of the public, guesthouse, nightclub, place of public worship, public service installation, restaurant , retail.
Note	

3.3.2.3 Protected Structures & Conservation Zone

As can be seen from the Zoning Map extract in Figure 3.4, all of the subject buildings, along with numerous adjoining structures in Parnell Square and Granby Row are recorded as Protected Structures with the City Development Plan 2016-2022.

The Conservation Area designation includes the Georgian buildings (but not their rear areas) and the public realm area at Parnell Square North.

It should be noted that both the land use zoning (Z8) and the designated conservation area extend to a larger area than the project site. So it 'limited expansion' to protect the architectural and civic design character should be considered in the context of the overall area, and the setting and historic fabric of the protected structures.

A description, statement of significance, and conservation design strategy and options for for the Georgian Houses on site are provided in the Protected Structure Impact Statement prepared by Shaffrey Conservation Architects, and a Design Statement addressing the proposed new building extension to the rear of Nos.23-28 prepared by Grafton Architects and Shaffrey Conservation Architects, accompanies the planning application. The receiving environment and likely impact of the project on the Protected Structures are assessed in detail in Chapter 5.3: 'Cultural Heritage – Architectural Heritage' of the EIAR:

3.3.2.4 Flood Risk

As part of this application, a Flood Risk Assessment has been prepared by Arup Consulting Engineers. The conclusion of this report outlines that:

“There is no record of historic flooding at the site. The risk of tidal, fluvial, pluvial and groundwater flooding to the site is very low. The site therefore lies in Flood Zone C.”

And that:

“A justification test for the development is not required as the site lies in Flood Zone C and it is necessary only to identify mitigation measures for any identified residual risks.”

In summary, there is no flood risk identified with either component of this Proposed Development.

3.3.2.5 Risk of Major Hazardous Accident (Seveso)

The SEVESO designation is provided for under the European Communities (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015, commonly known as the SEVESO III Directive. It was introduced into Irish Law through the EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (SI No. 209 of 2015), as amended. Appendix 12 of the Dublin City Development Plan, outlines a list of Seveso sites in the City, including their respective ‘consultation zone’. Associated activities are listed as ‘Upper Tier’ or ‘Lower Tier’. The Zoning Maps of the Dublin City Development Plan identify the location of ‘Seveso’ designated sites with a large red dot.

The Planning Authority is obliged to consult with the Health and Safety Authority in respect of specified development projects located within the ‘consultation zones’, to ensure they are appropriate and would not cause any undue safety concerns.

The nearest SEVESO facility to the proposed development is located at Tolka Quay Road, Dublin Port, approximately (3.2km) to the east. The proposed development lies outside the consultation zone for this SEVESO site, as identified in the Sheet E map of the Dublin City Development Plan.

The proposed project does not pose a major hazardous accident risk, nor is it within the consultation distance of a SEVESO site.

3.3.2.6 Land Take

The proposed development is located in a city centre location, on the edge of the primary retail area, in a setting of historic cultural heritage, well served by sustainable public transport.

The site is not greenfield virgin land. There have been layers of development emerge within this area of the City over centuries. The buildings on existing site were originally built as houses in the mid 18th Century. The more recent use of the buildings on site were as a school (Nos. 23-28) and the National Ballroom (Nos.20-21). These uses ceased a number of decades ago, and the buildings now lie empty.

The project sees the adaptive reuse of the existing Georgian houses as a City Library and cultural facilities. There is no 'land take' in this respect.

It is proposed as part of this project to extend a new building to the rear of Nos. 23-28, also for use as part of the City Library and cultural facilities. This requires the demolition of an existing 1960s structure. In this context, land take represents the re-use of brownfield inner-city land.

The project does not result in the displacement of existing uses elsewhere or the development of land being reserved for some alternative purpose. Indeed the proposed development is compliant with the land use zoning objective to locate the City Library at Parnell Square, and to protect the existing architectural and civic design character of the existing protected buildings on site, in an area where inner city regeneration is promoted.

3.3.3 Demolition & Construction Phase of the Proposed Development

3.3.3.1 Sequencing of Development

The sequence of demolition and construction stages is outlined in summary below. We refer otherwise to the Outline Construction and Waste Management Plan, prepared by Arup, and that can be found under Volume 2, Appendix 3.1, of this EIAR.

The Demolition and Construction Phase of the proposed development is expected to take approximately 2 – 3 years from commencement.

This time period includes the works to the Protected Structures, the new build and the public realm works.

Construction staff on site will be on average, 100 / 125 workers on site for the duration of the construction phase. The number of workers varies, depending on each stage of the sequence with an estimated peak number of workers of 250 – 275. The sequence of the construction phase can be described in summary under the following Sections of this Chapter.

In summary, the traffic and HGV movements arising from the construction phase varies. The maximum worst case scenario is for a peak of 40 HGVs per day during the excavation works which will take place over approximately a 2 month period.

We refer otherwise to the Outline Traffic Management Plan prepared by Aecom, which can be found under Volume 2, Appendix 3.2, of this EIAR.

Structural demolition. The proposed demolition generally comprises:

- Demolition of a 3 storey gymnasium.
- A single storey link to the rear of Nos. 27 Parnell Square.
- Demolition of two storey return to the rear of No. 23 Parnell Square.
- Removal of 20th Century partitions in Protected Structures.

Parts of the rear Protected Structures are either modified or removed in certain instances to accommodate the new basement area, outlined above.

To accommodate the above mentioned enabling works the following changes to the existing environment are required:

- The removal of the Dublin bikes facility (for the duration of the construction period of the buildings and public realm works)
- The removal of existing surface car parking spaces to facilitate the primary compound along Parnell Square North (western section) and create a 2 lane road to facilitate vehicular movement during the course of the construction phase.
- The reconfiguration and site level changes at Bethesda Place and Frederick Lane North to facilitate construction traffic which will be used at operational phase for fire tender, loading bay and service vehicles access.
- Parnell Square North, east of Hugh Lane Gallery, will remain unchanged for the duration of the initial works.
- Relocation of Miami Showband Memorial in front of House No. 21.

Phase 2 – Substructure Works

This phase of the development comprises:

- Excavation for the new build basement structure and ground floor level slab formation level respectively.

It is estimated that approximately 9,000m³ of material is to be excavated within the new build portion of the site. This excavated material will be exported off site to a licensed facility. The material will be removed via trucks to a designated area, the details and location of such areas will be determined at the time of extraction. They will be liable to a separate licencing process prior to disposal.

The proposed public realm works seek to retain the existing contours and level of the existing road / footpaths. There is no plan

to introduce fill material to re-contour the area. Further specific details in relation to the public realm are described under Section 3.3.4.3 below.

For further detail in relation to the proposed demolition and excavation works, we refer to the following documents:

- Outline Construction Management & Demolition Waste Management Plan, prepared by Arup Consulting Engineers (Volume 2, Appendix 3.1)
- Outline Traffic Management Plan, prepared by Aecom (Volume 2, Appendix 3.2)
- Planning Drawings, prepared by Grafton & Shaffery Architects. (Volume 3, Appendix 3.4)

Phase 3 – Superstructure and Conservation Works

- Once the above phases are complete, the substructure and enabling works for the new build element of the proposed development can then commence.
- The proposed development as described in the planning notice will be constructed, namely:
 - The adaptive re-use of Nos. 20-21 & Nos. 23-28 Parnell Square North (all Protected Structures).
 - The construction of a new 5-storey over basement extension, with roof gardens, for library and cultural use (c.5,720 sq m gross floor area) and associated demolition of existing 3-storey gymnasium / hall, single storey atrium and 2-storey return, to the rear of Nos. 23-28 Parnell Square North.
 - The total Gross Floor Area (existing and new) of the proposed cultural use amounts to c.11,198 sq.m.

Phase 4 – Public Realm Works

- The public realm works involve new paving material while maintaining the general contours of Parnell Square North. There are no significant re-contouring of street levels.
- Removal of the remaining car parking spaces from Parnell Square North (47no. spaces in total).
- The public realm works to be sequenced and temporary compound / storage areas will be setup for these works. An example of this approach is set out in the Construction & Demolition Management Plan, prepared by Arup in accordance

with the approved Traffic Management Plan, prepared by Aecom.

- Surface water drainage works in the public realm.
- Re-configuration of Parnell Square north, to create a new public realm.
- Removal site compounds, contractor car parking and access road made good.

Working Hours

The site and building works required to implement the proposed development shall be carried out between the hours of:

- Mondays to Fridays – 7.00a.m. to 6.00 p.m
- Saturday – 8.00 a.m to 2.00 p.m
- Sundays and Public Holidays – no activity on site.

Deviation from these times will only occur in exceptional circumstances.

The purposes of these working hours is to safeguard the amenities of adjoining residential occupiers.

3.3.4 Operational Phase of the Proposed Development

As described above, the proposed Parnell Square Cultural Quarter development when complete will comprise a new city library and cultural facilities, with a total Gross Floor Area (existing and new) amounting to c.11,198 sq.m, and associated external roof garden and terraces at upper levels. It will also include public realm improvements in the area of Parnell Square North.

The precise details of the proposed development should be read in line with the plans, drawings and related particulars, which accompany the planning application. The accompanying Planning Application Report sets out the enclosures list of all plans and particulars submitted to the Board.

Summary details relating to the new build, adaptive re-use of the existing Protected Structures and associated public realm aspects are described in the following Sections.

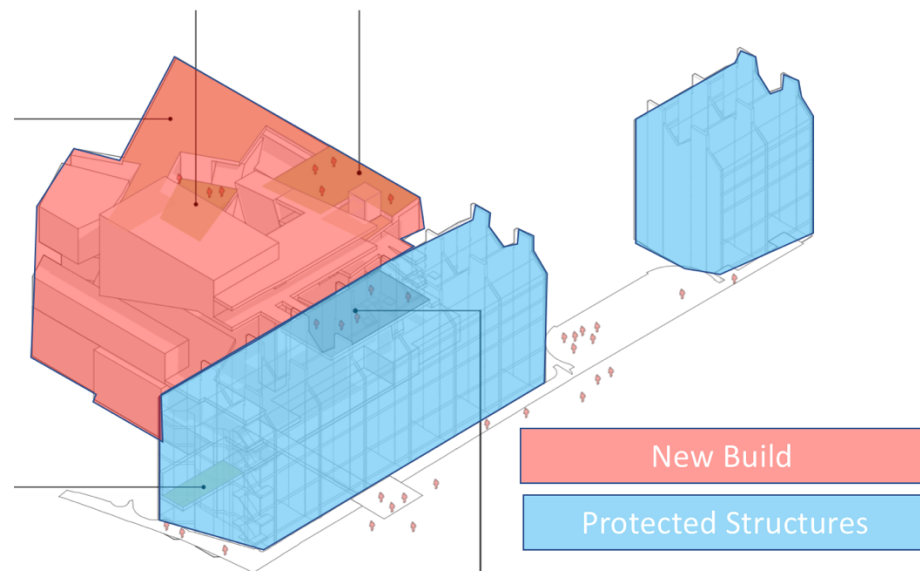


Figure 3.6: Schematic of the Proposed New build and Protected Structures

3.3.4.1 Adaptive Reuse of Historic Buildings

As an illustrative guide, Figure 3.7 below shows the location of each of the Protected Structures in the context of the Proposed Development.

We refer to the detailed Protected Structures impact Statement, prepared by Shaffrey Architects, that accompanies the application for the full technical and design information.

Development to all Protected Structures

The former use of the buildings historically included residential use and later institutional use as a school (at Nos.23-28) and the National Ballroom cultural / entertainment use (Nos. 20 & 21).

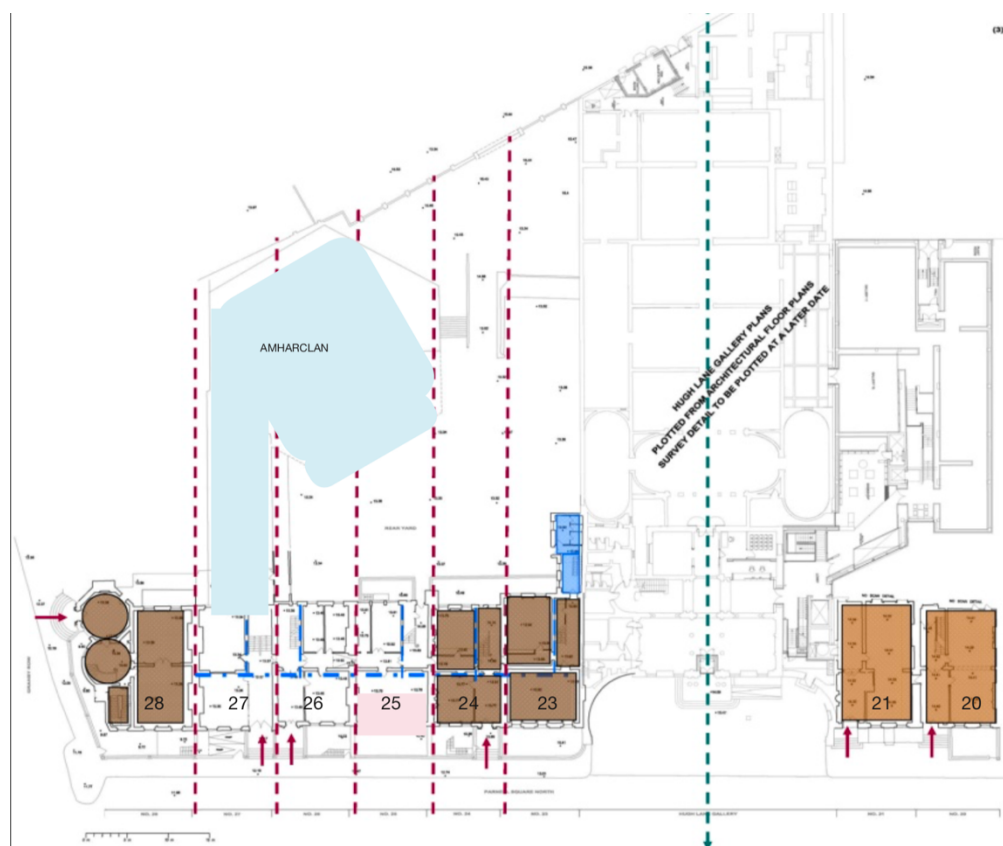


Figure 3.7: General location of the Protected Structures

It is now proposed to accommodate the proposed Parnell Square Cultural Quarter development with new City Library and ancillary facilities within the existing buildings and the proposed new build extension to the rear of Nos 23-28.

The proposed public realm works outlined in detail under section 3.3.4 are a component part of implementing the overall vision for the Parnell Square Cultural Quarter.

An ancillary café / restaurant use is proposed at ground floor level with an associated kitchen facility at basement level of Nos. 27 & 28. This space amounts to 344 sq.m in size.

The proposed drawings accompanying the planning application include appropriate referencing to identify the proposed works and uses. Figure 3.8 provides an illustrative example of the planning drawing referencing. A Design Statement has also been prepared

by Grafton Architects and Shaffrey Architects to describe the project.



Figure 3.8: Presentation of Planning Application Drawings

The conservation works to the protected structures are described in the accompanying Protected Structure Impact Statement, prepared by Shaffrey Conservation Architects. Within that report under Section 7.5, the outline Schedule of Proposed Works – existing buildings is described.

A copy of this schedule of works is located under Volume 2, Appendix 3.3 of this EIAR.

3.3.4.2 Proposed New Building Extension to rear of Nos. 23 - 28

A new extension cultural building, 5,575 sq.m Gross Floor Area, 5 storey in height over a single level basement (634 sq.m) to the rear of Nos. 23 – 28 Parnell Square.

Area Schedule	Existing Houses 20-21 & 23-28		New Build	
	Gross m2	Nett m2	Gross m2	Nett m2
Floor				
Basement -01	1154	602	779	655
Ground	1080	971	1983	1751
First	1079	932	1208	1054
Second	1076	949	58	50
Third	1089	951	1074	937
Fourth			618	500
Sub Total	5478	4405	5720	4947

Figure 3.9: Schedule of Floor Areas - Extract from the Design Statement

The proposed new area at basement level will form an extension of the existing basement level beneath Nos. 23 – 28 Parnell Square North.

<i>Note;</i>
*Excluded from total
The total site area = 9900m2
Floor area of existing buildings on site = 7443m2
Floor area of buildings to be demolished on site = 2000m2
Floor area of proposed buildings retained on site = 5478m2
Floor area of new buildings on site = 5012m2 Gross excluding Ground Floor & Fourth Floor Plant
Floor area of new buildings on site = 5720m2 Gross including Ground Floor & Fourth Floor Plant
Floor area of new and existing buildings on site = 10462m2 Gross excluding basement and ground floor plant
Floor area of new and existing buildings on site = 11198m2 Gross including basement and ground floor plant

Figure 3.10: Schedule of Site Areas – Extract from the Design Statement

The proposed new library, which will be a combination of the adapted Protected Structure and the New Build, will comprise of the following services:

- General Lending
- Reference Library
- Children & Young Adults
- Reader Support
- 200 seater Conference Centre
- Story House
- Learning Suite

- Music Hub
- Staff Workspace
- Education Centre
- Intercultural Centre
- Design Centre
- Innovation Hub
- Associated Building service rooms

The new building will accommodate library and cultural facilities, along with associated services including a 200 seater conference room and performance space. 8no. staff cycle parking spaces will also be provided.



Figure 3.11: Image from within the new build looking towards the centre of the site. The rear of the Protected Structures is located on the right hand side of the image.



Figure 3.12: View from Protected Structure looking into the new build.

Building Form and Massing

Building elements, as described above, comprise height ranging from 3 to 5 storeys.

The new building interconnects with the rear of the existing protected structures, as illustrated under Figure 3.11 and Figure 3.12. The offset approach, with carefully located bridge connections between old and new, seeks to ensure that the majority of the historic rear elevation is retained and can be appreciated from the new building. The links are located at existing windows, where new openings seek to minimise the removal of historic fabric.

The total Gross Floor Area of the new and existing built structures amounts to c.11,198 sq.m including basement.

Roof garden and upper level open terraces provide public spaces where views where the mass and scale of the surrounding City can be appreciated.

The accompanying Design Statement, prepared by Grafton & Shaffreys discusses further the scale and massing of the proposed development.

Building Height

The highest point of the proposed new build measures c.25.67 in height. The street level along Parnell Square North begins at ordnance datum level +12.330 with a parapet height of +38.000. This point is located within the centre of the development site at the conference centre.

Materials & Finishes

The materials and external finishes for the proposed new building have been carefully selected in the preparation of the proposed development.

The design, configuration and layout of each of the elevations have been designed to respond to their respective boundary and generally comprise a range of glazed brick plinth, masonry brick, brick piers with aluminium fixed window system in-situ concrete structure.

We refer An Bord Pleanála to the accompanying material & finishes information outlined under the Design Statement, prepared by Grafton Architects and Shaffrey Architects, and to the Protected Structure Impact Statement, prepared by Shaffrey Architects. Both documents accompany the planning application.

External Terraces

The proposed development will incorporate roof terraces and garden spaces for users of the library at level 3 & 4.

The terraces of the new build connect with the proposed new terrace area above House Nos. 25 & 26. The roof terrace above Nos.25 & 26 takes advantage of the loss in the past of the original roof from these houses.

These public amenity spaces provide views out to the wider environs, such as the Dublin Mountains to the south, or the Poolbeg chimneys to the east, creating positive connection and identification with the external environment.

The external terraces make a positive contribution to the greenery, colour and life within the Library environment, and the dynamic range of spaces to be freely enjoyed by its users.

Development Access

Access into the City Library will be from Parnell Square North. The main entrance will be at grade from the public realm, via a modified entrance through House no. 27. The new entrance provides for universal access.

Entrance to Nos 20 – 21 will be at grade from the public realm via house no. 21.

As outlined above, and in the accompanying Protected Structure Impact Statement, the entrance from House No. 27 will be formed through the former Colaiste Mhuire school entrance onto Parnell Square North.

A further entrance lobby area is located at level 00 to the rear of the new building. This entrance facilitates access from Bethesda Place which connects to Dorset Street to the north.

Vehicular service access will be to the rear at Frederick Lane North, facilitated by a level change to make the connection with Bethesda Place. This area will be managed and controlled by gates. There is no public access into the service yard.

No dedicated car parking is proposed for staff or visitors on site. Provision of dedicated spaces for the mobility impaired, in the public realm surrounding the buildings, is discussed below.

Bicycle & Car Parking

The proposed development when completed will have seen the removal of all of the existing car parking (47 spaces) from Parnell Square North.

5no. on street mobility impaired car parking spaces are however provided. 3no. spaces are located along Granby Row. A further 2no. spaces are located along Frederick Street North.

In terms of bicycle parking, the proposed development incorporates 4no. bicycle stands (8no. spaces) to the rear of the new build within the service yard of the Library. They are provided for library staff. Additional cycle parking spaces are located in the public domain. The existing Dublin bikes facility is to be relocated to the south of its location, along Parnell Square West.

Deliveries

Deliveries to and from the Proposed Library will take place at the rear of the development along Frederick Lane North. Access to this area will be via a one way arrival from North Frederick Street to North Frederick Lane. Delivery vehicles will then exit via Bethesda Place to Dorset Street Upper. This will be achieved by changing the site levels to connect North Frederick Lane to Bethesda Place.

Deliveries to this location include:

- Daily book deliveries and regular service deliveries.
- Deliveries of larger items, such as exhibitions, displays and music related items, however this type of delivery will be infrequent.

Deliveries for the restaurant space will take place along Parnell Square North. Delivery, refuse and food waste for this unit will move from storage space at lower ground basement space via a hoist in front of House No. 28, to street level.

Waste collection for the proposed development will also occur at the rear service loading area and Parnell Square North (Palace Row).

Waste Management

Waste generation will vary by use (i.e. library facilities, conference centre, and restaurant) but the typical hazardous and non-hazardous waste that will be generated at the proposed development will include the following:

- Dry Mixed Recyclables (DMR) - includes waste paper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic waste – food waste and green waste generated from plants/flowers;
- Glass;
- Mixed Non-Recyclable (MNR)/General Waste;
- Printer cartridges/toners;
- Green/garden waste may be generated from rooftop garden landscaping;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Batteries;
- Waste Cooking Oil;
- Waste Sludge;

- Waste electrical and electronic equipment (WEEE);
- Fluorescent tubes and other mercury containing waste; and
- Bulky waste/Furniture.

Wastes will be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible.

Energy

The energy performance of the proposed development will meet or exceed all statutory requirements. Protected Structures, for the purposes of environmental sustainability are exempt from standards.

In terms of achieving the requisite building targets the following is noted:

The proposed development has been designed to deliver on targets set out in the design brief of the applicant which includes Part L Compliance. Based on the preliminary assessment, prepared by Arup Consulting Engineers, the proposed development would achieve an indicative BER rating of A3.

A Building Environment, Energy & Sustainability Report, prepared by Arup Consulting Engineers accompanies the planning application and we refer the reader to the report for further specific details.

3.3.4.3 Landscaping and Public Realm Works

The extent of the proposed landscaping and public realm works can be described as covering approximately 0.62 Ha of the existing public realm along Parnell Square North from Parnell Square West to Parnell Square East and between the Garden of Remembrance (to the south) and the New Dublin City Library, Hugh lane Gallery (to the north).

This area is illustrated in Figure 3.13, a CGI example of how the proposed development will look like from Parnell Square west, when complete is shown under Figure 3.13 below. Further images are outlined in the accompanying Design Statement, prepared by Grafton & Shaffrey Architects.

The subject development includes the reordering of Parnell Square North between Parnell Square West and Parnell Square East. See Figure 3.11 below. The redevelopment will comprise:-

- Removal of all of the existing car parking (47 spaces) from

Parnell Square North.

- Relocation of disabled car parking (5no. spaces) from Parnell Square North to Granby Row and Frederick Street North.
- Upgrading of existing controlled pedestrian crossing at Granby Row including a build out to the west footpath.
- Provision of a new controlled pedestrian crossing across Parnell Square North
- Reconfiguration of existing controlled pedestrian crossing between Parnell Square North and Parnell Square East including a buildout to the east footpath.
- Reduction of the road carriageway on Parnell Square North to two lanes each 3.0 metres wide between Parnell Square West and Parnell Square East.
- Reconfiguration of the junctions at Parnell Square West and Parnell Square East.

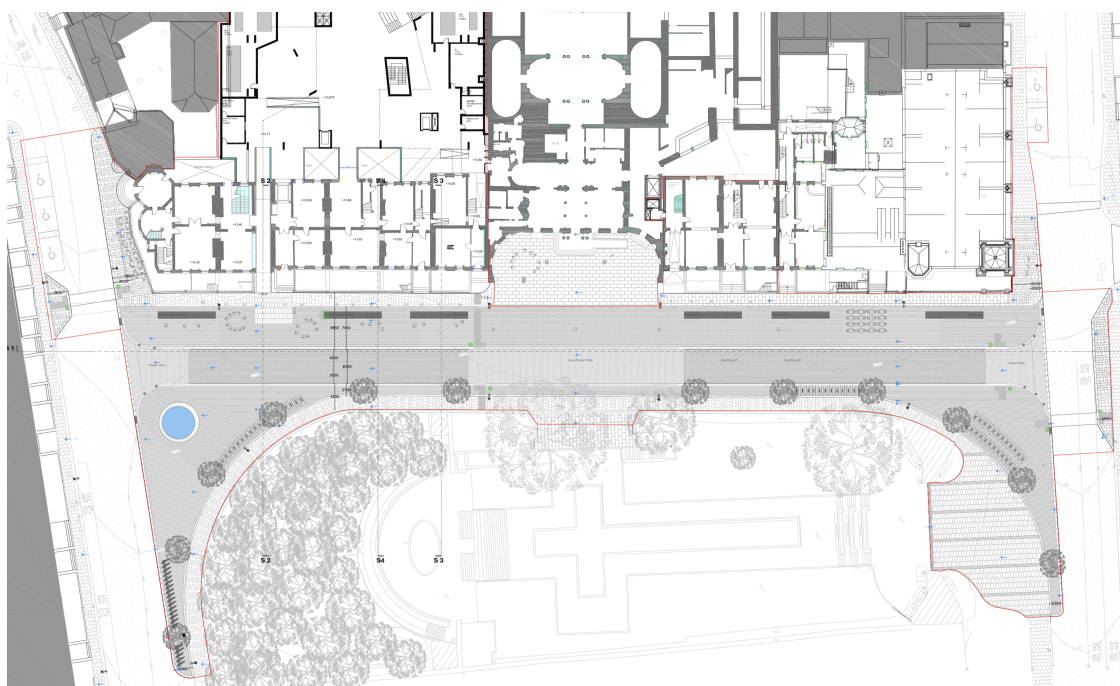


Figure 3.13: Proposed Landscape – extract from the proposed landscape plan.

- Public Realm works on Parnell Square North with enhanced pedestrian facilities including widened footpaths and pedestrian crossings.
- Retention of Historic Paving.
- Relocation of the Dublin Bike Station 30 from Parnell Square North to Parnell Square West.
- Provision of a new surface water drainage system.

- Cycle parking for 100no. cycle parking spaces at three locations on Parnell Square North.
- Landscaping and associated works.

The reconfigured Parnell Square North street comprises the following:

- two lane vehicular road,
- widened footpaths,
- street furniture,
- Public street lighting,
- the reconfiguration of pedestrian crossing junctions at Parnell Square East and Parnell Square West,
- Retaining existing setdown areas within the new public realm area.
- the provision of 5no. mobility impaired on street parking spaces, reconfigured set down areas,
- 100no. cycle parking spaces,



Figure 3.14: CGI Landscape Plan of the New City Library – to be updated from BSLA report.