

Ruirside Developments Limited  
| January 2020

42A Parkgate Street, Dublin 8

## Report for the Purposes of AA Screening



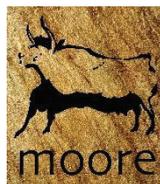
# Report for the purposes of Appropriate Assessment Screening

as required under Article 6(3) of the Habitats Directive  
(Council Directive 92/43/EEC)

## Proposed Strategic Housing Development At Parkgate Street Dublin 8

Prepared by: Moore Group – Environmental Services

January 2020



On behalf of  
Ruirside Developments Limited

<b>Project Proponent</b>	Ruirside Development Limited
<b>Project</b>	Proposed Strategic Housing Development at Parkgate Street, Dublin 8
<b>Title</b>	Report for the purposes of Appropriate Assessment Screening Proposed Strategic Housing Development at Parkgate Street, Dublin 8

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<b>Moore Archaeological and Environmental Services Limited</b>			

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## Abbreviations

AA	Appropriate Assessment
EEC	European Economic Community
EPA	Environmental Protection Agency
EU	European Union
GIS	Geographical Information System
IW	Irish Water
NHA	Natural Heritage Area
NIS	Natura Impact Statement
NPWS	National Parks and Wildlife Service
OSI	Ordnance Survey Ireland
pNHA	proposed Natural Heritage Area
SAC	Special Area of Conservation
SHD	Strategic Housing Development
SPA	Special Protection Area
WWTP	Waste Water Treatment Plant

# 1. Introduction

## 1.1. General Introduction

This report for the purposes of Appropriate Assessment (AA) screening has been prepared to support an application for planning permission for the proposed project. The report contains information required for the competent authority to undertake screening for AA on the potential for a proposed Strategic Housing Development at 42A Parkgate Street, Dublin 8 (hereafter referred to as the proposed project) to significantly affect European sites.

Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

- I). whether a plan or project is directly connected to or necessary for the management of the site, and
- II). whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site (also referred to as a “European Site”) in view of its conservation objectives.

Having regard to the provisions of the Planning and Development Act 2000 (section 177U and 177V), the purpose of a screening exercise under section 177U of the PDA 2000 is to determine whether it is necessary to carry out an “appropriate assessment” of the implications for a European site of the proposed development. The trigger for the requirement for an “appropriate assessment” is that the project, either individually or in combination with other plans or projects, is “likely to have a significant effect” on the European site.

If the effects are deemed to be significant, potentially significant, or uncertain, or the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation. If potential impacts clearly can be avoided through the modification or redesign of the plan or project, then the screening process is repeated on the altered plan or project.

When screening the project, there are two possible outcomes:

- the project poses no risk of a significant effect and as such requires no further assessment; and
- the project has potential to have a significant effect (or this is uncertain) and AA of the project is necessary.

This desktop report has been prepared by Moore Group - Environmental Services for Ruirside Developments Ltd. and An Bord Pleanála and assesses the potential for the proposed development to impact on sites of European-scale ecological importance in accordance with Articles 6(3) and 6(4) of the Habitats Directive. The report was compiled by Ger O’Donohoe (B.Sc. Applied Aquatic Sciences (GMIT, 1993) & M.Sc. Environmental

Sciences (TCD, 1999)) who has over 25 years' experience in environmental impact assessment and has completed numerous reports for the purposes of AA Screening and Natura Impact Statements.

## 1.2. Legislative Background - The Habitats and Birds Directives

It is necessary that the proposed project has regard to Article 6 of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (referred to as "the Habitats Directive"). This is transposed into Irish Law by the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477) (referred to as the Habitats Regulations).

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the European Union (EU). Under the Directive, Member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in an EU context.

The Birds Directive (Council Directive 79/409/EEC, as amended by Council Directive 2009/147/EC on the Conservation of Wild Birds), is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention.

SACs designated under the Habitats Directive and SPAs, designated under the Birds Directive, form a pan-European network of protected sites known as Natura 2000. The Habitats Directive sets out a unified system for the protection and management of SACs and SPAs. These sites are also referred to as European sites.

Articles 6(3) and 6(4) of the Habitats Directive set out the requirements for an assessment of proposed plans and projects likely to affect Natura 2000 sites (also known as "European Sites").

Article 6(3) addresses the requirement to screen plans and projects and to carry out a further assessment if required (Appropriate Assessment (AA)). Article 6(4) establishes requirements in cases of imperative reasons of overriding public interest:

**Article 6(3):** *"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."*

**Article 6(4):** *“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to the beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”*

These obligations in relation to Appropriate Assessment have been implemented in Ireland under Part XAB of the Planning and Development Act 2000, as amended, and in particular Section 177U and Section 177V thereof.

## 2. Methodology

The Commission’s methodological guidance (EC, 2002) promotes a four-stage process to complete the AA and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

Stages 1 and 2 deal with the main requirements for assessment under Article 6(3). Stage 3 may be part of Article 6(3) or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

**Stage 1 Screening:** This stage examines the likely effects of a project either alone or in combination with other projects upon a Natura 2000 site and considers whether it can be objectively concluded that there are not likely to be significant effects on a Natura 2000 site. Mitigation measures (i.e., measures intended to avoid or reduce the harmful effects of the project on the site concerned) cannot be taken into account at this stage, including mitigation measures that have been incorporated into the design of the project.

**Stage 2 Appropriate Assessment:** In this stage, there is a consideration of the impact of the project with a view to ascertain whether there will be any adverse effect on the integrity of the Natura 2000 site either alone or in combination with other projects or plans, with respect to the site’s structure and function and its conservation objectives. Additionally, where there are predicted impacts, an assessment of the potential mitigation of those impacts is considered.

**Stage 3 Assessment of Alternative Solutions:** This stage examines alternative ways of implementing the project that, where possible, avoid any adverse impacts on the integrity of the Natura 2000 site.

**Stage 4 Assessment where no alternative solutions exist and where adverse impacts remain:** Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the sites will be necessary.

To ensure that the proposed project complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group compiled this report to inform the screening for AA of the proposed project to be undertaken by the competent authority to determine if the next stage (Stage 2) of the AA process is required.

## 2.1. Guidance

This report has been compiled in accordance with guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, 2001); hereafter referred to as the EC Article Guidance Document.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC Environment Directorate-General, 2000); hereafter referred to as MN2000.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC, 2018).

## 2.2. Data Sources

Sources of information that were used to collect data on the Natura 2000 network of sites, and the environment within which they are located, are listed below:

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
  - National Parks & Wildlife (NPWS) protected site boundary data;
  - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
  - OSI/Environmental Protection Agency (EPA) rivers and streams, and catchments;
  - Open Street Maps;
  - Digital Elevation Model over Europe (EU-DEM);
  - Google Earth and Bing aerial photography 1995-2019;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie) including:
  - Natura 2000 - Standard Data Form;
  - Conservation Objectives;

- Site Synopses;
- National Biodiversity Data Centre records;
  - Online database of rare, threatened and protected species;
  - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2019); and  
Dublin City Development Plan 2016-2022

### 3. Description of the proposed development

The proposed development site is currently covered predominantly by warehousing with a high stone wall where it fronts onto the River Liffey, along its southern boundary.

The proposed development is a mixed use residential and commercial scheme comprising build to rent residential units with associated residential amenities and facilities, commercial office and café/ restaurant floor space. A new public square is provided, along with a public internal riverside walk and private amenity courtyard.

481 no. residential units with 3698 sqm commercial office space, 214 sqm retail and 444 sqm café/ restaurant space are proposed. The residential units are served by amenity and management areas including a reception area, a post room, a quiet room, gym, business suites, lounge and TV rooms and other bookable rooms. In addition to the above amenity facilities are miscellaneous support facilities including sub/switch room, refuse and waste management areas, electric meters, administrative areas and cycle parking areas. At basement level further bicycle parking is provided, as well as car parking.

At ground floor level the proposed development will largely consist of retail, café/ restaurant and resident's amenity/ancillary facilities which will serve to activate the street level and new open spaces.

The development will be characterised by a landmark 29 storey tower on the eastern corner of the site. The Site Coverage of the proposed development is approximately 42% (based upon entire site area), and the Plot Ratio of the proposed development is 5.8. The new development elements will range in height from 8 to 29 storeys.

To facilitate the proposed development, a number of structures on site will be demolished, including Parkgate House. All structures contained within the Record of Protected structures will be retained, restored and adapted. This includes the riverside stone wall, the turret at the eastern end of the site, the square tower on the riverfront and the entrance stone arch on the Parkgate Street frontage.

In addition to retaining the Protected Structures, it is also proposed to retain the larger of the two gabled industrial buildings on the river front for use as the resident's gym and to retain part of the smaller gabled building. All other structures are proposed for demolition, while it is proposed to retain some of the large cast iron structural elements from the warehouse for use in the new development.

The development proposal will include works to the river wall (a Protected Structure). This is to provide openings to allow light into the newly formed open spaces and create a new internal river walk.

External works comprise minor works along the south footpath on Parkgate Street, including:

- creating dished kerb at proposed vehicular entrance;
- regrading of bus stop kerb;
- relocation of recycling bins;
- relocation of 1 No. street light;
- creating of loading bay;
- relocation of Dublin Bikes Station No. 92, and
- creating dropped kerbs for emergency access to the development, all subject to relevant permits and agreements.

Surface water improvement works proposed along the south kerb on Parkgate Street, subject to Local Authority agreement, comprise:

- new manholes constructed in Parkgate Street pavement;
- new sections of surface water concrete pipework installed to network new manholes and gullies;
- connection into existing surface water outfall;
- diversion of existing road gullies into new surface water sewer; and
- construction of new trapped blockwork road gullies and connection into new surface water sewer.

The proposed development will involve the demolition and excavation of the site at Parkgate Street to facilitate construction of the proposed development.

There will be an open dig to the basement area, with localised retention works at existing structures. The rising perimeter walls will be constructed with two-sided shutters, propped in position, and supported off the basement slab.

The groundworks external to the buildings will comprise installation of precast retaining walls along the existing River Liffey boundary to facilitate build-up of ground to proposed finished levels.

Dewatering may be required for local excavations, such as pile cap or lift pit locations. Any local dewatering is to be discharged to the River Liffey, subject to any necessary agreements or consents. Alternatively, dewatering may be reinjected to the subsurface through a number of wells or injection points across the site. Local dewatering is likely to be necessary for only a portion of the construction programme, approximately 20 weeks.

The new development will have an estimated maximum hydraulic loading of 227m<sup>3</sup> per day of foul effluent generated on completion of the development. This equates to an average flow of 2.63 litres/second (over a 24-hour period). The sewage discharge will be licensed by Irish Water, collected in the public sewer and treated at

Irish Water's Wastewater Treatment Plant (WWTP) at Ringsend prior to discharge of treated wastewater to Dublin Bay

Figure 1 shows the proposed development location and Figure 2 shows a detailed view of the proposed site on recent aerial photography. Figure 3 presents a plan of the proposed works.

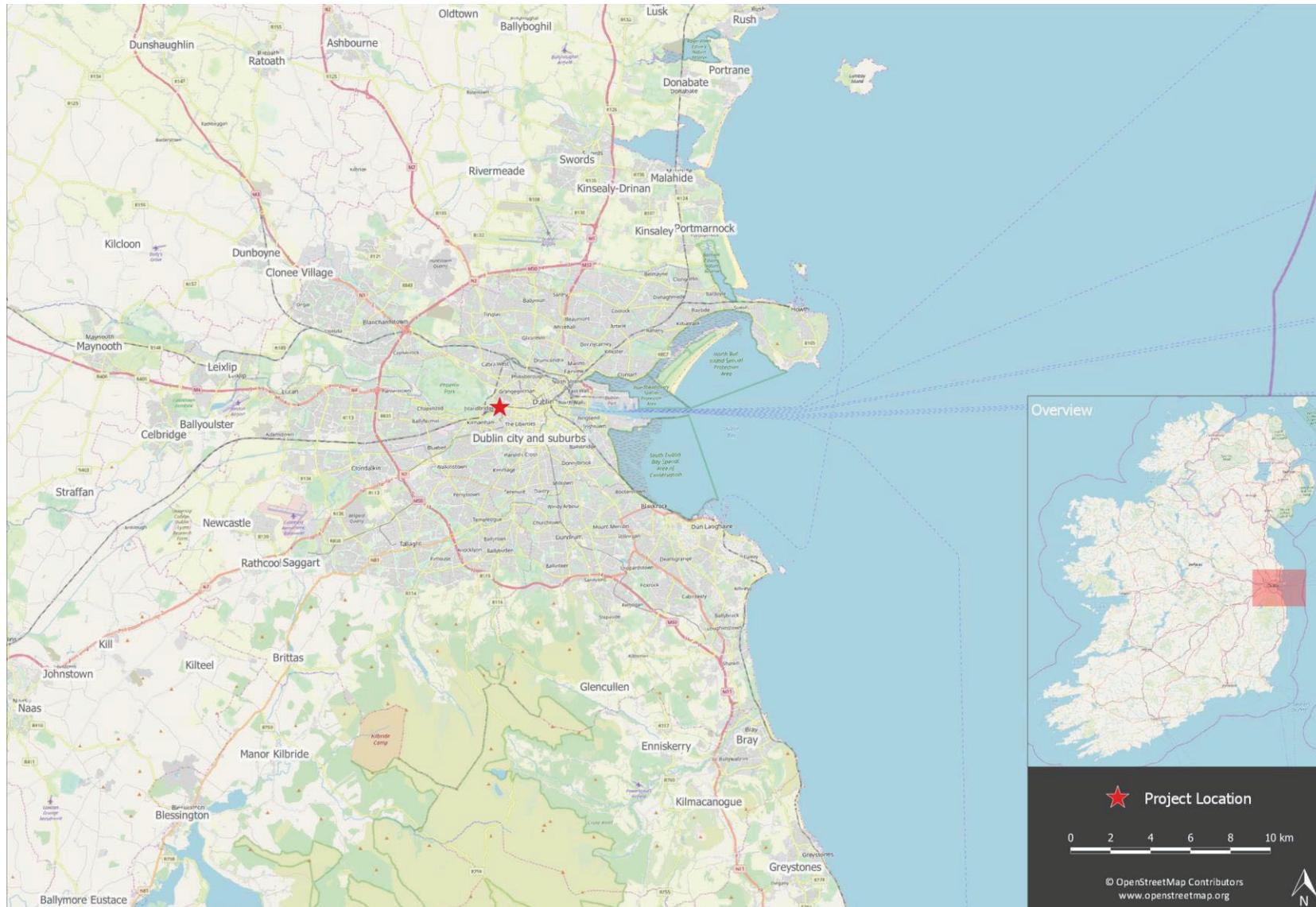


Figure 1. Showing the proposed development location in Dublin City.

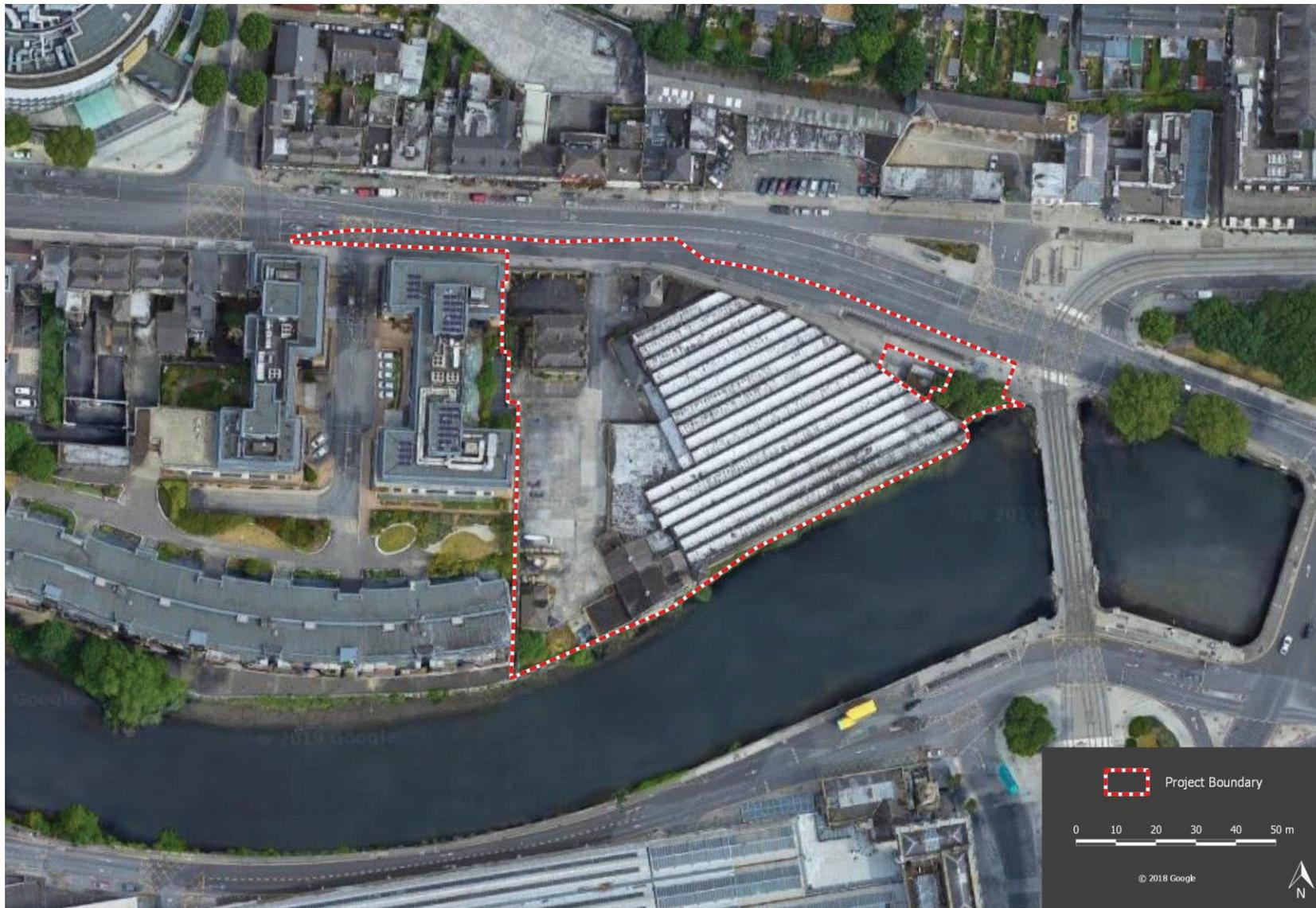


Figure 2. Showing the proposed development location on recent aerial photography.



Figure 3. Ground floor layout the proposed development. To be updated

## 4. Identification of Natura 2000 Sites

### 4.1. Description of Natura Sites Potentially Affected

DoEHLG (2009) Guidance on Appropriate Assessment recommends an assessment of European sites within a zone of impact of 15 km. This distance is a guidance only and the zone of impact has been identified taking consideration of the nature and location of the proposed development to ensure all European sites with connectivity to it are considered in terms of a catchment-based assessment.

The zone of impact may be determined by connectivity to the proposed development in terms of:

- Nature, scale, timing and duration of works and possible impacts, nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of pathways (dilution and dispersion; intervening 'buffer' lands, roads etc.); and
- Sensitivity and location of ecological features.

The guidance provides that, at the screening stage, it is necessary to identify the relevant Natura 2000 Sites and compile information on their qualifying interests and conservation objectives. In preparation for this, the potential for source/ pathway receptor connectivity is firstly identified and detailed information is then provided on sites with connectivity. European sites that are located within 15 km of the Project are listed in Table 1 and presented in Figures 4 and 5, below.

*Table 1 European Sites located within 15km or the potential zone of impact of the Project.*

Site Code	Site name	Distance (km) <sup>1</sup>
000199	Baldoyle Bay SAC	11.96
000202	Howth Head SAC	13.22
000205	Malahide Estuary SAC	14.1
000206	North Dublin Bay SAC	7.47
000210	South Dublin Bay SAC	5.41
001209	Glenasmole Valley SAC	10.99
001398	Rye Water Valley/Carton SAC	13.14
002122	Wicklow Mountains SAC	12.02
003000	Rockabill to Dalkey Island SAC	13.48
004006	North Bull Island SPA	7.46
004016	Baldoyle Bay SPA	12.34
004024	South Dublin Bay and River Tolka Estuary SPA	4.37
004025	Malahide Estuary SPA	14.1

<sup>1</sup> Distances indicated are the closest geographical distance between the proposed development and the European site boundary, as made available by the NPWS. Connectivity along hydrological pathways may be significantly greater.

Site Code	Site name	Distance (km) <sup>1</sup>
004040	Wicklow Mountains SPA	12.11

The nearest European sites are those associated with Dublin Bay including the South Dublin Bay and River Tolka Estuary SPA (Site code 004024) which is located approximately 4.37 km to the east, South Dublin Bay SAC (Site code 000210) which is located approximately 5.41 km to the east, North Bull Island SPA (Site code 004006) which is located approximately 7.46 km to the east, and North Dublin Bay SAC (Site code 000206) which is located approximately 7.47 km to the east.

It should be noted that the primary pathway to European sites during the construction phase is hydrologically via the River Liffey and in this way the nearest sites are the South Dublin Bay and River Tolka Estuary SPA which is located over 6.8 river km downstream and the North Dublin Bay SAC and North Bull Island SPA which are located over 8.4 river km downstream. The South Dublin Bay SAC is located outside the South Bull wall and while hydrologically more disconnected from the River Liffey, it is included as it overlaps the South Dublin Bay and River Tolka Estuary SPA.

There will be indirect connectivity to Dublin Bay via the municipal wastewater system to Ringsend Wastewater Treatment Plant during the operational phase.

The consideration of source-pathway-receptor connectivity is then presented in Table 2 below.

*Table 2 Consideration of connectivity with European Sites.*

Site Code	Site name	Consideration of Connectivity and Potential Effects	Potential Effects
000199	Baldoyle Bay SAC	Baldoyle Bay is located on the north side of Howth Head and while technically within the 15 km zone, it is located at such a distance by sea that potential effects are unlikely.	No
000202	Howth Head SAC	This site is located c. 7.3 km from the discharge point at Ringsend WWTP. There will be indirect connectivity to Dublin Bay via the municipal wastewater system to Ringsend Wastewater Treatment Plant during the operational phase.	Yes
000205	Malahide Estuary SAC	This site while technically within the 15 km zone, it is located at such a distance by sea that potential effects are unlikely.	No
000206	North Dublin Bay SAC	There will be indirect connectivity to Dublin Bay via the municipal wastewater system to Ringsend Wastewater Treatment Plant during the operational phase.	Yes
000210	South Dublin Bay SAC	The South Dublin Bay SAC is located outside the South Bull wall and while hydrologically more disconnected from the River Liffey, it is included as it overlaps the	Yes

Site Code	Site name	Consideration of Connectivity and Potential Effects	Potential Effects
		South Dublin Bay and River Tolka Estuary SPA.	
001209	Glenasmole Valley SAC	This site is located inland and almost 11 km to the south and will not be affected by the proposed development.	No
001398	Rye Water Valley/Carton SAC	This site is located inland and over 13 km to the west and will not be affected by the proposed development.	No
002122	Wicklow Mountains SAC	This site is located inland and over 12 km to the south and will not be affected by the proposed development.	No
003000	Rockabill to Dalkey Island SAC	This site is located c. 7.2 km from the discharge point at Ringsend WWTP water of Dublin Bay. There will be indirect connectivity to Dublin Bay via the municipal wastewater system to Ringsend Wastewater Treatment Plant during the operational phase.	Yes
004006	North Bull Island SPA	This site overlaps with the North Dublin Bay SAC There will be indirect connectivity to Dublin Bay via the municipal wastewater system to Ringsend Wastewater Treatment Plant during the operational phase.	Yes
004016	Baldoyle Bay SPA	Baldoyle Bay is located on the north side of Howth Head and while technically within the 15 km zone, it is located at such a distance by sea that potential effects are unlikely.	Yes
004024	South Dublin Bay and River Tolka Estuary SPA	This site overlaps the North Dublin Bay SAC and North Bull Island SPA. There will be indirect connectivity to Dublin Bay via the municipal wastewater system to Ringsend Wastewater Treatment Plant during the operational phase.	Yes
004025	Malahide Estuary SPA	This site while technically within the 15 km zone, is located at such a distance by sea that potential effects are unlikely.	No
004040	Wicklow Mountains SPA	This site is located inland and over 12 km to the south and will not be affected by the proposed development.	No

The following European Sites are brought forward for further analysis:

- North Dublin Bay SAC 000206
- South Dublin Bay SAC 000210
- North Bull Island SPA 004006
- South Dublin Bay and River Tolka Estuary SPA 004024

Details of the qualifying interests of the South Dublin Bay and River Tolka Estuary SPA (Site code 004024), South Dublin Bay SAC (Site code 000210), North Dublin Bay SAC (Site code 000206) and North Bull Island SPA (Site code

004006) are listed in Tables 3 and 4 below, and Site Synopses are available from the NPWS website ([www.npws.ie](http://www.npws.ie)). Spatial boundary data on the Natura 2000 network was extracted from the NPWS website on the 18<sup>th</sup> November 2019 and reviewed in January 2020.

Those European sites which are hydrologically connected to the proposed development, but which are located a greater distance from the same have been ruled out from further assessment based on the nature of pathway (i.e. dilution potential).

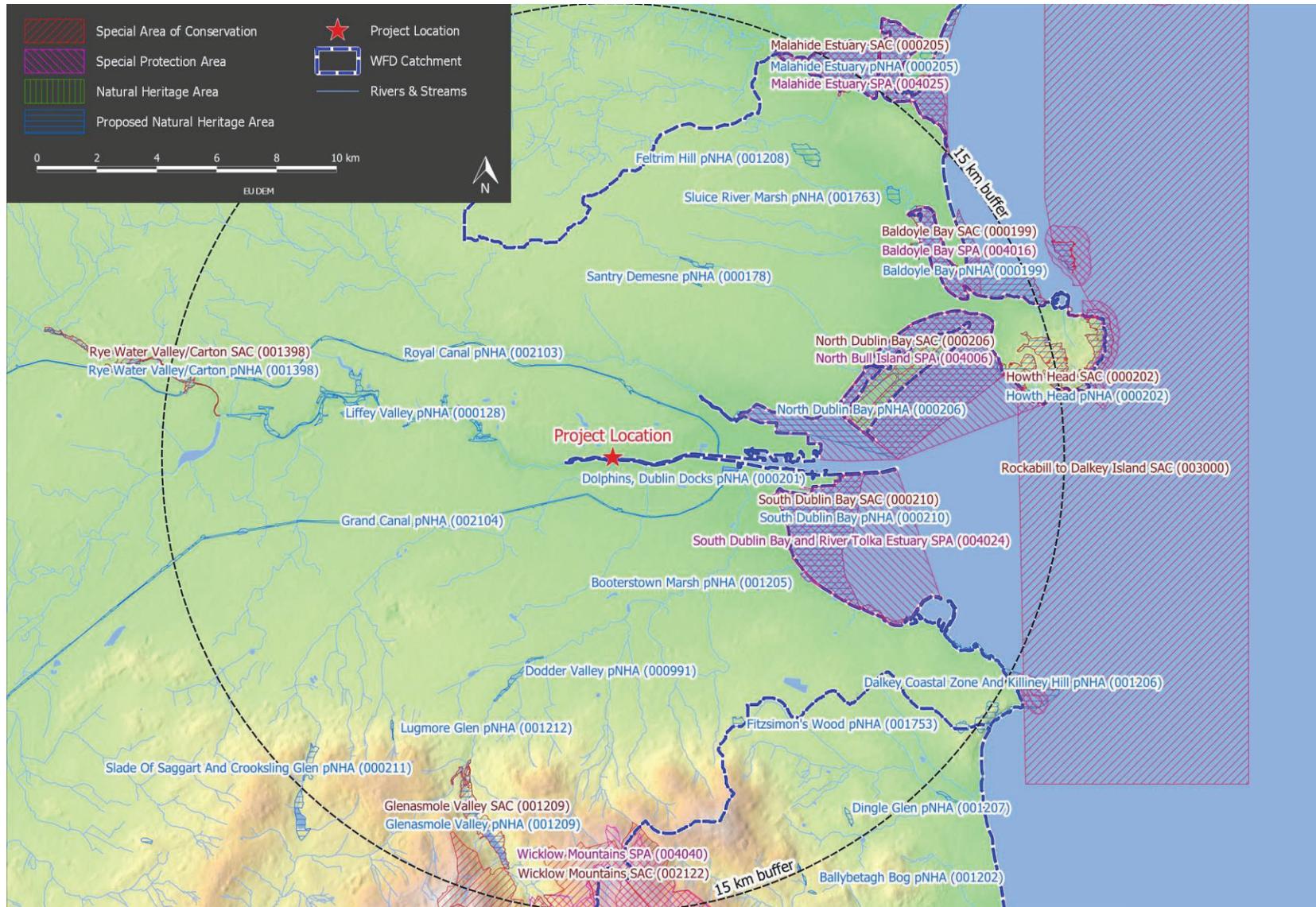


Figure 4. Showing European sites and NHAs/pNHAs within 15 km of the proposed development.

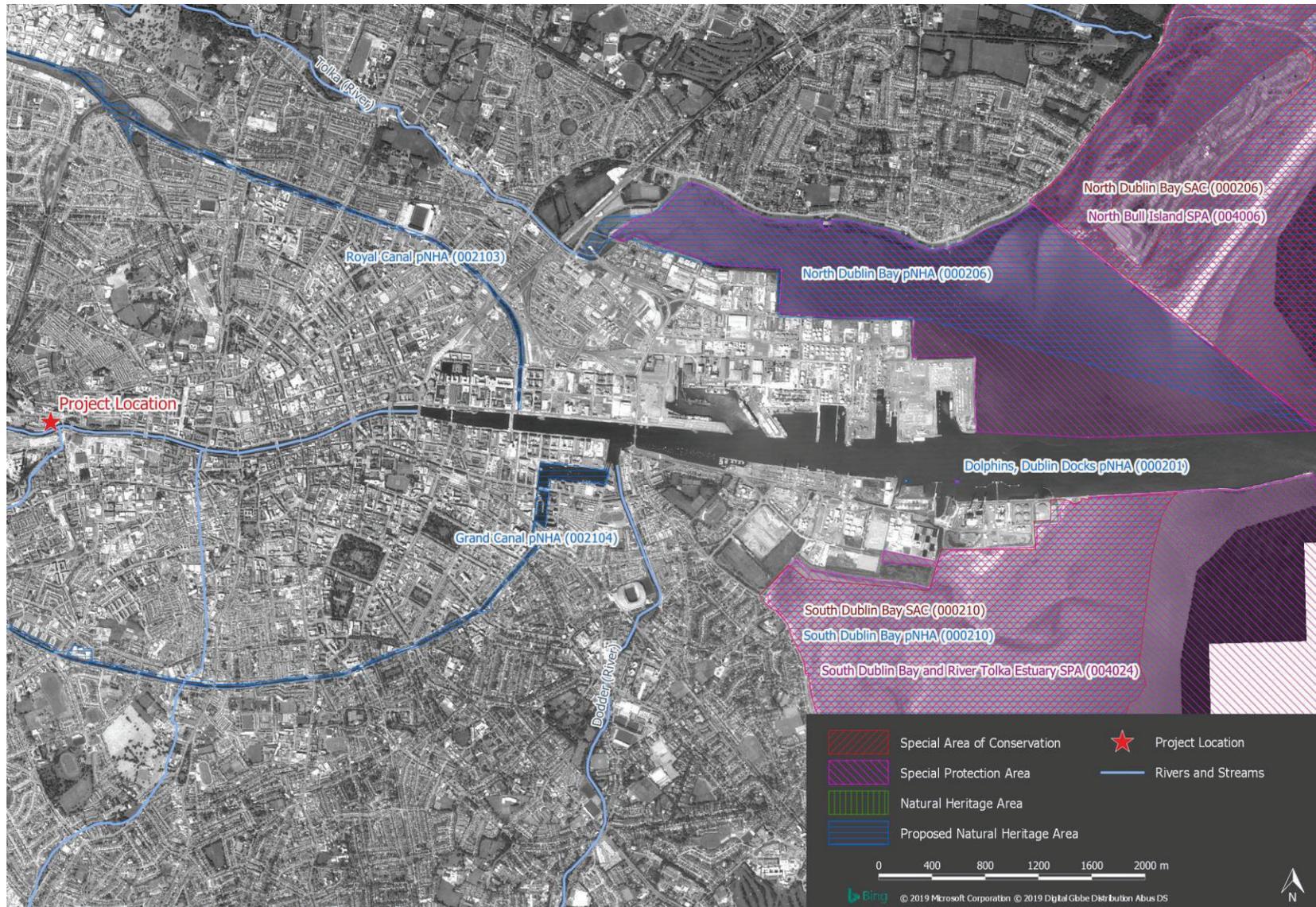


Figure 5. Detailed view of European sites and NHAs/pNHAs in the vicinity of the proposed development.

Table 3 SACs located within the potential zone of impact of the Project (\*indicates priority habitat).

Site Code		Site Name	Qualifying Interests
000206		North Dublin Bay SAC	<p><b>Habitats:</b></p> <p>[1140] Mudflats and sandflats not covered by seawater at low tide</p> <p>[1210] Annual vegetation of drift lines</p> <p>[1310] Salicornia and other annuals colonising mud and sand</p> <p>[1330] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)</p> <p>[1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</p> <p>[2110] Embryonic shifting dunes</p> <p>[2120] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</p> <p>[2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)</p> <p>[2190] Humid dune slacks</p> <p><b>Species:</b></p> <p>[1395] Petalwort <i>Petalophyllum ralfsii</i></p>
000210		South Dublin Bay SAC	<p><b>Habitats:</b></p> <p>[1140] Mudflats and sandflats not covered by seawater at low tide</p>

This report is cognisant of the following notes outlined in the Conservation Objectives:

**North Dublin Bay SAC** - Please note that this SAC overlaps with North Bull Island SPA (004006) and adjoins Howth Head SAC (000203) and South Dublin Bay and River Tolka Estuary SPA (004024). The conservation objectives for this site should be used in conjunction with those for the overlapping and adjacent sites as appropriate.

**South Dublin Bay SAC** - Please note that this SAC overlaps with South Dublin Bay and River Tolka Estuary SPA (004024). See map 2. The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.

Table 4 SPAs located within the potential zone of impact of the Project.

Site Code	Site Name	Qualifying Interests
004006	North Bull Island SPA	<p><b>Habitats:</b></p> <p>[A999] Wetlands</p> <p><b>Species:</b></p> <p>[A046] Light-bellied Brent Goose <i>Branta bernicla hrota</i></p> <p>[A048] Shelduck <i>Tadorna tadorna</i></p> <p>[A052] Teal <i>Anas crecca</i></p> <p>[A054] Pintail <i>Anas acuta</i></p> <p>[A056] Shoveler <i>Anas clypeata</i></p> <p>[A130] Oystercatcher <i>Haematopus ostralegus</i></p> <p>[A140] Golden Plover <i>Pluvialis apricaria</i></p> <p>[A141] Grey Plover <i>Pluvialis squatarola</i></p> <p>[A143] Knot <i>Calidris canutus</i></p> <p>[A144] Sanderling <i>Calidris alba</i></p> <p>[A149] Dunlin <i>Calidris alpina alpina</i></p>

Site Code	Site Name	Qualifying Interests
		[A156] Black-tailed Godwit <i>Limosa limosa</i> [A157] Bar-tailed Godwit <i>Limosa lapponica</i> [A160] Curlew <i>Numenius arquata</i> [A162] Redshank <i>Tringa totanus</i> [A169] Turnstone <i>Arenaria interpres</i> [A179] Black-headed Gull <i>Chroicocephalus ridibundus</i>
004024	South Dublin Bay and River Tolka Estuary SPA	<b>Habitats:</b> [A999] Wetlands <b>Species:</b> [A046] Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A130] Oystercatcher ( <i>Haematopus ostralegus</i> ) [A137] Ringed Plover <i>Charadrius hiaticula</i> [A141] Grey Plover ( <i>Pluvialis squatarola</i> ) [A143] Knot ( <i>Calidris canutus</i> ) [A144] Sanderling <i>Calidris alba</i> [A149] Dunlin ( <i>Calidris alpina</i> ) [A157] Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A162] Redshank ( <i>Tringa totanus</i> ) [A179] Black-headed Gull <i>Chroicocephalus ridibundus</i> [A192] Roseate Tern <i>Sterna dougallii</i> [A193] Common Tern <i>Sterna hirundo</i> [A194] Arctic Tern <i>Sterna paradisaea</i>

This report is cognisant of the following notes outlined in the Conservation Objectives:

**North Bull Island SPA** - Please note that this SPA overlaps with North Dublin Bay SAC (000206) and Rockabill to Dalkey Island SAC (003000). It adjoins Howth Head SAC (000202) and South Dublin Bay and River Tolka Estuary SPA (004024). See map 2. The conservation objectives for this site should be used in conjunction with those for overlapping and adjacent sites as appropriate.

**South Dublin Bay and River Tolka Estuary SPA** - Please note that this SPA overlaps with South Dublin Bay SAC (000210). It adjoins North Bull Island SPA (004006) and North Dublin Bay SAC (000206). See map 2. The conservation objectives for this site should be used in conjunction with those for overlapping and adjacent sites as appropriate.

#### 4.2. Conservation Objectives of the Natura 2000 Sites

It may be noted that the most up to date Conservation Objectives documents available from the NPWS website have been included for each of the European Sites in Table 2 above. GIS metadata was reviewed and updated in January 2020.

#### 4.2.1. North Dublin Bay SAC (000206) – Vers. 1, 6th November 2013

The following Conservation Objectives are set out for the North Dublin Bay SAC. Specific attributes, measures and targets are presented in the relevant Conservation Objectives documents and will be addressed in more detail if required after potential impacts have been determined.

##### 1140 Mudflats and sandflats not covered by seawater at low tide

To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes
Community extent	Hectares	Maintain the extent of the <i>Mytilus edulis</i> - dominated community, subject to natural processes
Community structure: <i>Mytilus edulis</i> density	Individuals/m <sup>2</sup>	Conserve the high quality of the <i>Mytilus edulis</i> -dominated community, subject to natural processes
Community distribution	Hectares	Conserve the following community types in a natural condition: Fine sand to sandy mud with <i>Pygospio elegans</i> and <i>Crangon crangon</i> community complex; Fine sand with <i>Spio martinensis</i> community complex.

##### 1210 Annual vegetation of drift lines

To restore the favourable conservation condition of Annual vegetation of drift lines in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area increasing, subject to natural processes, including erosion and succession. Total area mapped: South Bull - 0.11ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain the presence of species-poor communities with typical species: sea rocket ( <i>Cakile maritima</i> ), sea sandwort ( <i>Honckenya peploides</i> ), prickly saltwort ( <i>Salsola kali</i> ) and oraches ( <i>Atriplex spp.</i> )
Vegetation structure: negative indicator species	Hectares	Negative indicator species (including non-natives) to represent less than 5% cover

**1310 *Salicornia* and other annuals colonising mud and sand**

To restore the favourable conservation condition of *Salicornia* and other annuals colonizing mud and sand in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island - 29.10ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: sediment supply	Presence/ absence of physical barriers	Maintain, or where necessary restore, natural circulation of sediments and organic matter, without any physical obstructions
Physical structure: creeks and pans	Occurrence	Maintain creek and pan structure, subject to natural processes, including erosion and succession
Physical structure: flooding regime	Hectares flooded; frequency	Maintain natural tidal regime
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward
Vegetation structure: vegetation cover	Percentage cover at a representative sample of monitoring stops	Maintain more than 90% of area outside creeks vegetated
Vegetation composition: typical species and sub-communities	Percentage cover	Maintain the presence of species-poor communities listed in SMP (McCorry and Ryle, 2009)
Vegetation structure: negative indicator species - <i>Spartina anglica</i>	Hectares	No significant expansion of common cordgrass ( <i>Spartina anglica</i> ). No new sites for this species and an annual spread of less than 1%

**1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)**

To restore the favourable conservation condition of Atlantic salt meadows (*GlaucoPuccinellietalia maritimae*) in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island - 81.84ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: sediment supply	Presence/ absence of physical barriers	Maintain natural circulation of sediments and organic matter, without any physical obstructions
Physical structure: creeks and pans	Occurrence	Maintain creek and pan structure, subject to natural processes, including erosion and succession

Attribute	Measure	Target
Physical structure: flooding regime	Hectares flooded; frequency	Maintain natural tidal regime
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward
Vegetation structure: vegetation cover	Percentage cover at a representative sample of monitoring stops	Maintain more than 90% of area outside creeks vegetated
Vegetation composition: typical species and sub-communities	Percentage cover at a representative sample of monitoring stops	Maintain range of subcommunities with typical species listed in SMP (McCorry and Ryle, 2009)
Vegetation structure: negative indicator species - <i>Spartina anglica</i>	Hectares	No significant expansion of common cordgrass ( <i>Spartina anglica</i> ), with an annual spread of less than 1%

#### 1410 Mediterranean salt meadows (*Juncetalia maritimi*)

To maintain the favourable conservation condition of Mediterranean salt meadows (*Juncetalia maritimi*) in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: North Bull Island - 7.98ha.
Habitat distribution	Occurrence	No decline or change in habitat distribution, subject to natural processes.
Physical structure: sediment supply	Presence/ absence of physical barriers	Maintain/restore natural circulation of sediments and organic matter, without any physical obstructions
Physical structure: creeks and pans	Occurrence	Maintain creek and pan structure, subject to natural processes, including erosion and succession
Physical structure: flooding regime	Hectares flooded; frequency	Maintain natural tidal regime
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward
Vegetation structure: vegetation cover	Percentage cover at a representative sample of monitoring stops	Maintain more than 90% of area outside creeks vegetated
Vegetation composition: typical species and sub-communities	Percentage cover at a representative sample of monitoring stops	Maintain range of sub-communities with characteristic species listed in SMP (McCorry and Ryle, 2009)
Vegetation structure: negative indicator species - <i>Spartina anglica</i>	Hectares	No significant expansion of common cordgrass ( <i>Spartina anglica</i> ), with an annual spread of less than 1%

### 2110 Embryonic shifting dunes

To restore the favourable conservation condition of Embryonic shifting dunes in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-sites mapped: North Bull - 2.64ha; South Bull - 3.43ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes.
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats, including transitional zones, subject to natural processes including erosion and succession
Vegetation composition: plant health of foredune grasses	Percentage cover	More than 95% of sand couch ( <i>Elytrigia juncea</i> ) and/or lyme-grass ( <i>Leymus arenarius</i> ) should be healthy (i.e. green plant parts above ground and flowering heads present)
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain the presence of species-poor communities with typical species: sand couch ( <i>Elytrigia juncea</i> ) and/or lyme-grass ( <i>Leymus arenarius</i> )
Vegetation composition: negative indicator species	Percentage cover	Negative indicator species (including non-natives) to represent less than 5% cover

### 2120 Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes)

To restore the favourable conservation condition of Shifting dunes along the shoreline with *Ammophila arenaria* ('white dunes') in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area stable or increasing, subject to natural processes including erosion and succession. North Bull - 2.20ha; South Bull - 0.97ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes.
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats, including transitional zones, subject to natural processes including erosion and succession
Vegetation composition: plant health of dune grasses	Percentage cover	95% of marram grass ( <i>Ammophila arenaria</i> ) and/or lyme-grass ( <i>Leymus arenarius</i> ) should be healthy (i.e. green plant parts above ground and flowering heads present)

Attribute	Measure	Target
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain the presence of species-poor communities dominated by marram grass ( <i>Ammophila arenaria</i> ) and/or lymegrass ( <i>Leymus arenarius</i> )
Vegetation composition: negative indicator species	Percentage cover	Negative indicator species (including non-natives) to represent less than 5% cover

### 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)

To restore the favourable conservation condition of Fixed coastal dunes with herbaceous vegetation ('grey dunes') in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area stable or increasing, subject to natural processes including erosion and succession. For subsites mapped: North Bull - 40.29ha; South Bull - 64.56ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: bare ground	Percentage cover	Bare ground should not exceed 10% of fixed dune habitat, subject to natural processes
Vegetation structure: sward height	Centimetres	Maintain structural variation within sward
Vegetation composition: typical species and sub-communities	Percentage cover at a representative sample of monitoring stops	Maintain range of sub-communities with typical species listed in Delaney et al. (2013)
Vegetation composition: negative indicator species (including <i>Hippophae rhamnoides</i> )	Percentage Cover	Negative indicator species (including non-natives) to represent less than 5% cover
Vegetation composition: scrub/trees	Percentage Cover	No more than 5% cover or under control

### 2190 Humid dune slacks

To restore the favourable conservation condition of Humid dune slacks in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Hectares	Area increasing, subject to natural processes including erosion and succession. For sub-sites mapped: North Bull - 2.96ha; South Bull - 9.15ha.
Habitat distribution	Occurrence	No decline, or change in habitat distribution, subject to natural processes
Physical structure: functionality and sediment supply	Presence/ absence of physical barriers	Maintain the natural circulation of sediment and organic matter, without any physical obstructions
Physical structure: hydrological and flooding regime	Water table levels; groundwater fluctuations (metres)	Maintain natural hydrological regime
Vegetation structure: zonation	Occurrence	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: bare ground	Percentage cover	Bare ground should not exceed 5% of dune slack habitat, with the exception of pioneer slacks which can have up to 20% bare ground
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward
Vegetation composition: typical species and sub-communities	Percentage cover at a representative sample of monitoring stops	Maintain range of sub-communities with typical species listed in Delaney et al. (2013)
Vegetation composition: cover of <i>Salix repens</i>	Percentage cover; centimetres	Maintain less than 40% cover of creeping willow ( <i>Salix repens</i> )
Vegetation composition: negative indicator species	Percentage Cover	Negative indicator species (including non-natives) to represent less than 5% cover
Vegetation composition: scrub/trees	Percentage Cover	No more than 5% cover or under control

### 1395 Petalwort *Petalophyllum ralfsii*

To maintain the favourable conservation condition of Petalwort in North Dublin Bay SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Distribution of populations	Number and geographical spread of populations	No decline.
Population size	Number of individuals	No decline. Population at Bull Island estimated at a maximum of 5,824 thalli. Actual population is more likely to be 5% of this, or c. 300 thalli
Area of suitable habitat	Hectares	No decline. Area of suitable habitat at Bull Island is estimated at c. 0.04ha.

Attribute	Measure	Target
Hydrological conditions: soil moisture	Occurrence	Maintain hydrological conditions so that substrate is kept moist and damp throughout the year, but not subject to prolonged inundation by flooding in winter
Vegetation structure: height and cover	Centimetres and percentage	Maintain open, low vegetation with a high percentage of bryophytes (small acrocarps and liverwort turf) and bare ground

#### 4.2.2. South Dublin Bay SAC (000210) – Vers. 1, 22nd August 2013

The following Conservation Objective is set out for the South Dublin Bay SAC. Specific attributes, measures and targets are presented in the relevant Conservation Objectives documents and will be addressed in more detail if required after potential impacts have been determined.

##### **1140 Mudflats and sandflats not covered by seawater at low tide**

To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in South Dublin Bay SAC, which is defined by the following list of attributes and targets.

Attribute	Measure	Target
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes
Community extent	Hectares	Maintain the extent of the <i>Zostera</i> -dominated community, subject to natural processes
Community structure: <i>Mytilus edulis</i> density	Individuals/m <sup>2</sup>	Conserve the high quality of the <i>Zostera</i> -dominated community, subject to natural processes
Community distribution	Hectares	Conserve the following community types in a natural condition: Fine sands with <i>Angulus tenuis</i> community complex.

#### 4.2.3. North Bull Island SPA (004006) – Version 1, 9th March 2015

The following Conservation Objectives are set out for the North Bull Island SPA. Specific attributes, measures and targets are presented in the relevant Conservation Objectives documents and will be addressed in more detail if required after potential impacts have been determined.

##### **Generic Conservation Objectives**

In the absence of specific conservation objectives, the following generic conservation objectives can be applied to each qualifying species listed. Species with specific conservation objectives are listed below.

To maintain the favourable conservation condition of [each qualifying species] in North Bull Island SPA, which is defined by the following list of attributes and targets:

**[Qualifying Bird Species]**

Attribute	Measure	Target
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by [each qualifying species], other than that occurring from natural patterns of variation

**Specific Conservation Objectives****A99 Wetlands**

To maintain the favourable conservation condition of the wetland habitat in North Bull Island SPA as a resource for the regularly occurring migratory water birds that utilise it. This is defined by the following attribute and target:

Attribute	Measure	Target
Habitat area	Hectares	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 1,713 hectares, other than that occurring from natural patterns of variation.

**4.2.4. South Dublin Bay and River Tolka Estuary SPA (004024) – Vers. 1, 9th March 2015**

The following Conservation Objectives are set out for the South Dublin Bay and River Tolka Estuary SPA. Specific attributes, measures and targets are presented in the relevant Conservation Objectives documents and will be addressed in more detail if required after potential impacts have been determined.

Specific Conservation Objectives and Target Notes are set by the NPWS (Vers 1; 9<sup>th</sup> March 2015) for the South Dublin Bay and River Tolka Estuary SPA (004025) as follows.

**Generic Conservation Objectives**

In the absence of specific conservation objectives, the following generic conservation objectives can be applied to each qualifying species listed. Species with specific conservation objectives are listed below.

To maintain the favourable conservation condition of [each qualifying species] in Malahide Estuary SPA, which is defined by the following list of attributes and targets:

**[Qualifying Bird Species]**

Attribute	Measure	Target
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by redshank, other than that occurring from natural patterns of variation

**Specific Conservation Objectives****A141 Grey Plover *Pluvialis squatarola***

Grey Plover is proposed for removal from the list of Special Conservation Interests for South Dublin Bay and River Tolka Estuary SPA. As a result, a site-specific conservation objective has not been set for this species.

**A192 Roseate Tern *Sterna dougallii***

To maintain the favourable conservation condition of Roseate Tern in South Dublin Bay and River Tolka Estuary SPA, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Passage population: individuals	Number	No significant decline
Distribution: roosting areas	Number; location; area (hectares)	No significant decline
Prey biomass available	Kilogrammes	No significant decline
Barriers to connectivity	Number; location; shape; area (hectares)	No significant decline
Disturbance at roosting site	Level of impact	Human activities should occur at levels that do not adversely affect the numbers of roseate tern among the post-breeding aggregation of terns

**A193 Common Tern *Sterna hirundo***

To maintain the favourable conservation condition of Common Tern in South Dublin Bay and River Tolka Estuary SPA, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Breeding population abundance: Apparently occupied nests (AONs)	Number	No significant decline
Productivity rate: fledged young per breeding pair	Mean number	No significant decline
Passage population: individuals	Number	No significant decline
Distribution: breeding colonies	Number; location; area (Hectares)	No significant decline

Attribute	Measure	Target
Distribution: roosting areas	Number; location; area (Hectares)	No significant decline
Prey biomass available	Kilogrammes	No significant decline
Barriers to connectivity	Number; location; shape; area (hectares)	No significant increase
Disturbance at breeding site	Level of impact	Human activities should occur at levels that do not adversely affect the breeding common tern population
Disturbance at roosting site	Level of impact	Human activities should occur at levels that do not adversely affect the numbers of common tern among the post-breeding aggregation of terns

### **A194 Arctic Tern *Sterna paradisaea***

To maintain the favourable conservation condition of Arctic Tern in South Dublin Bay and River Tolka Estuary SPA, which is defined by the following list of attributes and targets:

Attribute	Measure	Target
Passage population	Number of individuals	No significant decline
Distribution: roosting areas	Number; location; area (Hectares)	No significant decline
Prey biomass available	Kilogrammes	No significant decline
Barriers to connectivity	Number; location; shape; area (hectares)	No significant increase
Disturbance at roosting site	Level of impact	Human activities should occur at levels that do not adversely affect the numbers of Arctic tern among the post-breeding aggregation of terns

### **A99 Wetlands**

To maintain the favourable conservation condition of the Wetland habitat in South Dublin Bay and River Tolka Estuary SPA as a resource for the regularly-occurring migratory waterbirds that utilise it. This is defined by the following attribute and target:

Attribute	Measure	Target
Habitat area	Hectares	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 2,192 hectares, other than that occurring from natural patterns of variation.

## 4.3. Assessment Criteria

### 4.3.1. Examples of Direct, Indirect or Secondary Impacts

In order to identify those sites that could be potentially affected, it is necessary to describe the Natura 2000 site in the context of why it has been designated i.e. in terms of its Qualifying Interests and the environmental and ecological conditions that maintain the condition of these features.

For example, 'Wetlands and Waterbirds' are highly sensitive to hydrological changes and loss of wetland habitat, as well as disturbance. Current threats to this Qualifying Interest include the modification of wetland sites, particularly for industry or housing and increased levels of disturbance, largely related to recreational activity. Eutrophication at a number of wetland sites as a result of nutrient inputs from a range of polluting activities were also identified as a potential pressure. Climate change is also noted as a significant factor underlying changes in trends of wintering waterbirds in Ireland.

### 4.3.2. Ecological Network Supporting Natura 2000 Sites

An analysis of the proposed Natural Heritage Areas and designated Natural Heritage Areas in terms of their role in supporting the species using Natura 2000 sites was undertaken. It was assumed that these supporting roles mainly related to mobile fauna such as mammals and birds which may use pNHAs and NHAs as "stepping stones" between Natura 2000 sites.

Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account in the AA process.

Many of the sites discussed above are also designated as proposed Natural Heritage Areas and, for the purposes of this screening report, are dealt with under their higher conservation status designations as European sites.

There are no other sites of conservation concern that would be affected by the proposed development.

## 5. Identification of Potential Impacts & Assessment of Significance

The proposed project is not directly connected with or necessary for the management of the sites considered in the assessment and therefore potential impacts must be identified and considered.

### 5.1. Potential Impacts

This section uses the information collected on the sensitivity of each European site considered and describes any likely significant effects of the proposed project. The assessment of effects assumes the absence of any

controls, conditions or mitigation measures, including mitigation measures that have been incorporated into the design of the project.

No direct impacts on the Dublin Bay European sites are predicted, and there will be no habitat loss or fragmentation as a result of the proposed development, given the distance from the European sites in Dublin Bay.

Potential direct impacts on SPA bird species can also be ruled out, given the nature of the proposed development within an existing urban zone, with existing levels of human activity, e.g., movement of vehicles and background noise, as well as the distance of the site from Dublin Bay.

Having considered direct impacts and ruling them out, indirect impacts are then considered.

There is a pathway from the site of the proposed development to Dublin Bay through both surface water run-off to the River Liffey during the construction phase, and wastewater discharge during the operational phase, which will flow via the foul sewer on Parkgate Street to Ringsend wastewater treatment plant, ultimately discharging to Dublin Bay.

### **Construction Phase**

In the absence of pollution control measures, there is the potential for suspended solids, from dewatering activities, demolition or excavation, to enter the adjacent River Liffey during the construction phase of the proposed development. Similarly, in the absence of pollution control measures, there is the potential for other polluting substances such as cement or hydrocarbons to enter the River Liffey during the construction phase of the proposed development. As outlined above, there is an indirect hydrological pathway to Dublin Bay, via the River Liffey.

Elevated suspended solids may be harmful to salmonids resulting in reduced oxygenation of surface waters due to settlement and the formation of deposits on the riverbed which in turn can give rise to septic and offensive conditions. Elevated suspended solids can clog salmonid gills and potentially cause mortality.

Leakage, un-mitigated run-off or chemical spills can result in fish mortality and could affect feeding habitats for bird species that rely on the sand and mudflats downstream in Dublin Bay for food sources.

Wet concrete and cement are very alkaline and corrosive and can cause serious pollution to watercourses.

### **Operational Phase**

Unmitigated stormwater leaks or spills have the potential to enter the River Liffey during the construction phase of the proposed development and can result in fish mortality and could affect feeding habitats for bird species that rely on the sand and mudflats downstream in Dublin Bay for food sources.

The proposed development, once operational, will have an estimated maximum hydraulic loading of 227m<sup>3</sup> per day of foul effluent generated on completion of the development. This equates to an average flow of 2.63 litres/second (over a 24-hour period). The discharge of untreated effluent to Dublin Bay has the potential to affect the overall water quality and the current Water Body Status (as defined within the Water Framework Directive). The sewage discharge will be licensed by Irish Water, collected in the public sewer and treated at Irish Water's WWTP at Ringsend prior to treated discharge to Dublin Bay. This WWTP is required to operate under an EPA licence (D0034-01) and to meet environmental legislative requirements. Even without treatment at the Ringsend WWTP, the peak effluent discharge, calculated for the proposed development, would equate to 0.023% of the licensed discharge (peak hydraulic capacity) at Ringsend WWTP and would not impact on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive).

## 5.2. Assessment of Potential In-Combination Effects

Cumulative impacts or effects are changes in the environment that result from numerous human-induced, small-scale alterations. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

In addition to the proposed development, other relevant plans and projects in the area must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination effects of the proposed development with other such plans and projects on European sites.

### 5.2.1. Consideration of Plans

The following Plans were considered in terms of potential in-combination effects.

#### ***Regional Planning Guidelines for the Greater Dublin Area 2010- 2022***

Regional planning authorities are required, under the Planning and Development (Regional Planning Guidelines) Regulations 2003 (SI No. 175 of 2003), to draw up Regional Planning Guidelines (RPGs), long term strategic planning frameworks, for their relevant region.

An appropriate assessment was carried out and mitigation measures highlighted as they interact with or set a precedent for the approach taken SHD Planning Schemes.

#### ***Dublin City Development Plan 2016 – 2022 Policies***

The local authority for the proposed development at Parkgate Street is Dublin City Council (DCC). Plans and developments within Dublin City County must comply with the policies and objectives of the Dublin City

Development Plan 2016 – 2022 (DCC, 2016), which in turn references the National Biodiversity Plan 2017-2021. (DAHG, 2017), and the Dublin City Biodiversity Action Plan 2015-2020 (DCC, 2015).

The following policies from the Dublin City Development Plan 2016 – 2022 (DCC, 2016) are relevant to the proposed development as several designated sites are within the downstream receiving environment, and due to the potential for the site to host protected species, and/or invasive species.

- GI23: “To protect flora, fauna and habitats, which have been identified by Articles 10 and 12 of Habitats Directive, Birds Directive, Wildlife Acts 1976–2012, the Flora (Protection) Order 2015 S.I No. 356 of 2015, European Communities (Birds and Natural Habitats) Regulations 2011 to 2015.”
- GI24: “To conserve and manage all Natural Heritage Areas, Special Areas of Conservation and Special Protection Areas designated, or proposed to be designated, by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.”
- GIO24: “To develop Biosecurity Codes of Practice to deal with invasive species and ensure compliance with EU (Birds and Natural Habitats) Regulations 2011 and EU Regulations 2014 on the prevention and management of the introduction and spread of invasive alien species.”

### 5.2.2. Consideration of Projects

For the purposes of this report, all planning applications recorded on the National Planning Applications Database (DoHPLG) and which were either Granted or Not Yet Decided within a 1km radius of the planning boundary on 8th October 2019 were identified.

Planning applications within 1km of the planning boundary were identified in October 2019 as they were determined to constitute new development of a commercial, industrial, agricultural or residential nature which may have the potential to exacerbate environmental effects and thus be of significance to the cumulative assessment. Please note that the following types of applications have been excluded from the final listing in Table 5 below:

- Minor change of use applications;
- Residential applications of less than 10 no. units;
- Minor amendments to permitted applications;
- Retention applications;
- Minor signage applications;
- ESB infrastructure (i.e. substations, switch rooms and towers); and
- Minor utilities works including lighting and junction upgrades.

Of the 67 applications to Dublin City Council listed in Appendix A1, those referring to building extensions and/or changes of use have been eliminated and the focus moved to those applications for residential development that could have in combination effects in terms of wastewater, see Table 5.

Table 5 Consideration of in-combination impacts.

Pl. Ref.	Project Description	Comments
2744/14	<p>The development will consist of the demolition of existing house and commercial sheds and construction of a mixed-use building ranging from 4 to 5 stories with: 12x2 bedroom apartments with 16 private balconies and 1 shared roof garden; 1 cafe / commercial / retail unit at ground floor level; ground level car park with 7 parking spaces accessed from Pim St.; Ancillary site-works including bicycle parking, bin storage, pedestrian entrances on Newport St. and service connections at 17, 18, &amp; 19, Newport Street, at Corner Of Newport Street and Pim Street, Dublin 8.</p>	<p>The application was accompanied by a Report for AA Screening which determined that there would be no significant impact on the European sites considered. This conclusion was accepted by the Competent Authority in carrying out its own AA Screening and permission was subsequently granted by the Competent Authority.</p>
4179/15	<p>The proposed development comprises a part 2, part 4 and part 6-storey building over lower ground floor level to provide 14 no. residential dwellings (comprising 12 x 3 bedroom, double stacked duplex residential units and 2 x 3 bedroom houses (with integrated car parking provision)) and c. 1,971 sq.m (GFA) of office accommodation. An ancillary roof terrace is proposed at first floor level to the rear (east) of the proposed office block and is enclosed by high level obscured glass balustrading. Ancillary roof terraces/balconies with glass balustrading are proposed at third floor level to the western elevation of the building serving the 6 no. duplex residential units at second and third floor level. Car parking in connection with the duplex units and the office accommodation are provided at lower ground level (22 No. car parking spaces) together with associated and ancillary bicycle and refuse storage areas.</p>	<p>ABP noted that <i>a screening report was not included and an assessment does not appear to have been conducted by the planning authority.</i></p> <p><i>There are seventeen European sites within fifteen kilometres of the site and the four in closest proximity are The South Dublin Bay SAC (0002100, South Dublin Bay and River Tolka Estuary SPA (004024), The North Dublin Bay SAC (00206) and the North Bull Island SPA (04006) The sites are designated for tor the tidal and estuarine habitats and wintering and water bird species which include roosting birds.</i></p>

	<p>Vehicular access to the lower ground level is proposed at the northern end of the site off Brookfield Road.</p> <p>Communal landscaped open space and private gardens are provided to the rear of the proposed building at podium and ground floor levels at The Printworks, Brookfield Road, Kilmainham, Dublin 8.</p>	<p><i>Having regard to the location in the inner city and to the nature and scale of the development which comprises redevelopment of a brownfield site which was formerly in industrial use, to the proposed development of an office block and residential units incorporating satisfactory SUDS drainage measures, and to the nature of the receiving environment no appropriate assessment issues arise [sic ABP].</i></p> <p>This conclusion was accepted by the Competent Authority in carrying out its own AA Screening and permission was subsequently granted by the Competent Authority.</p>
3163/16	<p>The development will consist of the removal of all existing buildings on the site, and the construction of a commercial unit and 33 apartments in 2 buildings; Block A facing onto North Brunswick Street is a 6-storey building including a recessed penthouse floor, and comprises 17 apartments; and Block B facing onto North King Street is a 5-storey building, including a recessed penthouse floor, and comprises 16 apartments and 1 commercial unit. The overall development comprises 4 no. 3-bedroomed units, 18 no. 2-bedroomed units, 11 one-bedroomed units, all with balconies, one ground-floor commercial unit, bin store, internal landscaped courtyard, photovoltaic solar panels on support grids on roofs, and all associated site works at 84 North King Street and between George's Court and Red Mill Apartments on North Brunswick Street, Dublin 7. The site adjoins 85 North King Street (a Protected Structure).</p>	<p>ABP determination: <i>The subject site is located in an established city area on a brownfield site and is not located adjacent to nor in close proximity to any European sites, as defined in Section 177R of the Habitats Directive. Having regard to the nature and scale of the proposed development and/or the nature of the receiving environment and/or proximity to the nearest European site, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.</i></p>

		This conclusion was accepted by the Competent Authority in carrying out its own AA Screening and permission was subsequently granted by the Competent Authority.
3503/16	The proposed development consists of demolition of existing structures comprising disused buildings and sheds, construction of 10 x 2 bedroom apartments with balconies in two 6 storey blocks with associated facilities at ground floor including: 10 storage rooms with cycle parking, communal facilities, caretaker's room bin storage, plant & service rooms, service connections and a raised courtyard garden at 1st floor level, services enclosures on roofs, landscaping, railings and all associated site works at 10, Usher's Island, And 32 Island Street, Dublin 8.	<p>The application was accompanied by a Report for AA Screening which determined that there would be no significant impact on the European sites considered.</p> <p>This conclusion was accepted by the Competent Authority in carrying out its own AA Screening and permission was subsequently granted by the Competent Authority.</p>
4261/16	The development will consist of the demolition of all existing structures including no. 20 Stoneybatter and the construction of a part 1, 3, 4 and 5 storey student accommodation development of 2,980.8 sqm. Also proposed are all ancillary site and services accommodation works at the rear of nos. 20 to 23a, Stoneybatter and nos. 1 and 2 Manor street, Stoneybatter, Dublin 7.	<p>Information submitted with the application determined that the proposed development will not impact upon any designated Natura 2000 sites and therefore further AA consideration is not necessary.</p> <p>This conclusion was accepted by the Competent Authority in carrying out its own AA Screening and permission was subsequently granted by the Competent Authority.</p>
3885/17	The development will consist of the refurbishment and deep retrofit of the existing 4-storey Block A and 2-storey Block B; the total area of the completed development is c. 2,023 sq.m over 4 storeys and 2 storeys respectively, providing a total of 22 units...and all associated ancillary	There is no record of Appropriate Assessment with the case file.

	site development works at Ellis Court, Benburb Street, Dublin 7.	
3014/18	Development comprising: (i) Demolition of the existing two-storey, flat roof, commercial building; (ii) Construction of a new seven-storey (22 metres in height) apartment building comprising 41 apartments (19 no. one-bedroom and 22 no. two-bedroom apartments) fronting Blackhall Street and Oxmantown Lane.	There is no record of Appropriate Assessment with the case file.
3328/18	The proposed development will involve the demolition of all existing structures onsite (c. 1,028 sqm) to provide for a new 6-8 storey residential over ground floor commercial development (c.3,166.7 sqm GFA), in one block accommodating 28 no. apartments..boundary treatments; PV panels; SuDS measures including blue roof surface water attenuation; and all other associated site excavation and site development works above and below ground. Access to the residential units will be provided via a private entrance lobby off Usher Street, with access to the commercial unit provided off Usher's Quay. Site at Nos. 1, 1A and 2 Usher Street and Nos. 29/30, Usher's Quay, Dublin 8.	There is no record of Appropriate Assessment with the case file.
2290/19	Permission for a residential development on this overall site of c. 0.07 ha. The proposed development shall comprise the demolition of the on site vacant 2-storey dwelling unit and vacant 1-storey shed, and provide for the construction of 29 no. residential units in the form of 1 no. 2 to 6 storey apartment building...landscaped communal open space area at ground level; all boundary treatment and landscaping works and all associated site development works at 6, 6A and 7, Pim Street, Dublin 8.	The application was screened for Appropriate Assessment and it was considered that significant effects are not likely to arise, either alone or in combination with other plans and projects that will result in significant effects to any Natura 2000 area. A full Appropriate Assessment of this project is therefore not required.

		This conclusion was accepted by the Competent Authority in carrying out its own AA Screening and permission was subsequently granted by the Competent Authority.
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The Dublin City Development Plan, in complying with the requirements of the Habitats Directive, requires that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the development site be initially screened for AA and, if it is determined that Stage 2 AA is required, that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. Similar policies are followed under other plans for the area of county Dublin. In this way in-combination impacts of Plans or Projects for the development area and surrounding townlands in which the development site is located, would be avoided. Any new applications for the Project area will be assessed on a case by case basis initially by Dublin County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

### 5.3 Summary of Potential Impacts

*Table 6 Outlining the potential impacts in the absence of mitigation of the Project.*

Site	Potential Direct Impacts e.g. Habitat Loss	Potential Indirect Impacts e.g. alteration to hydrological regime	Surface or Groundwater Contamination	Disturbance to Protected Species (Habitats Directive Annex II & IV)	Stage 2 AA Required
000206 North Dublin Bay SAC	No	Yes	Uncertain	No	Yes
000210 South Dublin Bay SAC	No	Yes	Uncertain	No	Yes
004006 North Bull Island SPA	No	Yes	Uncertain	No	Yes
004024 South Dublin Bay and River Tolka Estuary SPA	No	Yes	Uncertain	No	Yes

## 6. Conclusion

There will be no direct impacts on the Dublin Bay European sites and there will be no habitat loss or fragmentation as a result of the proposed development. Potential direct impacts on SPA bird species can be ruled out given the nature of the proposed development, within an existing urban zone, with existing levels of human activity, e.g., movement of vehicles and background noise, and given the distance of the site from Dublin Bay.

Having considered direct impacts and ruling them out, indirect impacts are then considered.

The primary pathway to European sites during the construction phase is hydrologically via the River Liffey and in this way, the nearest sites are the South Dublin Bay and River Tolka Estuary SPA which is located over 6.8 river km downstream and the North Dublin Bay SAC and North Bull Island SPA which are located over 8.4 river km downstream. The South Dublin Bay SAC is located outside the South Bull wall and while hydrologically more disconnected from the River Liffey, it is included as it overlaps the South Dublin Bay and River Tolka Estuary SPA.

A worst-case scenario may be considered whereby the proposed development would be the source of a significant detrimental change in water quality in Dublin Bay either alone or in combination with other projects or plans as a result of indirect pollution via the River Liffey. The effect would have to be considered in terms of changes in water quality which would affect the habitats or food sources of the species for which the Dublin Bay sites are designated.

It has been established that the peak effluent discharge, calculated for the proposed development, would equate to 0.023% of the licensed discharge (peak hydraulic capacity) at Ringsend WWTP and would not impact

on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive).

However, in accordance with the precautionary principle, the potential for indirect impacts on European sites or species from wastewater discharge to Dublin Bay has been brought forward for further assessment in a Stage 2 Appropriate Assessment.

~~The construction of the site will require the control of potential construction stage pollutants e.g. from elevated suspended solids from the dewatering of the site, the volume and time required is uncertain, and from other sources such as cement or hydrocarbons.~~

In the absence of pollution control measures, there is the potential for suspended solids, from dewatering activities, to enter the adjacent River Liffey during the construction phase of the proposed development. Similarly, in the absence of pollution control measures, there is the potential for other polluting substances such as cement or hydrocarbons to enter the River Liffey during the construction phase of the proposed development. As outlined above, there is an indirect hydrological pathway to Dublin Bay, via the River Liffey.

Chemical spills can result in fish mortality and could affect feeding habitats for bird species that rely on the sand and mudflats downstream in Dublin Bay for food sources.

Wet concrete and cement are very alkaline and corrosive and can cause serious pollution to watercourses.

In the absence of construction management and pollution control measures, the potential impact on downstream European sites is uncertain.

Thus, in line with Departmental Guidance and having regard to ECJ case law and the 'Precautionary Principle', Stage 2 Appropriate Assessment is required in respect of the four European sites referred to, i.e.:

- North Dublin Bay SAC 000206
- South Dublin Bay SAC 000210
- North Bull Island SPA 004006
- South Dublin Bay and River Tolka Estuary SPA 004024

## References

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European Commission (2018) Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.

NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

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NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

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Ruirside Developments Limited  
| January 2020

42A Parkgate Street, Dublin 8

## Appendix 1: DCC Applications

Table of Proposed and Permitted Developments in the Local Area.

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
1	Atlas GP Ltd	Grand Canal Harbour, Grand Canal Place, Dublin 8	3209/19		The proposed development will supersede the previously permitted development, Reg. Ref. 3855/09, which provided for the demolition of existing structures on site (total GFA of 9,330sq m); retention, renovation, refurbishment and extension of the protected structure (RPS No. 3275) as part of a mixed-use development in six blocks, over basement. Similarly, the proposed development will consist of a mixed-use development in five blocks, over basement. Block 3/4 shall divide into two blocks at upper levels. The residential component shall be 'Build to Rent' scheme of 550 no. residential units with associated resident support facilities and resident services and amenities. Of the 550 no. residential units, 428 no. will be one-bedroom units and 122 no. two bedroom units. Other uses (7,289sq m) within the proposed development shall be retail, medical, cafes, restaurant, childcare facility and co-working spaces. The proposed development will provide for a water feature to the south of the protected structure to represent the historic use of Grand Canal Harbour. Building height shall range from three storeys to thirteen storeys. Communal terraces, roof gardens shall be provided at roof level on Block 1, Block 2, Block 3/4 and Block 6. Balconies will be provided on all external elevations, save for Block 5 where the protected structure is located. Basement: the basement will be reduced in size from the permitted 8,149sq m to 5,572sq m with water attenuation tank as proposed. The basement will include 50 no. car parking spaces, 737 no. cycle parking spaces, and associated repair areas, plant and services, bin storage, waste compactor and other storage areas for residents' support facilities. Block 1: shall provide for a 696sq m retail unit, a cafe of 144sq m, ESB substation and switch room, and 84 sqm of residents' support services at ground floor to 126 no. residential units. The block shall be 11 storeys, with maximum parapet height of 57.10mOD. A communal roof garden for residents shall be provide along with an internal atrium feature and a semi open winter garden.	Application received June 2019  Additional Information Requested August 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>Block 2: shall provide for residents' amenities (1,187sq m), childcare facility (224sq m) with dedicated outdoor space of 123sq m, ESB substation and switch room, and 2 no. lobby entrances to 170 no. residential units. The block shall be 11 storeys with a maximum parapet height of 59.4mOD. At the 8th &amp; 9th floors, the floor area is reduced to provide for communal terraces. A communal roof garden for residents shall be provided above the 11th storey with a semi open winter garden. Block 3/4: shall provide for a restaurant (454sq m), 157sqm of retail/non-retail service, ESB substation and switch room, and two no. lobbies providing access to 133 residential units at ground floor, 1,707sqm of office space at ground and first floor. At 6th floor, the floorplate reduces to allow 2 smaller footprint blocks to emerge. Block 3 shall continue to 9 storeys while Block 4 shall continue to 13 storeys, with maximum height of 64.08mOD. Communal roof gardens for residents will be accessed from floor 6,9, and above the final storey. A semi open winter garden will be provided on the roof of Block 4. Block 5: works to an existing four-storey warehouse building (c.1396sq m), a protected structure (RPS no. 3275), including the demolition of an existing single storey structure (c.255sq m) adjoining the building to the west &amp; the removal of 6 no. dormer roof windows, metal bars to first floor window opes on north and south elevations, roller shutter door on north elevation, 1 no. window ope on north elevation, all internal stairs &amp; the reinstatement of window opes on north, south and west elevations &amp; the alteration of roof rafters &amp; the refurbishment of external and internal stone/brick work, internal timber floors, internal timber doors and structural steelwork &amp; the refurbishment/ replacement of slate roof finishes, roof vents, eaves rail guardings, rainwater goods, windows &amp; the re-positioning of internal timber hoppers &amp; the addition of 10no. roof dormer windows, 3 no. new window opes on north elevation and 4 no. new window opes on south elevation, 1 no. stair/lift core, 2 no. new entrances on north elevation including the excavation of the entire ground floor, new floor plate to section of second floor level (c.181sq m), new internal partition walls, new door opes to internal stone/brick work walls &amp; the construction of 1 no. new three-storey extension (c.698sq m) adjoining the building to the west.</p>	

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The building will have a total gross floor area of c.2277sqm and will provide 1 no. retail unit (c.154sq m), 1 no. cafe unit (c.215sq m), 1 no. co-working office unit (c.1,376sq m) and 1 no. medical centre (c.532sq m). Block 6: shall provide for the basement access ramp which runs underneath the building, resident support facility (104sq m) use, ESB substation and switch room, and two lobbies to residential units (111 no.) at ground floor. Medical use (1,630sqm) over ground and first floor, with apartments also to be provided at first floor. Apartments shall be provided for the rest of the building, which is seven storeys in total. A communal roof garden with semi open winter garden shall be provided for residents. The parapet height of Block 6 is 45.40 OD, with a corner at south at 46.075OD. Ancillary works, servicing and plant, pedestrian circulation, landscaping, cycle parking (118 at ground level to give a total of 855 spaces), vehicular set down, waste marshalling area, ventilation opes, and all associated site works. Total gross floor area of proposed redevelopment is 49,710sq m. An Environmental Impact Assessment Report and Natura Impact Statement will be submitted to the planning authority with the application and we be made available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.	
2	Balark Investments Ltd.	84-87 Prussia Street, Stoneybatter, Dublin 7	4035/16	PL29N.247939	Development at a 0.5 hectares site. The proposed development comprises of the demolition of the existing vacant single storey commercial building and the construction of a student accommodation development with 203 no. bed spaces in 32 no. student accommodation units. The proposed development comprises of the construction of a series of 1, 2, 3 and 4 storey buildings, including a 4-storey building (3 storey plus 4th storey set-back) fronting Prussia Street. The proposed development is proposed to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year and student accommodation or accommodation related to a Higher Education Institute or tourist/ visitor accommodation only during academic holiday periods.	Granted May 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The proposed development includes a number of outdoor amenity areas throughout the site to serve the student accommodation development. The proposed development also provides for ancillary services including a lounge, gym, concierge and social room all at ground floor level with laundry room, bin store area, plant room accommodated in a small basement area. 3 no. set-down/ drop-off car parking spaces are proposed, and 120 no. sheltered bicycle spaces are proposed at surface level. Access to the development is to be via controlled pedestrian access from Prussia Street with access for service vehicles also provided from Prussia Street. Permission is also sought for all ancillary engineering, landscaping and site development works necessary to facilitate the development, including the provision of an ESB substation. The proposed development comprises of a total of 4,778 sq m gross floorspace.	
3	Bartra Real Estate Ltd.	40-41 Stoneybatter, & 1-3 Blackhall Place, Dublin 7	3538/17	ABP-300466-17	The development comprising the construction of a seven storey/ four storey building consisting of a total 23 No. apartments, ( 6 No. 1 bedroom units; 14 No. 2 bedroom units 3 no. 3 bedroom units); with balconies (2no.) at first floor level; balconies (3 no.) at second and third floor levels; balconies (2no.) at fourth, fifth and sixth floor levels, all on the eastern elevation; ground floor terraces (3no.); balconies (3no.)at first, second and third floor levels, and balconies (2 no.) at fourth, fifth and sixth floor levels. all on the western elevation; a total of 24 no. bicycle spaces; a bin store; an area of communal open space (175m <sup>2</sup> ), including a play space, and associated site development works.	Granted October 2018
4	Board of Management, Canal Way Educate Together National School	Canal Way Educate Together, Basin View, Dublin, 8	3843/19		The development will consist of: 1) the demolition of the existing cycle shelter to the north of the site; 2) the provision of a new temporary, two storey prefabricated block - approx. 475sq m total area - comprising 6 no. mainstream classrooms, ancillary accommodation and sanitary facilities with obscured glazing to the windows on the first floor northern elevation;	Application received August 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					3) the repositioning and widening of the entrance gates from Basin View and; 4) all associated site and drainage works.	
5	Board of St James's Hospital	St James's Hospital, James's Street, Dublin 8	2625/15		The development will consist of the construction of a two-storey building to the north of the approved Mercer's Institute for Successful Aging Building consisting of a pedestrian link to the Hospital 1 building and clinical facilities at ground floor and treatment facilities and offices at first floor as a replacement of the single storey link building previously approved under Register Reference 3607/12.	Granted July 2015
6	Board of St James's Hospital	St James's Hospital, James's Street, Dublin 8	2761/15		The development, within Courtyard 10, Phase 1C of the Main Hospital Block, will consist of the removal of a temporary storage unit and the erection of a modular building, comprising an Aseptic Compounding Unit facility 4.3m high, with ancillary office and storage facilities, an enclosed pedestrian corridor and lobby linking the proposed building to the hospital at two points, a cycle parking shelter and conversion of an existing store room 43sq m in area, at ground level, with all other site development works above and below ground required to facilitate the development. The proposed modular building will have an integrated plant room, 87sq m at its roof level giving a total building height of 7.95m and a total area of 357sq m.	Granted August 2015
7	Board of St James's Hospital	St James's Hospital, James's Street, Dublin 8	2787/15		Planning permission for development at the Haemophilia & Hepatology building in the southern part of the St James's Hospital site, James's Street, Dublin 8 bounded by the open space known as St James's Linear Park, parallel to St James's Walk to the south.	Granted August 2015

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The development will consist of construction of a 575sq m additional floor on the building to accommodate the National Centre for Hereditary Coagulation Disorders Outpatient Clinic; the construction of a 26sq m fire escape stairs structure and an 11sq m. plant room on the roof of the proposed additional floor; and the incorporation of the approved terrace garden on the eastern elevation into the building to provide additional patient accommodation and associated alterations to the elevations including the blocking of openings and the insertion of new fenestration.	
8	Board of St James's Hospital	St James's Hospital, James's Street, Dublin 8	3069/15		The development will consist of the removal of an existing temporary building located along the northern elevation to the existing Central Pathology Laboratory building in the north eastern corner of the hospital site and the construction of a 467.5sq m two storey extension to the northern elevation to the building to provide laboratory and office accommodation at ground floor and offices and staff facilities at first floor; and all associated temporary works required to facilitate the development.	Granted September 2015
9	Board of St James's Hospital	St James's Hospital, James's Street, Dublin 8	3681/15		The development will consist of the erection of temporary modular buildings and structures on an existing car park in the eastern part of the hospital site to the south of Hospital 2 building and to the east of the National Plan for Radiation Oncology building for a temporary period of seven years comprising: i) a two storey building (1,330 sq. m.) containing a staff canteen and offices on the ground and administrative offices on the first floor; ii) a single storey building (246sq.m) providing out-patient facilities; and iii) a pedestrian corridor (50sq.m) to link to other departments on the hospital campus.	Granted January 2016

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
10	Conneely Construction (New Road) Limited	18 Old Kilmainham, Dublin 8	4005/19		The proposed development will consist of: (i) demolition of existing two storey building fronting Old Kilmainham and double storey offices and sheds to the rear; (ii) construction of a new part six part eight storey apartment building comprising 1 no. commercial unit at ground floor level (56.3sq m) and 28 no. apartments (3 no. one bedroom, 22 no. two-bedroom and 3 no. three-bedroom) fronting Old Kilmainham and developed around an internal courtyard. The apartment building is set back from Old Kilmainham at upper floor levels. Apartments are provided with private balconies and access to 2 no. communal roof terraces, communal landscaped courtyard and bicycle parking area; and (iii) landscaping, boundary treatments, SuDS drainage, infrastructural works and all ancillary works necessary to facilitate the development.	Application received September 2019  Decision due date November 2019
11	Co-operative Housing Ireland Society Ltd	84 North King Street & North Brunswick Street, Dublin 7	3163/16	PL29N.247811	The development will consist of the removal of all existing buildings on the site, and the construction of a commercial unit and 33 apartments in 2 buildings; Block A facing onto North Brunswick Street is a 6-storey building including a recessed penthouse floor, and comprises 17 apartments; and Block B facing onto North King Street is a 5-storey building, including a recessed penthouse floor, and comprises 16 apartments and 1 commercial unit. The overall development comprises 4 no. 3-bedroomed units, 18 no. 2-bedroomed units, 11 one-bedroomed units, all with balconies, one ground-floor commercial unit, bin store, internal landscaped courtyard, photovoltaic solar panels on support grids on roofs, and all associated site works.	Granted May 2017
12	Coras Iompair Eireann (CIE)	Heuston Station, Saint John's Road West, Islandbridge, Dublin 8	3711/16		PROTECTED STRUCTURE: The development will consist of construction of a new two storey demountable office building for CIE Group IT, the building will have a total area of 813sq m, the ground and first floor each of 400sq m with access to screened plant at roof level, associated ground works are also proposed in this application for planning permission for 5 years. The proposed structure is within the curtilage of Protected Structure RPS 7576.	Granted December 2016

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
13	CSD (Stoneybatter) Limited	20-23a Stoneybatter & 1-2a Manor Street, Stoneybatter, Dublin 7	4734/18	ABP-304715-19	<p>Permission for development on a 2,160sqm site at No. 20 Stoneybatter and the lands to the rear of Nos. 20-23a Stoneybatter, and Nos. 1-2a Manor Street, Stoneybatter, Dublin 7. The development will consist of the demolition of all existing structures on site including No. 20 Stoneybatter (958.87sq m); and the construction of a part 3 No. storey to part 5 No. storey Student Accommodation development with staircases to roof gardens over, comprising a main block (3,735.2sq m) and a Gatehouse building at No. 20 Stoneybatter (187.7sq m) providing a total of 142 No. student accommodation bed spaces (3,922.9sq m). The 142 No. bed spaces are provided in</p> <p>(a) 19 No. cluster units comprising of 3 No. four bedroom clusters, 1 No. six bedroom cluster, 6 No. seven bedroom clusters and 9 No. eight bedroom clusters;</p> <p>(b) 4 No. studio units and</p> <p>(c) 6 No. bed spaces within the Gatehouse building. The development also proposes ancillary facilities including internal communal space; reception; office; roof terraces facing north, east, south and west; hard and soft landscaping; boundary treatments; upgraded vehicular access; pedestrian access; bicycle parking; signage; lighting; plant; sub-station and switch room, bin store and all associated works above and below ground.</p>	Granted July 2019
14	Danny O'Malley	10 Usher's Island & 32 Island Street, Dublin 8	3503/16	PL29S.247837	<p>The proposed development consists of demolition of existing structures comprising disused buildings and sheds, construction of 10 x 2 bedroom apartments with balconies in two 6 storey blocks with associated facilities at ground floor including: 10 storage rooms with cycle parking, communal facilities, caretaker's room bin storage, plant &amp; service rooms, service connections and a raised courtyard garden at 1st floor level, services enclosures on roofs, landscaping, railings and all associated site works.</p>	Granted May 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
15	Derek Beahan Ltd.	23-25 Old Kilmainham Road, Dublin 8	3188/17	ABP-300972-18	Demolition of existing buildings on site construction of a 26 no. unit apartment development in two blocks over basement car park, with 26 no. car parking spaces and 26 no. bicycle parking spaces, as follows : Block A facing onto Old Kilmainham being 5 storeys with the uppermost storey set back, with projecting and recessed balconies, containing 17 no. Apartments - 3 no. x 1 bed units, 12 no. x 2 bed units, and 2 no. x 3 bed units; Block B situated across an internal landscaped courtyard and overlooking the river Camac, being 4 storeys with the uppermost storey set back , with recessed balconies, containing 9 no. apartments - 1 no. x 1 bed unit, 5 no. x 2 bed units and 3 no. x 3 bed units; vehicular access to ramp at location of existing site entrance; associated landscaping and site works.	Granted September 2018
16	Diageo Ireland	Guinness Brewery Lands, Saint James's Gate Brewery, Dublin 8	2628/16		Development at the new Guinness Brewhouse Building, Victoria Quay, Dublin 8. The subject site is bound by Victoria Quay to the north and existing brewery areas to the south, east and west. The proposed development will consist of two no. grain storage silos (60 tonne capacity each) contained within a cladded enclosure (including stairs for maintenance purposes) providing approximately 51 sq. m in total floor area. The proposed development is functionally linked to existing grain silos contained within the existing Raw Materials Handling (RMH) Tower- Planning Reference 3730/11- facing Victoria Quay. The proposed cladded enclosure is 16.1 m in height above external ground level (20.34mOD.) including associated site works. The proposed development relates to an existing brewery operation approved under Diageo Ireland's existing IE (Industrial Emissions) Licence (Ref. No. P0301-04). The proposed development does not increase the output capacity of the brewery.	Granted July 2016
17	Diageo Ireland	Guinness Power House Building,	2504/17		Permission for change of use (from former Guinness Power House to Distillery including Visitor experience) of the Guinness Power House Building James's Street, Dublin 8 at lower ground, upper ground and 1st floor levels of the existing building.	Granted June 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
		James's Street, Dublin 8			The proposed development includes a cladded extension at 1st floor level (concealed to James's Street by existing brick parapet) the proposed cladded enclosure is 8.06m in height above external ground level (21.37mOD) and shall accommodate staff facilities and provide a double height space for tall vessels (to be located below at upper ground level), new visitor entrance (upper ground level) and 3 no. new windows at 1st floor level to east facing facade, minor alterations to south and west facing facades including 1 no. new doorway (south facade), 1 no. new doorway (west facade), removal of existing steel flue from roof level, external bollard lights and up-lighting to existing facades, new vehicle set-down area fronting James's Street, hard and soft landscaping, 2 no. disabled parking spaces and associated site works including drainage works, demolition of existing sheds in delivery service yard to north of building and the installation of 2 no. external vessels (approximately 4 metres in height). The proposed visitor Experience shall be composed of the following elements: reception/ticketing, exhibition area, guided tour over process (distillery area), tasting bar retail area and support facilities all to be located at upper ground and first floor levels - the total internal area of the proposed development is approximately 3,133m <sup>2</sup> . The proposed development is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301 - 04).	
18	Diageo Ireland	Guinness Flavour Extract Plant 2, Bellevue & Crane Street, Dublin 8	3634/17		Planning permission for development at the Guinness Flavour Extract Plant 2 (known as GFE2), Bellevue and Crane Street, Dublin 8, which is part of the existing Guinness Brewery lands to the south of James's Street, Dublin 8. The subject site is bound by existing brewery buildings/areas to the north, Bellevue to the south, Crane Street/ Bellevue to the east and existing brewery buildings/areas (including Vat House 9) to the west. The proposed development will consist of the demolition (to ground level) of the following buildings, structures, elements and associated services which comprise GFE2 and the provision of associated remedial works as follows:	Granted November 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<ul style="list-style-type: none"> <li>• The 1 storey Main Fermentation Building (approx. 810sq m) and its 23 no. associated storage tanks (overall height of approx. 20.4m),</li> <li>• The 2 storey office building (approx. 1,060sq m, overall height of approx. 11m) to the west of the Main Fermentation Building,</li> <li>• A 1 storey Clean in Place (CIP) building (approx. 330sq m, overall height of approx. 9m), A 1 storey chemical tank store (approx. 92sq m, overall height of approx. 9m) to the west of the CIP building,</li> <li>• A 1 storey store (approx. 50sq m, overall height of approx. 4.7m) to the south of the Drumstore,</li> <li>• A 1 storey Drumstore (approx. 280sq m, overall height of approx. 5.5m) and the associated elevated pipe rack along the facade of VAT House 9 connected to the workshop building (and the making good of the building facade following removal),</li> <li>• The external canopy and associated supports to the east of the parlour building,</li> <li>• An elevated link bridge across Rainsford Street (between the Parlour Building and VAT House 4) (following removal the making good of the points of contact with both buildings),</li> <li>• The propping of the southern boundary wall of the site following removal of the CIP building and the chemical tanks, and</li> <li>• Associated reinstatement works, drainage modifications and all associated site development works on a site of approx. 0.3316 ha. The application related to development which is for the purpose of an activity within the scope of Diageo's existing IE (Industrial emissions) Licence (Ref. No. P0301-04), formerly known as an Integrated Pollution Prevention Control Licence (IPPC Licence). The proposed development does not increase the output capacity of the brewery.</li> </ul>	

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The Guinness Brewery lands contain Protected Structures, the proposed development does not comprise works to any Protected Structure.	
19	Diageo Ireland	Guinness Flavour Extract Plant 1, Grand Canal Place & Pim Street, Dublin 8	3635/17		The subject site is bound by existing brewery buildings/area to the north, Portland Street West /the Guinness Storehouse (a Protected Structure) and its yard to the south, existing brewery buildings/areas to the east and west. The proposed development will consist of the demolition of the following buildings, structures, elements and all associated services which comprise GFE1 and the provision of associated remedial works as follows: The 1 to 3 storeys main GFE1 buildings (Phase 1 and Phase 2) (approx. 2150sq m) its 13 no. associated storage tanks and structures (overall height approx. 18.5m, approx. 20.30 OD). This is to be demolished to basement level, which will be backfilled and surfaced to existing yard level. A safety barrier/hand rail (overall height of approx. 1.2m) is proposed at the northern and eastern perimeter of the backfilled basement area, 2 elevated link structures connecting the main GFE1 building and the old Brew house building to the north and east, Services and brackets fixed to the southern facade of the old Brew house ( north of the main GFE1 1 building) and the making good of the connection points at this facade, External plant and tank areas to the north west and west of the main GFE1 building and to the north east of Gate 59c The elevated pipe rack pipe work and support located to the west of the main GFE 1 building and to the north of Gate 4 , Supporting and making good of the exposed edge of the section of wall along Portland Street West following removal of the main GFE 1 building, and Associated reinstatement works, drainage modifications and all associated site development works on a site of approx. 0.2355 ha The application relates to development which is for the purpose of an activity within the scope of Diageo's existing IE ( industrial Emissions )Licence ( Ref. No.P0301-04 ), Formally known as an Integral Pollution Prevention Control Licence ( IPPC Licence)The proposed development does not increase the output capacity of the brewery.	Granted November 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The Guinness brewery lands contain Protected Structure, the proposed development does not comprise work to any protected structure.	
20	Diageo Ireland	Guinness Brewery Lands, James's Street, Dublin 8	3818/18		The subject site is within the Guinness Brewery Lands to the North of James's Street. Bounded by Victoria Quay to the north, Watling Street to the east, Steven's Lane to the west and James's St. to the south; Saint James's Gate Brewery, Dublin 8. The development will consist of: Application for Permission for the demolition of the existing single storey industrial-use building known as the Return Beer (RB) Stores Building (1,055m <sup>2</sup> ) including all internal structures. Overall height approx. 11.9m, (approx. 17.45 OD). The building is to be demolished to ground level, which will be backfilled and surfaced to match existing surrounding yard level. The proposed development is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301-04).	Granted November 2018
21	Diageo Ireland		2313/19	ABP-304474-19	Planning permission for a 2-storey extension over the existing 3 storey Guinness Enterprise Centre, consisting of 3,735m <sup>2</sup> of incubator and co- working space, including the provision of an external stairs and passenger lift and all ancillary site works for the Guinness Enterprise Centre, Taylor's Lane, Dublin 8.	Granted August 2019
22	Digital Hub Development Agency	1 Crane Street & 7-8 Thomas Street, Dublin 8	3770/14		Change of use from former use residential/retail use to office, commercial and retail, cafe/restaurant use of three Protected Structures at 1 Crane Street, 7 Thomas Street and 8 Thomas Street, Dublin 8. The associated development works will consist of: <ol style="list-style-type: none"> <li>3 storeys over basement infill extension to the rear of 7 and 8 Thomas Street providing inter connection at each floor level between 7 and 8 Thomas Street and 1 Crane Street requiring provision of new openings and alteration of existing window openings in external walls.</li> </ol>	Granted March 2015

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<ul style="list-style-type: none"> <li>2. Enlarging existing external open basement area to rear of 1 Crane Street.</li> <li>3. Provision of new basement within 2 storeys return to 7 Thomas Street.</li> <li>4. Provision of new basement within rear of 8 Thomas Street and new connecting stair and platform lift between ground and basement level.</li> <li>5. Pointing renewal works to all external facades.</li> <li>6. Demolition and provision of new boundary wall to 9 Thomas Street.</li> <li>7. Removal of boundary wall between 7 &amp; 8 Thomas Street.</li> <li>8. Repair and alteration of existing shop fronts and fascia signage.</li> <li>9. Lowering of extant basement floor levels with provision of new floor within 1 Crane Street, 7 Thomas Street and 8 Thomas Street.</li> <li>10. Lowering of ground floor level with 1 Crane Street.</li> <li>11. Unblock of in-filled openings onto Crane Street within 7 Thomas Street.</li> <li>12. Provision of new entrance opening onto Crane Street within rear return to 7 Thomas Street.</li> <li>13. Provision of new opening connections between 7 and 8 Thomas Street at each level.</li> <li>14. Removal of extant stair from ground level to second floor level within 8 Thomas Street.</li> <li>15. Modifications and alterations to internal openings within 7 Thomas Street and 8 Thomas Street.</li> <li>16. Renewal of basement stair within 7 Thomas Street.</li> <li>17. Removal of intermediate floor within 2 storeys return to 7 Thomas Street.</li> <li>18. Modification and alterations to existing roof to 2 storeys return to 7 Thomas Street.</li> </ul>	

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>19. Alterations to rear wall to two storeys return to 7 Thomas Street.</p> <p>20. Removal of stair within 1 Crane Street at basement level.</p> <p>21. Removal of cross wall within 1 Crane Street at ground, first and second floor level.</p> <p>22. Reordering of layout at basement level within 8 Thomas Street to provide sanitary facilities.</p> <p>23. Reordering of layout at basement level within 1 Crane Street to provide sanitary facilities.</p> <p>24. Fabric upgrade work.</p> <p>25. Integration of electrical and mechanical services and provision of riser ducts within 1 Crane Street and 8 Thomas Street.</p> <p>26. Associated site ancillary works.</p>	
23	Dr Pearse Lyons	121-124 James's Street, Dublin 8	3213/14		<p>PROTECTED STRUCTURE: Development of a micro distillery and a visitor centre at a site of c.0.164 ha at Nos. 121 - 124 James's Street, Dublin 8. Part of the site (Nos. 121 - 122 James's Street) is occupied by the former St. James's (Church of Ireland) Church, which is a Protected Structure (Ref. 4053), including the front entrance gates, railings and gate piers. (The boundary walls to the adjoining graveyard (located outside the application site) are also a Protected Structure. The remainder of the site (Nos. 123 - 124 James's Street) is occupied by a two-storey building (which is not a Protected Structure). Nos. 121 - 122 James's Street, the former St. James's Church:</p> <p>The development will consist of the refurbishment and adaptive reuse of the former church (c. 740sq m) (most recently in use as a lighting showroom and warehouse), as a micro distillery and visitor centre (c. 491sq m) (including a</p>	Granted January 2015

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>tasting area; exhibition and merchandise area (including sale of whiskey for consumption off the premises); distillation equipment; plant; ancillary staff and storage facilities. The works include the construction of a glass spire to match the proportions of the original spire (maximum height of 36.3m above ground level) requiring the removal of non-original lead flashing covering the top of the remaining portion of the spire. Removal of non-original internal fabric of the former church including: internal walls; glazed internal lobby; doors and joinery; floors, ceilings and associated structural steelwork; internal stairs; ducts; pipes and plaster. Removal of non-original material including structural supports and panelling around the gallery and modesty screen, to reveal the remaining original fabric. Restoration of the original gallery structure and modesty screen.</p> <p>Construction of a new cast iron column, to match original existing column on the ground floor to support the gallery above. Removal of non-original concrete ramp to west of the former church, restoration of stone steps and provision of new removable ramp. Removable of modern infill from the stone buttresses and, where required, application of new limestone. Removal of concrete block infill from original windows. Repair or, if required, replace stone tracery and leaded glass. Repair external timber doors where possible and remove modern additions. Restore and clean stone exterior of former church, including: walls, dressings, tracery, finials and internal stone stairs cases. Repair or, if required, replace: roof slates, flashing, ridge pieces and rainwater goods. Application of new lime plaster to internal walls. Internal timber trusses to be cleaned and decorated. Construction of new first floor structure (c. 12sq m) in the Vestry roof to accommodate plant. Construction of new stone ground floor above the existing non-original floor slab and a new raised stone floor in the Chancel and South Transept to accommodate services below.</p> <p>Construction of new air handling ducting suspended beneath existing trusses and new c. 600mm diameter opes in internal walls (between the Chancel and the Vestry) to accommodate same. Construction of 2 no. new c. 600mm diameter opes in the Vestry roof to accommodate air extract exhausts with cowls (c.</p>	

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>600mm and 1500mm above roof level); 1 no. new c. 800mm diameter ope to north facade for air intake duct; and 2 no. new c. 300mm diameter opes in southern facade to allow for grain intake and spent grain extract. Demolition of the existing single storey, partially sunken plant enclosure abutting the northeast walls of the former church (c.12sq m) and the construction in its place of a 2-level plant enclosure (c. 58sq m across two levels) and internal and external access ladders. Construction of a single storey barrel filling room (c. 11sq m) abutting the east wall of the Vestry., including new sump. Relocation of electrical meter to the Vestry. Construction of a detached, screened single storey enclosure for coolers (c. 15 sq. m) located to the south-east of the former church. Remove the oil tank located to the northwest of the former church and demolish the associated walls. The development also consists of the removal of non-original fabric across the site including: internal site fencing and gates; signage; tarmac; modern external light fittings and lamp standards; modern dwarf walls around graves. Railings; Front Entrance Gates; Gate Piers; the development will consist of the repair (and where necessary replacement) and painting of the railings at the front of the site. Removal of the modern gate and its replacement with an automated inward opening gate, to match the railings. Removal of modern light fittings from railings. Repair and clean stone wall, plinth, coping and gate piers. Nos. 123 - 124 James's Street: - The development will consist of the demolition of the existing two storey building (c. 134sq m) (including a ground floor commercial unit and a first floor residential apartment (c. 60sq m); and the construction of a part-four, part-five storey visitor centre including: reception, exhibition space, ancillary visitor and staff facilities, and ancillary offices (c. 331sq m).</p> <p>The development will also consist of: all hard and soft landscaping, including soakaways, changes to levels, signage; external lighting; seating; and all associated development above and below ground.</p>	

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
24	Dr Pearse Lyons	121-125 James's Street, Dublin 8	3690/15	PL29S.245886	PROTECTED STRUCTURE: Planning permission for development of a Visitor Centre, associated with the adjoining previously permitted micro distillery, at a site of approximately 0.0484 ha, at Nos. 121-125 James's Street, Dublin 8, Eircodes D08 ET27; D08 T284; and D08 R2C3. (No. 125 James's Street includes a rear yard formerly known as Lamb's Court.) The application site includes a part of the graveyard and graveyard boundary wall associated with the former St James's (Church of Ireland) Church, Nos. 121 - 122 James's Street, which is a Protected Structure (DCC Ref. 4053). (No works are proposed to the former St James's (Church of Ireland) Church through this application.) The remainder of the site (Nos. 123 - 125 James's Street) comprise two storey buildings (which are not protected structures). The development will consist of: the amendment of the previously permitted development (Dublin City Council Reg. Ref. 3213/14) including the demolition of the existing two storey buildings at Nos. 123/125 James Street (291sq m). (No. 123 - 124 includes a first-floor residential apartment (57sq m) which was previously permitted to be used as a Visitor Centre. No. 125 includes a first-floor residential apartment (88sq m). The development will also consist of: the construction of a three storey Visitor Centre including reception, exhibition space, ancillary visitor and staff facilities, ancillary offices (575sq m) and roof plant. The development will also consist of: all hard and soft landscaping, boundary treatments, green roofs; changes to levels; signage; piped services; and all associated development above and below ground.	Granted February 2016
25	Dublin Corporate Apartments Ltd	28-31 Benburb Street & 6-9 Wood Lane, Dublin 7	2692/16	PL29N.247314	The development will consist of: the demolition of six derelict dwellings plus the remains of two further dwellings (ground floor facade only) measuring a total of 437sq m; and the provision of a three to six storey over basement level Hotel (progressively set back at its fourth and sixth storeys); comprising 96 No. bedrooms with a gross floor area of 3,904sq m, which includes a basement level	Granted February 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					of 730sq m. The development will also include: the provision of vehicular access to the site from Wood Lane; the provision of 3 No. car parking spaces; 10. No. bicycle parking spaces; loading bay; hard and soft landscaping; an outdoor terrace area at sixth storey level on the southern elevation (17sq m); signage; ancillary plant; attenuation; ESB sub-station and all associated site development and site excavation works above and below ground.	
26	Dublin Simon Community	Dublin Simon Community, 25-26, Usher's Island & Island House, Island Street, Dublin 8	3084/17	PL29S.249110	<p>The site is bound to the north by Ushers Island, to the south by Island Street, to the west by Watling Street and to the east by the Viking Harbour apartments. The c. 1,059 sq. m subject site (includes c. 98.5 sq. m of lands) that are also within the ownership of Dublin City Council. The development will consist of:</p> <ol style="list-style-type: none"> <li>1) the demolition of the existing Dublin Simon Community facilities (c. 1,240 sq. m) and</li> <li>2) the construction of an expanded Medical Residential Treatment and Recovery Centre comprising of a new five/ six storey building over partial basement with a maximum overall height of c. 25.6mOD (including plant/ lift overrun) and a total gross floor area of c. 4,152sq m (excluding basement level). The new building will include: <ul style="list-style-type: none"> <li>• 70 no. bedrooms en-suite; - meeting rooms and living spaces;</li> <li>• a canteen, kitchen and associated cleaning room;</li> <li>• treatment rooms, GP's room, nurse's bases and staff offices;</li> <li>• a gym and associated changing facilities;</li> <li>• staff, patient and visitor WC's; utility and laundry rooms;</li> <li>• storage rooms (including separate bicycle store and waste store);</li> <li>• a c. 163sq m sedium roof at fifth floor level; and</li> <li>• associated circulation spaces, lobby areas, stair and lift cores, plant rooms, substation, switch room, attenuation tank and other ancillary service areas.</li> </ul> </li> </ol>	Granted January 2018

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The development will also include: an enclosed courtyard at lower ground floor level (c.40sq m); a courtyard and terrace at ground floor level (c.51.5sq m and c. 19.8sq m); a terrace at first floor level (c. 65sq m) and associated landscaping, boundary treatments, drainage arrangements and site development works.	
27	Dublin Simon Community	55B Arbour Hill, Dublin 7	3001/18		Permission for demolition works to existing buildings and the construction of 18 no. one-bedroom apartments in a five-storey building with balconies and bicycle parking, bin store, landscaping, boundary treatments and all associated site and engineering works necessary to facilitate the development.	Granted November 2018
28	Dublin Simon Community	25-26 Ushers Island & Island House & 20-22 Island Street, Dublin 8	4610/18		<p>The development will consist of: the demolition of the existing c. 370sq m two storey Dublin Simon Community building in the eastern portion of the subject site (nos. 20 - 22, Island Street) to provide for an extension to the permitted Medical Residential Treatment and Recovery Centre (DCC Reg. Ref. 3084/17, ABP Ref. PL 29S.249110). The proposed extension to the permitted facilities will comprise a six-storey building which will connect to the permitted facilities at Levels 2-5, allowing for gated vehicular and pedestrian access from Island Street to the Viking Harbour courtyard to the rear. The proposed extension will have a maximum overall height of c. 26.06mOD and a total gross floor area of c. 1,151.7sq m. The total floor area of the permitted facility and proposed extension will be c. 5,304sq m. The extension and amendments proposed by the subject planning application will deliver an additional 30 no. bedrooms, resulting in an overall total of 100 no. bedrooms between the permitted facility and the proposed extension and alterations.</p> <p>The proposed extension to the permitted facility will include; additional bedrooms; gymnasium; meeting rooms; counselling rooms; utility and laundry rooms; storage rooms (including separate bicycle store); and associated circulation spaces, lobby areas stair and lift core, plant rooms, substation, switch room and other ancillary service areas. The proposed development will include the relocation of permitted stairs, plant room, ESB, ELV switch room and bike</p>	Granted March 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					store into the proposed extension to allow for: the enlargement of the permitted reception/waiting area and provision of new windows at Level 0; and provision of new bedrooms with windows at Levels 2 - 5. The proposed development also includes other amendments to the permitted facilities including: widening the permitted entrance alcove to Watling Street; removal of a window at Level 2; replacement of 1no. bedroom overlooking the central courtyard at Levels 2 and 4 with external terraces; replacement of permitted support room at Level 1 with 1 no. bedroom; relocation of permitted gym to Level 1 in proposed extension and replacement with a multipurpose room; provision of aluminium fins at 450 & 900mm centres along the eastern and northern facades overlooking the central courtyard in lieu of timber fins; replacement of permitted angled facade to Viking Harbour courtyard with a stepped facade; increase of height of permitted eastern boundary wall; and amendments to the permitted internal layout to improve operational efficiencies and meet fire safety requirements. The proposed development will also include all associated boundary treatments, drainage arrangements and site development works.	
29	Durkan (Pim Street) Ltd.	6, 6A and 7 Pim Street, Dublin 8	2290/19		<p>Permission for a residential development on this overall site of c. 0.07 ha. The proposed development shall comprise the demolition of the onsite vacant 2-storey dwelling unit and vacant 1-storey shed and provide for the construction of 29 no. residential units in the form of 1 no. 2 to 6 storey apartment building.</p> <p>The development shall provide for 11 no. studio apartments, 12 no. 1 bed apartments and 6 no. 2 bed apartments, all with associated private balcony/terrace/roof garden areas. Pedestrian access only is proposed and is provided from Pim Street.</p> <p>The proposed development shall also provide for 29 no. sheltered bicycle parking spaces, 15 visitor bicycle parking spaces and bin storage at surface level;</p>	Granted August 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					a 181 sqm landscaped communal open space area at ground level; all boundary treatment and landscaping works and all associated site development works.]	
30	EWR Investments Ltd	The Printworks, Brookfield Road, Kilmainham, Dublin 8	4179/15	PL29S.247001	The proposed development comprises a part 2, part 4 and part 6-storey building over lower ground floor level to provide 14 no. residential dwellings (comprising 12 x 3-bedroom, double stacked duplex residential units and 2 x 3-bedroom houses (with integrated car parking provision)) and c. 1,971 sq. m (GFA) of office accommodation. An ancillary roof terrace is proposed at first floor level to the rear (east) of the proposed office block and is enclosed by high level obscured glass balustrading. Ancillary roof terraces/balconies with glass balustrading are proposed at third floor level to the western elevation of the building serving the 6-no. duplex residential units at second and third floor level. Car parking in connection with the duplex units and the office accommodation are provided at lower ground level (22 No. car parking spaces) together with associated and ancillary bicycle and refuse storage areas. Vehicular access to the lower ground level is proposed at the northern end of the site off Brookfield Road. Communal landscaped open space and private gardens are provided to the rear of the proposed building at podium and ground floor levels.	Granted December 2016
31	First Ireland Risk Management Ltd	14-16 Parkgate Street, Dublin 8	2168/15		<p>Planning permission sought for a. Proposed demolition of substandard attached two storey building circa 227m<sup>2</sup> (formally Kingsbridge Bed &amp; Breakfast) at 14 Parkgate Street, Dublin 8. b.</p> <p>Proposed construction of three storey offices extension circa 368m<sup>2</sup> to side (In the place of 14 Parkgate Street, Dublin 8) of existing established three storey offices building (First Ireland House, 15 &amp; 16 Parkgate Street, Dublin 8) with all associated external, internal alterations, ground floor level display signage to match existing and site development works. c. Proposed additional fire escape staircase structure circa 6m (single storey above rear terrace level) to connect</p>	Granted May 2015

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					existing basement level to rear terrace area with all associated site development works.	
32	Flair Salon Services Ltd.	26-29 Old Kilmainham Road, Kilmainham, Dublin 8	3078/16		The development will comprise of: - the demolition of an existing two-storey storage building (345sq m); - the construction of a new 4-storey office and training centre building (776.5sq m) with associated toilets, internal circulation including shared stairway and lift and roof mounted solar panels; - alterations to plans and elevations of the existing rear 2-storey hair academy building incorporating new fire exits located at the rear of the site; - connection to existing site services; - alterations to site boundaries and ancillary site development works. The new building will comprise as follows: - 8 bicycle stands and external amenity space; - 181sq m of entrance foyer, offices and training centre with associated signage at ground floor level incorporating a pedestrian link; - 198.5sq m of offices and training centre at first floor level; - 198.5sq m of offices and training centre to the second floor; - 198.5sq m of offices and training centre at third floor level. The proposed building is set back a minimum of 8m from the existing water edge to the Camac River edge along the north site boundary.	Granted September 2016
33	Grangegorman Development Agency	Grangegorman, Dublin 7	GSDZ3926/17		Development at a site within the overall Grangegorman Strategic Development Zone (SDZ) of approx. 28.69 hectare at Grangegorman, Dublin 7.  The development will consist of a new one to two storey building comprising energy centre and educational facility (approx. 1,868sq m) ranging in height from approx. 8.36m (34.86mOD) to approx. 14.08m (41.45mOD) including parapet and a flue (approx. 30M (56.5mOD) at the north elevation, other elements include: -plant and photo voltaic panels at roof level; -service access road, gated entrance and yard to the west of the building adjoining existing boundary wall (Note: Sections of the existing Grangegorman boundary walls are	Granted November 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					a Protected Structure); -associated permanent and temporary boundary treatments; -temporary landscaping to the south and north of the building; -and all associated site development works (including drainage works, lighting and building signage) All located at or in proximity to the western boundary of the SDZ lands to the south of the Phoenix Care Centre, west of the Top House and north of St. Brendan's Way.	
34	Grangegorman Development Agency	Grangegorman, Dublin 7	GSDZ2116/19		Planning permission for development at a site located within a larger development site which is bound to the north by the HSE Phoenix Care Centre; to the south by St. Brendan's Way and sports grounds; and to the west by residential properties at St. Joseph's Court and a number of industrial units fronting onto Prussia Street. The site is located within the overall Grangegorman Strategic Development Zone (SDZ). The temporary development will consist of an energy centre facility with a cedar clad finish, measuring a total of 220sq m. and c.3.8m in height, with flues of c.14m; a temporary access that will facilitate deliveries and maintenance vehicles; a boundary fence around the units; and all ancillary and associated development works; all on a site of c. 0.55ha.	Granted March 2019
35	GSA Developments (Ireland) Ltd	3-7 & 9-11 Grangegorman Lower, 1-2 Blake Villas Grangegorman Lower, 8-8a Grangegorman Lower, 22-27 North Brunswick Street, Dublin 7	2830/16		<p>Planning permission for development at this site -No's 3-7 and 9-11 Grangegorman Lower &amp; The Yard, And Buildings To Rear Thereof, 1&amp;2, Blake Villas Grangegorman Lower, 8&amp;8a Grangegorman Lower &amp; 22 - 27 North Brunswick Street, Dublin 7.</p> <p>The development comprises the demolition of all existing structures and 3 No. houses on site together with site clearance works and the erection of high-level (approximately 3m high) temporary hoardings along the Grangegorman Lower and North Brunswick Street site boundaries.</p>	Granted August 2016

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
36	GSA Developments (Ireland) ltd	3-7 & 9-11 Grangegorman Lower, 1-2 Blake Villas Grangegorman Lower, 8-8a Grangegorman Lower, 22-27 North Brunswick Street, Dublin 7	2858/16	PL29N.247008	<p>Planning permission for development at this site -No's 3-7 and 9-11 Grangegorman Lower and the yard and buildings to the rear thereof and No's 1&amp;2, Blake Villas Grangegorman Lower and No's 8&amp;8a Grangegorman Lower and those lands known as 22-27 North Brunswick Street, Dublin 7. The development comprises the demolition of all existing structures on site, including 3 no. houses together with site clearance works and the construction of a new mixed used building of part 4-, part 5- and part 6-storey height with a total Gross Floor Area (GFA) of 20,999sq m (all above ground floor level) to include discount supermarket (2,764sq m GFA), including part off-licence (95 sq. m) at ground floor level fronting North Brunswick Street; 624.8 sq. m GFA of retail floorspace arranged in two separate retail units fronting Grangegorman Lower; an ancillary student/ community group recreational facility of 265.99sq m GFA (including mezzanine level) arranged over two floors and fronting Grangegorman Lower together with reception (430.55sq m) for Student Accommodation and ancillary Student Services (404.69sq m) over two floors (inclusive of mezzanine levels) and Gym (142.66sq m) at ground floor. All of the upper floors (first to fifth floor level) are proposed as Student Accommodation to provide a total of 126 units, comprising 5x3 bed units (15 bed spaces), 29x 4 bed units (116 bed spaces), 29x 5 bed units (145 bed spaces), 14 x 6 bed units (84 bed spaces), 13 x 7 bed units (91 bed spaces), 12 x 8 bed units (96 bed spaces) and 24 x studio type units (24 bed spaces) resulting in a total provision of 571 no. bed spaces. Balconies are proposed at 2nd to 5th floor levels on the internal west facing elevation overlooking the internal courtyard.</p> <p>A roof terrace is proposed at 4th floor level to the southern elevation onto north Brunswick Street and at 5th floor level to the western elevation fronting Grangegorman Lower. Vehicular access is provided at the eastern end of the site along North Brunswick Street frontage to provide access to a loading bay to serve the proposed discount supermarket. This access is enclosed by a high level (4.5m high) galvanised steel gate.</p>	Granted December 2016

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The main pedestrian access to the site is provided along the northern part of the Grangegorman Lower Street frontage and is formed by a series of high level pivot gates fixed to the undercroft of the building. An on-street loading bay is also provided in close proximity to the main entrance along the Grangegorman Lower frontage. A combination of hard and soft landscaping measures are proposed areas of communal open space along the northern, eastern and western boundaries of the site (including areas of public realm) and the proposed internal courtyard space that is enclosed by the proposed part4-, part5-, part6-storey high perimeter block. Provision is made for 191 no. internally located bicycle parking spaces at ground floor level within the proposed building. Provision is also made for 20 no. visitor's bicycle parking spaces external to the proposed building. The proposed building incorporates sustainable urban drainage measures, including the provision of green roofs (2,612.3sq m) and a rainwater harvesting system that drains to a proposed sub-surface level (approximately 0.75m below ground level) attenuation tank that is situated along the northern boundary of the site together with all associated site development and landscaping works.	
37	Gurtmont Ltd	20-23a Stoneybatter & 1-2 Manor street, Stoneybatter, Dublin 7	4261/16		The development will consist of the demolition of all existing structures including no. 20 Stoneybatter and the construction of a part 1, 3, 4 and 5 storey student accommodation development of 2,980.8 sqm, containing 96 single ensuite study bedrooms arranged in 12 no. 'houses' with shared kitchen/living rooms, 222.6sq m of indoor recreational facilities, 735sq m active landscaped garden, 505sq m landscaped roof terraces, 74 no. covered bicycle parking spaces in addition to replacement of no. 20 Stoneybatter to include upgraded vehicular access and a three bedroom apartment of 168.4 sqm with a rear balcony. Also proposed are all ancillary site and services accommodation works.	Granted September 2017
38	Hattington Student Housing Ltd	30, 32-36 Thomas Street &	2453/15	PL29S.246290	Permission for development of a site of c.0.31ha. at Nos. 30 & 32-36 Thomas Street and 10 Hanbury Lane, Dublin 8.	Granted April 2016

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
		10 Hanbury Lane, Dublin 8			<p>The site is bounded generally to the north by Thomas Street, to the west by St. Catherine's Lane West, to the east by No. 37 Thomas Street, to the south by an existing office building on the corner of Hanbury Lane and St. Catherine's Lane West and the Hanbury Court Apartments on the corner of Hanbury Lane and Swan Alley. The development comprises a 247-unit (296 student bed spaces) Student Accommodation Facility with ancillary facilities, together with retail uses at the ground floor of the existing Thomas Street properties. The overall proposal includes the conservation and refurbishment of Nos. 30 &amp; 32-36 Thomas Street along with the change of use of these buildings to accommodate the development now being proposed, along with the construction of new buildings that range in height from 3-6 storeys over ground which are set back behind the existing Thomas Street buildings via a newly formed private pedestrian street. The overall development comprises approx. 8625sqm in floor area (existing and new building combined). The main entrance to the student accommodation complex is proposed via No. 32 Thomas Street providing a ground floor reception area and leisure/recreation space with student accommodation on the 1st-3rd floors above Nos. 30, 33, 34-35 and 36 Thomas Street will provide 4 no. ground floor retail units (c. 28 sqm, 54 sqm, 108 sqm, 80 sqm respectively) with student accommodation from 1st floor to 3rd/4th floor above. There is also ancillary student accommodation to the rear of No. 30 at ground floor level. Nos. 30 &amp; 32-36 Thomas Street are being conserved and refurbished as part of this proposal. An additional fourth floor in Nos. 34-35 Thomas Street is being accommodated in the roof space following works to repair/replace the roof.</p> <p>There is a new building proposed set back from the rear of the existing Nos. 30, 32-36 Thomas Street buildings which will house the majority of the student accommodation at lower ground, ground floor and upper floors, with communal living/dining accommodation and associated facilities (c. 6740sq m GFA in total).</p>	

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The development proposed is being accommodated in a building that ranges in height as follows; 6 storeys over lower ground at rear of existing Thomas Street buildings, 5 storeys plus roof terrace along St. Catherine's Lane West, 5 storeys plus roof terrace over lower ground floor along eastern site boundary, stepping down to 4 storeys plus roof terrace; the proposal also includes 1 no. 3 storey townhouse (c. 213 sqm) on Hanbury Lane which will accommodate 8 no. student accommodation bed spaces; all associated site development and landscape works, including the demolition of structures at the rear of the site (approx. 2195 sqm), provision of courtyards and roof terraces, a bicycle parking facility and 2 no. controlled pedestrian / cycle entrances are also proposed on St. Catherine's Lane West and 1 no. controlled pedestrian / cycle entrance on Hanbury Lane, 1 no. ESB substation plus switch room. All of a site of c.0.31ha.	
39	Hattington Student Housing Ltd	43, 45, 47, 51, 53 Montpelier Hill & 37, 39, 41, 55 Montpelier Hill, Dublin 7	3772/16	PL29N.248208	<p>PROTECTED STRUCTURE: The proposed development consists of a student accommodation facility (c. 8,834.5sq m GFA) with 48 no. student house units provided in 3 no. buildings as follows: Block A consists of a 3-4 storey building above ground fronting Montpelier Hill, containing 5 no. student house units and ancillary facilities to serve the development including a gym, common room, study, laundry, screening room, reception, staff facilities and management suite; Block B consists of a 3-5 storey over partial basement building to the rear of Block A towards the eastern site boundary containing 25 no. student house units, an ESB substation, customer switch room, basement plant room and caretaker room; Block C consists of a 3-4 storey building above ground to the rear of Block A towards the western site boundary containing 18 no. student house units;</p> <p>The proposed student house units comprise of 3 no. 4-bed units, 4 no. 5-bed units, 10 no. 6-bed units, 11 no. 7-bed units and 20 no. 8-bed units (total of 329 bed spaces). Each block will have roof access for maintenance purposes only; and all associated site development, boundary treatments and landscaping works including external amenity space at ground level, 110 cycle parking spaces at various locations throughout the site, bin storage facilities and a controlled</p>	Granted July 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					pedestrian / cycle access from Montpelier Hill. The proposed development also includes the demolition of existing structures on the site (c. 2474.6sq m) including a 20th century building in the curtilage of No. 41 Montpelier Hill (a Protected structure) and boundary walls within the original curtilage of No. 55 Montpelier Hill (a protected structure).	
40	Hugh McDonnell	19-20 Blackhall Street, Dublin 7	4143/16		The development will consist of the demolition of an existing structure and construction of a circa 2725 square metre part five-storey office building, including toilets, other ancillary accommodation and the necessary circulation space. In addition to this provision of associated cycle parking, ten spaces accessed from Blackhall Street and sixteen internal spaces with access from Oxmantown Lane. The main entrance to the development will be on Blackhall Street, recessed from the street line and protected by a cantilever at second storey level. Fire escape routes will also escape onto Oxmantown Lane at the rear of the proposed building.	Granted February 2017
41	IDV Boyne Future Ltd.	1, 1A, 2 Usher Street & 29-30 Usher's Quay, Dublin 8	3328/18		<p>The proposed development will involve the demolition of all existing structures onsite (c. 1,028sq m) to provide for a new 6-8 storey residential over ground floor commercial development (c.3,166.7sq m GFA), in one block accommodating 28 no. apartments: 5 no. 1 bed units; 22 no. 2 bed units; and 1 no. 3 bed unit; with private balconies at each floor level.</p> <p>The parapet height of the proposed development at its highest point is 26.3m and the uppermost floors of the building will be set back fronting onto Usher Street and Usher's quay. at ground floor level, 1 no. commercial unit (c.1 72.7sq m, to accommodate use class 1 and 2 type uses such as retail, professional / financial services) will be provided along with ancillary laundry room and gym facility; secure bicycle store with 66 no. spaces; store; plant rooms; and ESB substation.</p>	Granted February 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					The development also includes all hard and soft landscaping including, a communal roof terrace at 6th floor level and private terrace at penthouse level; boundary treatments; PV panels; SuDS measures including blue roof surface water attenuation; and all other associated site excavation and site development works above and below ground. Access to the residential units will be provided via a private entrance lobby off Usher Street, with access to the commercial unit provided off Usher's Quay.	
42	James Street Christian Brothers School	Christian Brothers School, James's Street, Dublin 8	WEB1313/16		The development will consist of the installation of a multi-use games area (MUGA) in artificial turf over an existing macadam playground. The development will comprise of a ball stop fencing system to encapsulate the MUGA. Floodlighting will be incorporated into the development to allow extended use of the facility in the evenings.	Granted November 2016
43	Joburn Holdings Ltd	17-22 Parkgate Street, Dublin 8	3539/17	ABP-300821-18	PROTECTED STRUCTURE; Planning permission at this site of c.0.1285 hectares known as 17 to 22 Parkgate Street, Dublin 8 (a Protected Structure). The development will consist of the following: (a) the demolition of the existing single storey shed structure and associated billboard fronting onto Parkgate Street; (b) the construction of a standalone four storey building fronting onto Parkgate Street comprising of café with front and rear terrace areas, office entrance foyer with associated ancillary accommodation, all at ground floor level with office accommodation at upper floor levels (overall area 1156m <sup>2</sup> ); (c) a three storey extension to the rear of the existing central office building fronting onto Parkgate Street with new fourth floor level over existing building with associated internal alterations overall additional area 151m <sup>2</sup> ; (d) proposed new roof covering with new raised lantern clerestory glazing replacing existing roof finish and associated roof light over existing building located to the east of the site fronting onto Parkgate Street;	Granted August 2018

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>(e) modifications to the existing stone warehouse located to the rear of the site including removal of existing entrance and reinstatement of window to match existing ground floor window arrangement.</p> <p>A landscaped courtyard will be provided between the new building and the existing stone warehouse building with pedestrian access to Parkgate Street. The scheme provides 30 no. bicycle parking spaces, including all associated landscaping, boundary treatment, site development and service works.</p>	
44	KW PRS ICAV, First Floor	The Black and Amber Inn, 778 South Circular Road & Hospital Lane, Islandbridge, Dublin 8	4660/18		<p>The site is generally bound to the east and south by the existing Clancy Quay mixed-use development, to the west by the South Circular Road, and to the north by Riverbank House apartment building. The proposed development will consist of the demolition of The Black And Amber Inn (1-2 storey building, c.602m<sup>2</sup> GFA) and basement vault (c.201m<sup>2</sup> GFA) and construction of a 6 storey over ground mixed-use building (c.1,247m<sup>2</sup> GFA) to accommodate at 1st to 5th floor levels, 20 no. studio apartments each with a private balcony; at ground floor level, a commercial unit (c. 88m<sup>2</sup> GFA) fronting onto South Circular Road, and , all associated and ancillary site development works, landscaping and boundary treatments, including a bin store (c.21m<sup>2</sup>), bike store (c.17m<sup>2</sup> and providing 20 no. covered bicycle parking spaces), 3 no. under croft car parking spaces accessed directly from Hospital Lane, 10 no. external bicycle parking spaces; a canopy above the residential entrance on the southern elevation; at roof level, 49 no. solar PV Panels and lift overrun; reconfiguration of Hospital Lane east of the access to Riverbank House to provide vehicular access to the proposed car parking spaces, replace the existing footpath (c.0.96m wide) on the southern edge of the carriageway with a wider footpath (c.1.3m wide), and to replace the existing footpath (c.0.8m wide) on the northern edge of the existing carriageway with grass verge (c. 0.5m wide), resulting in a wider carriageway (c.4.8m wide); re-surfacing works to Hospital Lane;</p> <p>a temporary turning head and landscaped area, to be subject of future permanent works under a separate planning permission; new taxi set down/loading area on</p>	Granted May 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					South Circular Road and associated reconstruction of existing steps and part of wall at south western corner of the site; all on a site c.991.7m <sup>2</sup> .	
45	KW Real Estate PLC	Clancy Quay, South Circular Road, Islandbridge, Dublin 8	3632/16		<p>PROTECTED STRUCTURE: KW Real Estate Plc acting for and on behalf of its sub fund KW Irish Real Estate Fund XI, intends to apply for planning permission at a site (0.33 ha). The development will consist of: - Change of use from 'Officers' Quarters and Mess Establishment' to a multi-unit residential building (c.1,701 sq. m gross floor area), comprising 13 no. residential units (6 no. 1-bed apartments, 2 no. 2-bed apartments, 3 no. 3-bed apartments and 2 no. 2-bed duplex units) from lower ground to first floor levels within the existing building. - Associated external and internal conservation, alteration, repair and refurbishment works affecting existing internal walls, floors, stairs, opes and external walls, windows, doors, glazing, roof lantern, shutters, stairs, flues/vents, chimney stacks, roofs, pipes and gutters. - Lowering of existing perimeter wall and railing, extension of light wells in some locations, re-use of the original railings and provision of new railings to facilitate the creation of 7 no. private terraces to proposed units at lower ground level. Excavation of external central sunken courtyard, with new stepped access and erection of glass balustrade on top of associated retaining wall.</p> <p>New temporary landscaped area to the north of the building, to accommodate temporary drop off area at interface with Clancy Quay Phase 2 (under construction), emergency exit route to South Circular Road, 7 no. bike stands and an enclosed bin store, pending separate future planning application for Clancy Quay Phase 3 redevelopment, landscaping and boundary works.</p>	Granted February 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
46	KW Real Estate PLC	Clancy Quay, South Circular Road, Islandbridge, Dublin 8	2850/17		The proposed development is a mixed use residential (246no. units in total) and retail (c.598 sqm gfa) development comprising, 5no. apartment buildings (c. 21,575 sqm gfa) ranging from 6 to 9 storeys, accommodating 241no. apartment units (75no. 1-bed units, 134no. 2-bed units, 32no. 3-bed units) and 1no. ground floor retail unit (c. 598 sqm) in proposed apartment Block 1 abutting South Circular Road. 5no. 2-storey, 3-bed mews units (c. 608 sqm gfa) Balconies and or terraces on all proposed buildings. All ancillary and associated site development works, including, Repair and refurbishment of the former Barrack boundary wall (protected structure) and minor demolition works of 20th Century non-habitable structures. Vehicular access via the existing site entrance on South Circular Road subject to minor modifications. 163no. new undercroft car parking spaces. 56no. new surface car parking spaces. 27no. replacement car parking places previously permitted under planning reference 2593/14 as part of Clancy Quay phase 2. 244 no. bicycle spaces. Bin storage, horizontally fixed solar panels at roof level of all blocks, plant, ESB sub-station, hard and soft landscaping, lighting and boundary treatment works.	Granted October 2017
47	Larkmount Developments Ltd.	Long's Place, Dublin 8	2205/19	ABP-304331-19	Permission for a Build to Rent residential development on a site at Long's Place, Dublin 8. The application site has an area of c. 0.071 hectares and is bound by Long's Place to the east, C.B.S. James Street to the south and vacant lands to the north. The proposed development consists of the construction of an eight storey (with single and two-storey element) building, with communal garden terrace, PV panels and plant at roof level. The building will accommodate 28 no. Build to Rent units, comprising 21 no. studio units and 7 no. one-bedroom units. Balconies are provided for the residential apartments on the north and east elevations. The development includes a ground floor gym for residents (70sq m), a communal resource room (38 sq. m), a lobby and concierge area, bin store and bike storage are also accommodated at ground floor level. A laundry room is proposed at second floor level. The total GFA of the proposed building is 2188sq m.	Granted August 2019

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					The development includes a total of 92 no. bicycle parking spaces, landscaping, services, ESB substation, private and communal open space and all associated works.	
48	Linders of Smithfield Ltd	1-6 Haymarket & 56-58 Smithfield, Smithfield Chambers, Dublin 7	3475/19		<p>Permission at No's 1-6 Haymarket; No's 56-58 Smithfield, including Smithfield Chamber's, Smithfield, Dublin 7 (the site is bounded by Haymarket to the north; Arran Quay Terrace to the south; Burgess Lane to the west and Smithfield to the east). The proposed development will consist of the completion of the demolition of all existing buildings and structures on site as commenced under Planning Permission DCC Ref. 3271/18 (total gross floor area of the buildings to be demolished c.5,628sq m) together with site clearance works, and the construction of a new 6-storey mixed use building over double basement levels with a total Gross Floor Area (GFA) of 8,645sq m. (above ground floor level). The proposed development will incorporate 6,006sq m (GFA) of office floorspace (ground to fifth floor levels); 335sq m of Cafe/Restaurant floorspace (ground floor), and 439 sq. m of Retail/Restaurant floorspace (ground floor). An ESB sub-station and Switch room are proposed at ground floor level along the western elevation of the proposed building. A roof terrace with associated balustrading wraps around the northern, eastern and southern part of the projecting rooftop plant room at sixth floor level that also encloses an open rooftop plant area with associated screening to the west. The main lobby and office reception are at ground floor level and are accessed from Smithfield Square. Vehicular access is provided via a ramped access off Burgess Lane to the west with a separate bicycle lobby and lift off Haymarket to the north leading to the basement levels below.</p> <p>Basement level -1 contains 19 no. car parking spaces and plant room. At basement -2 level, provision is made for bicycle storage for 150 no. bicycles; shower and changing facilities; ancillary waste storage areas; plant and storage rooms. The proposed building includes sustainable and renewable energy</p>	<p>Application received July 2019</p> <p>Decision due date September 2019</p>

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					measures which includes PV panels on green roof on part of rooftop at sixth floor level.	
49	Mullins Investments Limited	180, 182, 183, 184 James's Street, Dublin 8	2950/17	ABP-300057-17	The proposed development comprises site clearance and levelling works, including the demolition of all existing building(s) on site and the construction of a new Aparthotel building that ranges in height between 3 and 7-storeys above two lower ground levels (along the southern part of site) to provide a total Gross Floor Area (GFA) of 6,346.8sq m, including ancillary staff and guest facilities, plant, storage and waste/refuse storage areas and a minimum of 15 no. bicycle parking spaces. An ESB sub-station is proposed at ground floor level at the south-eastern corner of the proposed building. Guest/ pedestrian access is provided along the southern frontage onto James Street leading into the reception area with ancillary Café at ground floor. A combination of hard and soft landscaping measures are proposed along all elevations to enhance areas of public realm and ancillary amenity spaces. The proposed building includes for the provision of sustainable drainage measures together with the provision of green roofs.	Granted May 2018
50	Norman and Alan Prendergast	Benburb Street, Dublin 7	2529/14		Change of use of existing 2no.storey light industrial building (now vacant) to retail/retail warehouse use, including ancillary storage and office space at first floor level (approx. 2,985sq m overall); provision of 10 no. car parking spaces; 30 no. cycle parking spaces all on a site of 0.3Ha.	Granted January 2015
51	Park Shopping Centre Limited	Park Shopping Centre & 42-45 Prussia Street, Dublin 7	2038/17		PROTECTED STRUCTURE: The proposed development shall comprise the following:  (1) Demolition of existing Park Shopping Centre and nos. 42-45 Prussia Street, Dublin 7 and creation of portal openings in the former boundary wall (Protected Structure).  (2) Construction of new District Shopping Centre to comprise part-licensed	Granted July 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>supermarket, retail/non-retail service units, licensed restaurants and medical clinic. The District Centre Development will accommodate:</p> <p>Two vehicular entrances from Prussia Street to access deliveries and services (south entrance) and to access undercroft/surface car parking for 117 cars and light van deliveries (north entrance); Areas for deliveries, waste collection in designated service yards (south service yard) and the parking of cars (northern undercroft) and bicycles; All associated ancillary facilities, landscaping and boundary treatments including acoustic attenuation measures where required.</p> <p>(3) Construction of student residential accommodation overhead the district centre buildings (15 no. student houses accommodating 105 no. student residential units and 541 bed spaces) in two buildings ranging from 2 to 6 storeys over ground floor commercial north side and 4 to 6 storeys over ground floor commercial south side of a new pedestrian and bicycle street connecting Prussia Street to the Grangegorman SDZ.</p> <p>The buildings range in height from two-storey over retail (3-storeys) near the existing northern, western and southern boundaries-nearest to Prussia Street-to six-storey over retail (7-storeys) and four-storey over retail (5-storeys) along the new street extending towards the Grangegorman SDZ campus. The northern building comprises the major part of the student residential accommodation with reception and offices at ground floor level and a first-floor level podium garden from which 8 houses of student apartments and various student amenity areas (to include a study centre, a recreation centre, a fitness centre and laundry) are directly accessible.</p> <p>The southern building comprises the minor part of the student residential accommodation with ground floor level foyer and staff accommodation and a first-floor level podium garden from which 4 houses of student apartments, 2</p>	

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>graduate townhouses and various student amenity areas (to include a study centre and laundry) are directly accessible.</p> <p>The proposed new street establishes a new urban plaza designed to provide an appropriate contemporary setting for Jameson House (Protected Structure, located on the opposite side of Prussia Street) and requires insertion of a portal connection through a former boundary wall (Protected Structure) into the development permitted under the approved Grangegorman SDZ Planning Scheme 2012, linking to the permitted Public Realm and Site Infrastructure (DCC Ref. 3373/12), being developed under the auspices of GDA as Development Agency. The new street continues through the portal, with 2 student houses accessed from the street. The development includes upper level balconies/terraces addressing Prussia Street and the new street.</p>	
52	Pure Gym Ltd	Smithfield Market, Smithfield, Dublin 7	2737/16	PL29N.246897	The development will consist of (a) the change of use from Retail/Commercial/Cultural use to Assembly and Leisure use comprising a 24 hour, 7 day a week Gymnasium (b) the erection of new illuminated signage to the front elevation (c) the installation of a new front entrance door and (d) all associated site works.	Granted October 2016
53	Red Rock 1920BS Ltd	19/20 Blackhall Street, Smithfield, Dublin 7	3014/18		<p>Development comprising: (i) Demolition of the existing two-storey, flat roof, commercial building; (ii) Construction of a new seven-storey (22 metres in height) apartment building comprising 41 apartments (19 no. one-bedroom and 22 no. two-bedroom apartments) fronting Blackhall Street and Oxmantown Lane and developed around an internal courtyard. The apartment building is setback from the eastern boundary at upper floor levels.</p> <p>Apartments are provided with private balconies and access to a communal landscaped open space area, hot desk room, community room and bicycle</p>	Granted November 2018

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					parking area; and (iii) landscaping; boundary treatments; SuDs drainage; and all ancillary works necessary to facilitate the development.	
54	Rosemary Ryan and Rory Burgess	The Hops, 9B/10 Basin View, Dublin 8	4745/18		The development will consist of an extension to provide 10 no. additional apartments to an existing development of a 28-no. apartment block ranging from 4 to 7 stories high over a basement. No work is to be carried out at basement, ground, first, second and third floor levels. The proposed development is comprised of: (1) 2no 1 bed apartments at fourth floor level, (2) 2no 1 bed apartments at fifth floor level, (3) 2no 2 bed duplex apartments at fifth and sixth floor levels, (4) 2no 1 bed apartments at sixth floor level, (5) 2no 1 bed apartments at seventh floor level, (6) Rooftop garden above new seventh floor apartments, (7) Increase in floor area (15m <sup>2</sup> ) of existing apartment 25 at fourth floor level, (8) Connections to all services and (9) All necessary ancillary site development works to facilitate this development.	Granted March 2019
55	Rothco Unlimited Company	Smithfield Market Square, Smithfield, Dublin 7	3913/17		<p>The development will consist of the: change of use of part of ground floor level (2311sq m) and part of first floor level (1,941sq m) from permitted retail / gym / cultural use to creative industries use. The development will also consist of: the provision of a new entrance door and an entrance canopy to the Haymarket ( south ) elevation; the replacement of an existing door on Haymarket Way with a fixed light window; the provision of a new facade treatment on part of the Haymarket Square (south) elevation, part of the Haymarket Way (east) elevation and part of the Black Hall Walk (north) elevation including a blackened timber batten wall cladding with integrated openable sections primarily at ground floor level and a living wall primarily at first floor level with a mural to the Haymarket Way (east) elevation; the provision of green roof planting to the existing canopy to the haymarket way (East) elevation;</p> <p>the provision of external lighting, and of illuminated and non-illuminated signage ( totalling 1.38sq m); the provision of all hard and soft landscaping; and all other associated site excavation, infrastructural and site development works</p>	Granted January 2018

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					above and below ground including; internal changes in level; boundary treatments; and associated site servicing (foul and surface water drainage and water supply).	
56	Shoreview Properties Ltd (In Receivership)	Heuston South Quarter, St. John's Road, Kilmainham, Dublin 8	2551/15		The development will consist of change of use from Retail Commercial to Gymnasium for Unit 9 (c.662sqm), located on the Lower Ground Floor/Intermediate Floor Level of Building 9. The works will also comprise minor alterations to the existing South and East elevations, including provision of new access door to South Elevation, provision of new access door to East (Military Road) Elevation. Provision of new signage above the new access door on East (Military Road) Elevation together with all associated site development works.	Granted July 2015
57	The Dublin Loft Company Limited	Arran Street West, Smithfield Square South, Dublin 7	2792/14		Planning permission for a proposed mix-use development at Arran Street West, Smithfield Square South, Dublin 7 (bounded by Arran Quay Terrace and Coke Lane). The site is currently vacant. The development will consist of the demolition of a small existing single storey disused ESB substation and the construction of a new infill six storey apartment building, with a restaurant / cafe / retail unit at ground floor level. The main entrance to the apartments will be from Coke Lane, with the entrance to the restaurant / cafe / retail unit off Arran Street West. Total area of building is 2,599sq.m, inclusive of a restaurant / cafe / retail unit of 226sq.m. The building will contain a total of 18 no. apartments consisting of 1 no. 1bed [55sq.m approx.], 12 no. 2 bed apartments [80-84sq.m approx.] and 5 no. 3 bed apartments [100sq.m approx.]. Application to include entrance lobby, lockers and bike store for 20 no. bikes and a waste management area at ground level with all access from Coke Lane, a landscaped communal garden at level 4, with balcony / winter-gardens to each apartment. At roof level; low level external screen to set-back low external plant [40sq m approx.] and 2 low banks of solar panels. The application includes 4 no. external signs in individually mounted lettering; 1 no. building name sign [1500 mm wide	Granted December 2014

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					x 850mm high], 3 no. retail signs [2600mm wide x 850mm high, 500mm wide x 8000mm high, 3200mm wide x 500 mm high], and 3 no. neon illuminated signs mounted internally [2600mm wide x 850mm high].	
58	The Dublin Loft Company Limited	6, 7, 8, 9, 10, 11 Hendrick Street, Dublin 7	3613/16	PL29N.248024	<p>Permission for development of a 175-no. bedroom hotel, ranging in height from five to seven storeys (partly set back at 5th storey) plus setback plant areas at roof level, over basement, with an overall height of approximately 31.7mOD (including plant) and an overall gross floor area of approximately 5586.48sq m (including roof plant and plant/storage at basement level). The development will consist of: (1) The demolition of the remains of the existing single storey industrial building (approximately 273.17sq m), the existing single storey commercial building (approximately 535sq m) and the removal of the existing buttresses at the boundary to no. 12 Hendrick Street (a Protected Structure), (2) The provision of hotel accommodation and all associated ancillary elements including; Ground floor level: lobby, check in area, bar, servery and dining areas, bedroom accommodation, en suites and ancillary areas, staff facilities (changing areas and canteen), storage areas, refuse store, ancillary offices, lifts and ESB substation and switch room and circulation areas. First to seventh storey - Provision of general bedroom accommodation, en suites, lifts, associated ancillary areas and circulation areas. Roof level - Provision of setback screened enclosed plant areas (combined are approximately 249sq m and approximately 135.36sqm of Photo Voltaic (PV) Solar Panels, Basement level - Provision of plant area (approximately 130sq m) and storage (approximately 65sq m) and circulation areas (with an overall basement area of approximately 272.88sq m).</p> <p>(3) The development will also comprise 2no. signage zones on the southern facade (addressing Hendrick Street) approximately 3.43sq m and approximately 7.83 sqm and 1 no. signage zone on the eastern facade (approximately 7.83sq m), an external landscaped courtyard area (approximately 77.7sq m), attenuation,</p>	Granted May 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					rainwater harvesting, and drainage works and all associated site development works. (4) Provision of temporary shoring at the boundary of no. 12 Hendrick Street (a Protected Structure), during construction.	
59	The Governors of St. Patrick's Hospital	St Patrick's University Hospital, James's Street, Dublin 8	3609/17		PROTECTED STRUCTURE; The development will consist of a three-storey health care building of c1,093m <sup>2</sup> including a screened, partially enclosed plant room of 34m <sup>2</sup> at roof level and an external fire escape on the northern elevation, which will accommodate consultation suites, group therapy suites, administration and ancillary accommodation. The overall height of the building to the top of the plant room at roof level is 13.5 meters. The development will include the diversion of existing on-site services, piped infrastructure and ducting, site landscaping and boundary treatments internal roads and pathways, bicycle parking, signage, changes in level and all associated site development and excavation works above and below ground.	Granted November 2017
60	The Governors of St. Patrick's Hospital	St Patrick's University Hospital, James's Street, Dublin 8	3760/17		<p>PROTECTED STRUCTURE: Development on a site located within St. Patrick's University Hospital campus, James's Street, Dublin 8 (overall site area of c. 4.2ha, which includes a Protected Structure; Dublin City Council RPS Ref. 856). The development will consist of the provision of additional hospital floorspace comprising a part-two storey over basement in-patient bedroom extension (102 No. bedrooms) with associated staff, clinical support and daily living spaces (5,963sq m approximately) linked to the existing historic structures at ground and first floor levels, including secure internal landscaped courtyards and garden, all to the southern and western side of the hospital campus.</p> <p>The development will also include the demolition of an existing single storey clinical services building (568sq m); the provision of a single storey ESB substation with associated service rooms adjoining the western boundary and a new single storey energy centre (103sq m) adjoining the south-western</p>	Granted December 2017

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					<p>boundary. The development will also consist of the provision of a new vehicular and pedestrian entrance from Bow Lane West requiring the removal of a section of the existing site boundary wall to the south-western corner of the campus.</p> <p>The development will include piped infrastructure (including diversions) and ducting, landscaping and boundary treatments, internal roads and pathways, bicycle parking, alterations to car parking layout, changes in level, plant, interfaces with existing historic structures and all associated site development and excavation works above and below ground.</p>	
61	The Governors of St. Patrick's Hospital	St Patrick's University Hospital, James's Street, Dublin 8	2881/19		<p>PROTECTED STRUCTURE: Planning permission for development on this site located within St. Patrick's University Hospital campus, James's Street, Dublin 8 Overall site area of c.4.2 ha, which includes a Protected Structure: Dublin City Council RPS Ref. 856). The development will consist of the provision of additional floor space comprising a part-four storey development to incorporate a ground floor in-patient bedroom extension (13 no. bedrooms) to the existing 'Willow Grove' Adolescent Care Unit with associated recreation hall, staff, clinical support and daily living spaces (956 sq. m). roof mounted plant room (36 sq. m) linked to existing structures at ground and first floor level, including secure internal landscaped courtyards. The development will also include an advocacy and research National Hub for Mentally Healthy Living, located over the proposed Adolescent Unit extension (898 sq. m) all to the south eastern corner of the hospital campus.</p> <p>The development will also include the demolition of an existing single storey recreation hall building (466sq m); piped infrastructure and ducting, landscaping and boundary treatments, internal roads and pathways, bicycle parking, changes</p>	Granted August 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					in level, plant, interfaces with existing historic structures and all associated site development and excavation works above and below ground.	
62	The Law Society of Ireland	The Law Society of Ireland, Blackhall Place, Dublin 7	2720/16	PL29N.247231	PROTECTED STRUCTURE: Permission for development consisting of a new sports pavilion along the boundary wall to Collins Barracks at Blackhall Place, Dublin 7, both protected structures. The proposed works include the removal of the following: 1no. tennis court and fencing, 2no. self-seeded trees, existing changing room container units, retaining wall and part of existing embankment. The proposed works include the following: new 2 storey sports pavilion (230sq m) consisting of locker rooms, toilets, storage and plant on ground floor together with an exercise space and balcony on first floor, relocation of flood lights, new fencing to relined multiuse court, new roadway, steps to high level walkway, repair to boundary walls and landscaping to existing green.	Granted January 2017
63	Tuath Housing Association	Ellis Court, Benburb Street, Dublin 7	3885/17		The development will consist of the refurbishment and deep retrofit of the existing 4-storey Block A and 2-storey Block B; the total area of the completed development is c. 2,023sq m over 4 storeys and 2 storeys respectively, providing a total of 22 units; 6 no. 1 bed apartments, 13 no. 2 bed apartments, 2 no. 2 bed townhouses and 1 no. 3 bed townhouse; demolition of existing rear return to Block A and construction of a new 4 storey extension to Block A; window alterations to the north facade of Block A onto Benburb Street to provide 2 no. door opes; window alterations to the west facade of Block A to provide door opes; provision of new balconies to the west facade of Block A; new internal lift cores to improve accessibility; pedestrian and service vehicular access off Benburb Street; removal of all existing railings and gates at the entrance to Ellis Court;  new brickwork wall with signage comprising wall mounted lettering 300mm in height, entrance gates and railings to Benburb Street to provide secure access to the courtyard; no car parking spaces; 22 no. bicycle parking spaces within the courtyard; new brickwork clad single storey ESB meter room and water tank	Granted January 2018

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
					enclosure within the courtyard; new hard and soft landscaping to the courtyard; new foul and surface water drainage infrastructure, mains water supply site lighting and all associated ancillary site development works.	
64	Welthomas Property Limited	151-156 Thomas Street, Dublin 8	4396/18		<p>The proposed development will consist of</p> <ol style="list-style-type: none"> <li>(1) change of use of existing storage/warehouse space (1,976sq m) contained within the rear extension of the existing building at first, second and third floor level to office space;</li> <li>(2) change of use of existing office space (328sq m) at ground floor level fronting Thomas Street to provide a restaurant/cafe</li> <li>(3) internal alterations at ground, first, second and third floor level comprising the removal of existing non-original wall partitions and the installation of new partitions to provide informal meeting booths, offices, perimeter offices, co-working office spaces, breakout spaces, reception areas and staff facilities including WCs;</li> <li>(4) internal alterations at fourth floor level comprising extension of existing staircase by 5sq m;</li> <li>(5) external alterations comprising (a) removal and replacement of existing double door on front (southern) elevation with new timber entrance door, (b) replacement of existing steel and timber windows with new double glazed UPVC windows, painting and sealing of existing double door, removal of window and replacement with metal door to provide rear access and removal/replacement of existing windows with exit doors leading onto fire staircase on rear (northern) elevation, and (c) removal of existing glazed porch, painting and sealing of existing door, replacement of existing steel and timber windows with new double glazed UPVC windows on side (eastern) elevation;</li> <li>(6) removal of 5 no. existing rooflights and replacement with 6 no. rooflights; and,</li> <li>(7) all ancillary works necessary to facilitate the development.</li> </ol>	Granted April 2019

Number	Name	Location	Planning Ref.	Appeal Ref.	Description	Status
65	West Issuer DAC	9-13 Blackhall Place, Dublin 7.	3979/19		<p>The proposed development comprises of: Change of use from the existing Enterprise Centre use to Student Accommodation at ground, first, second, third and fourth floor levels at Block C; change of use of existing basement areas from Gymnasium use to Student Accommodation use at Block C and below the existing east courtyard; Demolition of existing roof and demolition of existing rear facade wall of Block C; Construction of a new additional fifth floor level as Student Accommodation and new roof to Block C;</p> <p>Construction of extensions/floor area to the rear of Block C at ground, first, second, third and fourth levels as student accommodation. The development will consist of 80 no. new additional student bed spaces and additional ancillary student communal amenity areas (2,511sq m); Removal of 6 no. existing car parking spaces at basement level and the addition of 94 no. bicycle spaces; All necessary consequent internal, external and facade alteration and; All ancillary landscaping, site development works and services.</p>	<p>Application received September 2019</p> <p>Decision due date November 2019</p>
66	Yuriy Kychan	17, 18, 19 Newport Street, Dublin 8	2744/14	PL29S.244206	<p>The development will consist of the demolition of existing house and commercial sheds and construction of a mixed-use building ranging from 4 to 5 stories with: 12x2 bedroom apartments with 16 private balconies and 1 shared roof garden; 1 cafe / commercial / retail unit at ground floor level; ground level car park with 7 parking spaces accessed from Pim St.; Ancillary site-works including bicycle parking, bin storage, pedestrian entrances on Newport St. and service connections.</p>	Granted March 2015