

STRATEGIC HOUSING DEVELOPMENT (SHD)

HEUSTON SOUTH QUARTER,

ST. JOHN'S ROAD WEST, KILMAINHAM

DUBLIN 8

NATURA IMPACT STATEMENT

September 2021

Prepared for

Henderson Park

by

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1. INTRODUCTION

1.1 Background

This Natura Impact Statement has been prepared by Dr. Brian Madden of BioSphere Environmental Services on behalf of Henderson Park Limited. The purpose of the report is to provide the information required to assist the competent planning authority to undertake a Screening Assessment and, if considered necessary, an Appropriate Assessment (AA). This will determine the effects, if any, on European sites designated for nature conservation by a proposed residential development at the Heuston South Quarter (HSQ) site, Dublin 8.

The potential impacts on European sites, both as a result of the proposed development and in-combination with other plans and projects, are appraised in this report.

The requirements for an Appropriate Assessment are set out *under Article 6 of the EU Habitats Directive (92/34/EEC)*, transposed into Irish law through the *European Union (Birds and Natural Habitats) Regulations 2011-2015* and the *Planning and Development Act, 2000 (as amended)*.

The report is based on a site visit by Dr Brian Madden (3rd September 2020), review of technical reports which accompany the planning application, and a comprehensive literature review.

During the preparation of this report, the following technical documents have been reviewed:

- Outline Construction Management Plan. Strategic Housing Development (SHD), Heuston South Quarter, St. Johns Road West, Kilmainham, Dublin 8. Prepared by CS Consulting Group.
- Outline Construction and Demolition Waste Management Plan. Strategic Housing Development (SHD), Heuston South Quarter, St. Johns Road West, Kilmainham, Dublin 8. Prepared by CS Consulting Group.
- Engineering Services Report. Strategic Housing Development (SHD), Heuston South Quarter, St. Johns Road West, Kilmainham, Dublin 8. Prepared by CS Consulting Group.

1.2 Statement of Authority

Brian Madden (BA. Mod. Hons., Ph.D., MCIEEM) qualified in Natural Sciences in the early 1980s and earned a doctorate degree from NUI in 1990 for research in peatland ecosystem processes. In the early 1990s, Brian worked as a Research Fellow on

nuisance algal growths in Dublin Bay. Since the mid-1990s, Brian has managed BioSphere Environmental Services which specializes in Environmental Impact Assessment, Appropriate Assessment, and Nature Conservation related projects.

1.3 Regulatory Context

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna, better known as “The Habitats Directive”, provides the framework for legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/EEC) (better known as “The Birds Directive”).

Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment (see below).

“Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to 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 implication 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”

This provision has been implemented in the context of the planning code under article 177V of the Planning and Development Act, 2000, as amended.

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First the project should aim to avoid any negative impacts on European sites by identifying possible impacts early in the planning stage, and designing the project in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point, where no adverse impacts on the site(s) remain. If the project is still likely to result in adverse effects, and no further practicable mitigation is possible, then it is rejected. If no alternative solutions are identified and the project is required for imperative reasons of overriding

public interest (IROPI test) under Article 6 (4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

1.4 Stages of the Appropriate Assessment (AA)

This Appropriate Assessment Report / Natura Impact Statement has been prepared in accordance with the following guidance:

- *Appropriate Assessment of Plans and Projects in Ireland*. Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government, 2010 revision;
- *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 DG, 2002;
- *Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC*. Guidance issued by European Commission (21st November 2018).

There are up to four successive stages involved in the Appropriate Assessment process (European Commission 2002). The outcome at each stage determines whether the next stage in the process is required. The following describes each of the four stages:

Stage 1 – Screening

This is the first stage in the process and is carried out to determine the necessity for a more detailed Stage 2 Appropriate Assessment where potential impacts on European sites are deemed to be of significance. The following steps are involved in the Stage 1 Screening:

- Description of the project and site characteristics (existing environment);
- Identification and description of Natura sites that could potentially be affected;
- Identification and description of potential impacts;
- Assessment of potential impacts;
- Exclusion of sites where no significant effects are foreseen.

Stage 2 – Appropriate Assessment

This stage involves the consideration of the impact on the integrity of the European site of the project, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives.

Stage 3 – Assessment of Alternatives

The process which examines alternative ways of achieving the objectives of the plan or project that may avoid adverse impacts on the integrity of the European site.

Stage 4 – Assessment where no Alternative Solutions Exist and where Adverse Impacts Remain

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the project should aim to avoid any impacts on European sites by identifying possible impacts early in the process. If the possibility of any adverse effects on the integrity of any European Site, arising from the proposed development, either alone or in combination with other plans or projects cannot be excluded beyond a reasonable scientific doubt, and no further mitigation is practicable, development consent must be refused. If no alternative solutions are identified and the project is required for imperative reasons of overriding public interest (IROPI test) under article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

2. SCREENING FOR APPROPRIATE ASSESSMENT

Screening determines whether appropriate assessment is necessary by examining:

1. Whether a plan or project can be excluded from AA requirements because it is directly connected with or necessary to the management of a Natura 2000 site;
2. Whether it is possible that the project may have a significant effect on a Natura 2000 site, either alone or in combination with other projects or plans, in view of the site's conservation objectives.

Screening involves the following:

- i. Description of plan or project;
- ii. Identification of relevant Natura 2000 sites, and compilation of information on their qualifying interests and conservation objectives;
- iii. Assessment of likely effects – direct, indirect and cumulative – undertaken on the basis of available information as a desk study or field survey or primary research as necessary;
- iv. Screening Statement with conclusions.

2.1 Description of the Site

The application site forms part of a larger development site known as Heuston South Quarter (HSQ). The HSQ site is bounded principally by St. John's Road West to the north, Military Road to the east, and by the formal gardens of the Royal Hospital Kilmainham (RHK) to the west and south. The HSQ lands are in close proximity to Heuston Rail Station and the LUAS Red Line service (see Figure 1).

The site has a total area of approximately 1.08 ha. It is currently open space and has been landscaped as an interim measure to improve the aesthetics of the site pending its complete development (see Plate 1). The landscaping comprises amenity grassland (GA2) with planted ornamental specimen trees (WD5) (habitat codes after Fossitt 2000). Willows (*Salix* spp.) have been planted along the boundaries of the site to provide screening. There are existing roads through the site leading to car parking within the HSQ complex facility (classified as Buildings and artificial surfaces BL3). There are no streams, open drains or natural habitats on site. Natural drainage of the site is towards the River Liffey, which is approximately 250 m to the north (with St John's Road and the Heuston Station facility occupying the intervening area).



Plate 1. View of HSQ site looking eastwards. Site has been landscaped and comprises amenity grassland, ornamental trees and roads. Developed part of HSQ site is shown in background. (September 2020)

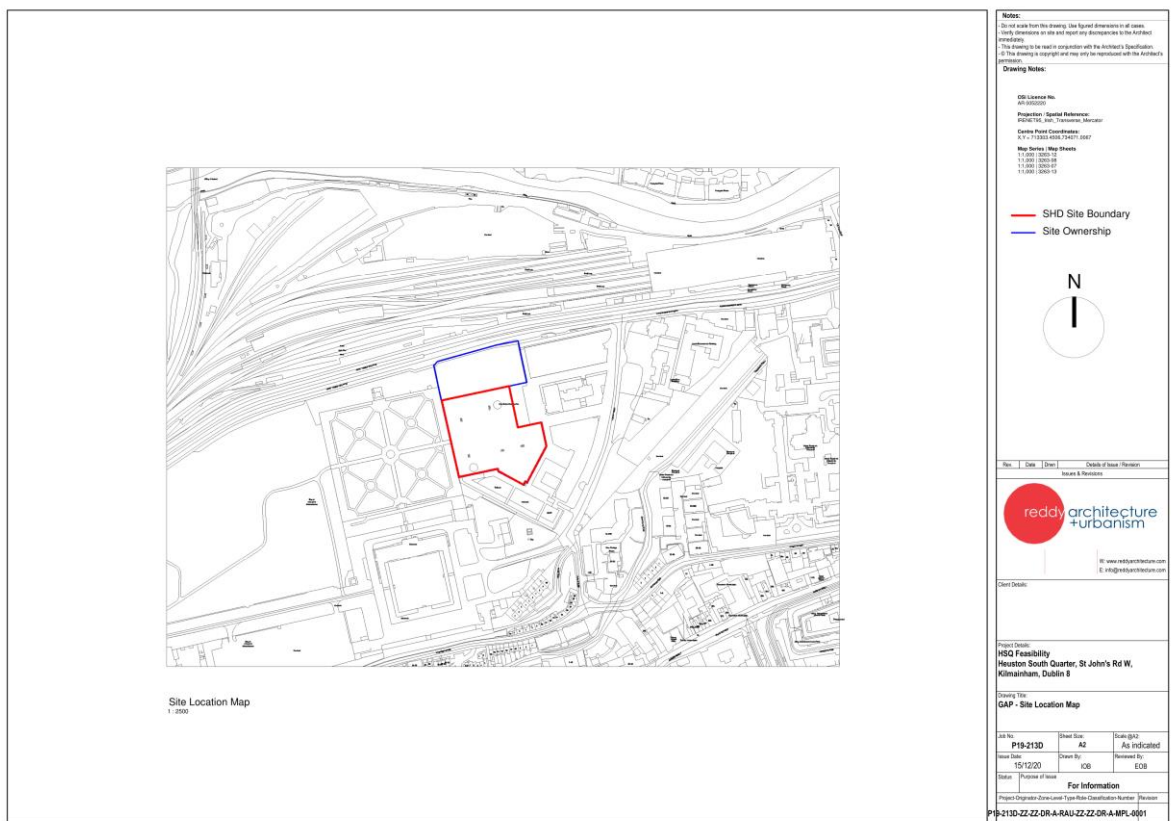


Figure 1. Location of HSQ proposed development site.

2.2 Description of the Project

The proposed development will consist of 399 no. Build to Rent apartments, comprising 46 studios, 250 no. 1 bed apartments, and 103 no. 2 bed apartments. The apartments are arranged in 5 blocks (Blocks A to E) that vary in height from 3 storeys to 18 storeys in height over double basement level / podium level. The application site extends to 1.08 ha (10,825 sqm).

- Block A is part 11- and part 17-storeys in height. This block accommodates 154 no. apartments comprising: 12 no. studios, 108 no. 1 beds and 34 no. 2 beds;
- Block B is part 8- and part 12-storeys in height. This block accommodates 81 no. apartments comprising: 9 no. studios, 60 no. 1 beds and 12 no. 2 beds. It is proposed to provide a retail unit of 120 sqm (GFA) at the northern end of the block at podium level;
- Block C is part 9- and part 12-storeys in height. This block accommodates 86 no. apartments comprising: 19 no. studios, 45 no. 1 beds and 22 no. 2 beds. It is proposed to provide a 57 sqm amenity area in this block;
- Block D is a 5-storey in height and accommodates a total of 35 no. apartments comprising: 1 no. studio, 16 no. 1 beds and 18 no. 2 beds;
- Block E is a part 3-, part 5-storey block that accommodates a total of 43 no. apartments comprising: 5 no. studios, 21 no. 1 beds and 17 no. 2 beds.

It is proposed to provide a Retail unit of 120 sqm at podium level in Block B. The Retail space has a small garden to the east with an area dedicated for outdoor seating (150 sqm).

Indoor communal facilities with a total area of 533 sqm are proposed as follows; a gym (102 sqm) and a co-working / Lounge area (178 sqm) at Lower ground floor level situated beneath the central east-west pedestrian axis; and a residential foyer (78 sqm) and two lounges (84 and 34 sqm) on the ground floor of Block A at podium level; and a family room (57 sqm) in Block B.

Communal Outdoor Amenity space is provided for residents in the form of rooftop terraces (totalling 1,179sqm), and lower-level communal courtyards between blocks (totalling 960sqm). Hard and soft landscaping works are proposed at podium level which includes the extension and completion of the public plaza to the east of Block A; the provision of footpaths; a MUGA (Multi Use Games Area) and informal play areas for children (totalling 1,680sqm).

Ancillary car parking to serve the proposed residential development is proposed at basement level. The proposed basement car park is integrated with the existing larger basement car park and will be accessed from the existing vehicular ramped accesses/egresses onto/off St. John's Road West and Military Road to the north and east. A total of 80 no. car parking spaces (including 4 no. disabled spaces and 8 car club spaces) and 4 no. motorcycle spaces are proposed to serve the proposed development. Secure bicycle parking is proposed at basement level in the form of 300 no. double stacked cycle parking spaces providing capacity for 600 no. stored

bicycles. An additional 52 no. Sheffield type bicycle stands are provided at podium level to provide 104 no. visitor cycle parking spaces.

Works proposed along the St John's Road West frontage include the omission of the existing left-turn filter lane to the vehicular ramped access to the HSQ development, re-configuration of the pedestrian crossings at the existing junction, and re-alignment of the existing footpath to tie into the reconfigured junction; and, provision of a link to a new lift to provide wheelchair access from St John's Road West to the HSQ podium.

A double ESB substation/switch room at ground / podium level within Block A, and a single substation/switch room at ground / podium level within Block B together with associated site development works, which includes the infilling of an existing vehicular access ramp at the southern end of the site between basement levels -1 and -2.

2.3 Identification of European Sites and Potential for Significant Effects

In accordance with the European Commission Methodological Guidance (EC, 2002), consideration is given to European sites that could potentially be affected by the proposed project.

The "Guidance for Planning Authorities" (Department of Environment, Heritage and Local Government) notes the following in section 3.2.3 "Natura 2000 Sites":

"The second stage (of the AA Screening process) is an examination of what Natura 2000 sites might be affected. These sites should be identified and listed, bearing in mind the potential for a plan or project, whether it is within or outside a Natura 2000 site, to have direct, indirect or cumulative effects, and taking a precautionary approach so that a site is included if doubt exists".

The approach to screening is likely to differ somewhat between plans and projects, depending on scale and on the likely effects, but the following should be included:

- 1. Any Natura 2000 sites within or adjacent to the plan or project area*
- 2. Any Natura 2000 sites within the likely zone of impact of the plan or project. A distance of 15 km is currently recommended in the case of plans, and derives from UK guidance (Scott Wilson et al. 2006). For projects, the distance could be much less than 15 km, and in some cases less than 100 m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in-combination effects.*
- 3. Natura 2000 sites that are more than 15 km from the plan or project area depending on the likely impacts and the sensitivities of the ecological*

receptors, bearing in mind the precautionary principle. In the case of sites with water dependent habitats or species, and a plan or project that could affect water quality or quantity, for example, it may be necessary to consider the full extent of the upstream and/or downstream catchment.”

For the proposed application, the important attributes in considering the Natura 2000 sites that could be affected are as follows:

- The nature of the works, *i.e.* a residential development on a relatively small, previously developed site.
- The context and character of the site within the wider development area of Dublin City.
- The location of the site within the catchment of the River Liffey (approximately 250 m from river).

Taking into account the above attributes, it is considered that the possibility for impacts on European sites is limited to the series of sites associated with the Dublin Bay complex (see <http://webgis.npws.ie/npwsviewer/>) to which the River Liffey flows. These are as follows and are described in Table 1 (site synopses are given in Appendix 1).

- North Dublin Bay SAC (code 00206)
- South Dublin Bay SAC (code 00210)
- South Dublin Bay & River Tolka Estuary SPA (code 04024)
- North Bull Island SPA (code 04006)

Table 1. Relevant European sites, reasons for designation, and linkages

European Site	Reasons for designation (information correct as of 18 th June 2021) (*denotes a priority habitat)	Source – Pathway – Receptor linkage
<p>North Dublin Bay SAC (site code 000206)</p> <p>c.8 km straight line distance from HSQ site</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>1395 Petalwort (<i>Petalophyllum ralfsii</i>)</p> <p>According to this SAC’s site Conservation Objectives document (Version 1, dated 06th November 2013), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p>	<p>As the HSQ site drains to the River Liffey, a theoretical hydrological linkage exists between the site and the Dublin Bay conservation area.</p>
<p>South Dublin Bay SAC (site code 000210)</p> <p>c.8 km straight line distance from HSQ site</p>	<p>1140 Mudflats and sandflats not covered by seawater at low tide</p> <p>The following habitats are listed as Qualifying Interests on the NPWS website, but are not included in the Conservation Objectives document:</p> <p>(1210 Annual vegetation of drift lines</p> <p>1310 Salicornia and other annuals colonising mud and sand</p> <p>2110 Embryonic shifting dunes)</p>	<p>As the HSQ site drains to the River Liffey, a theoretical hydrological linkage exists between the site and the Dublin Bay conservation area.</p>

European Site	Reasons for designation (information correct as of 18 th June 2021) (*denotes a priority habitat)	Source – Pathway – Receptor linkage
	<p>According to this SAC's site Conservation Objectives document (Version 1, dated 22nd August 2013), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	
<p>North Bull Island SPA (site code 004006)</p> <p>c. 8 km straight line distance from HSQ site</p>	<p>A160 Curlew (<i>Numenius arquata</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>) A144 Sanderling (<i>Calidris alba</i>) A156 Black-tailed Godwit (<i>Limosa limosa</i>) A143 Knot (<i>Calidris canutus</i>) A169 Turnstone (<i>Arenaria interpres</i>) A054 Pintail (<i>Anas acuta</i>) A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A048 Shelduck (<i>Tadorna tadorna</i>) A052 Teal (<i>Anas crecca</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A056 Shoveler (<i>Anas clypeata</i>) A130 Oystercatcher (<i>Haematopus ostralegus</i>) A140 Golden Plover (<i>Pluvialis apricaria</i>) A999 Wetlands</p> <p>According to this SPA's site Conservation Objectives document (Version 1, dated 9th March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation</p>	<p>As the HSQ site drains to the River Liffey, a theoretical hydrological linkage exists between the site and the Dublin Bay conservation area.</p>

European Site	Reasons for designation (information correct as of 18 th June 2021) (*denotes a priority habitat)	Source – Pathway – Receptor linkage
	condition of the species and wetland habitat for which the SPA has been selected.	
<p>South Dublin Bay and River Tolka Estuary SPA (site code 004024)</p> <p>c.8 km straight line distance from HSQ site</p>	<p>A144 Sanderling (<i>Calidris alba</i>)</p> <p>A157 Bar-tailed Godwit (<i>Limosa lapponica</i>)</p> <p>A149 Dunlin (<i>Calidris alpina</i>)</p> <p>A162 Redshank (<i>Tringa totanus</i>)</p> <p>A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</p> <p>A143 Knot (<i>Calidris canutus</i>)</p> <p>A192 Roseate Tern (<i>Sterna dougallii</i>)</p> <p>A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)</p> <p>A141 Grey Plover (<i>Pluvialis squatarola</i>)</p> <p>A130 Oystercatcher (<i>Haematopus ostralegus</i>)</p> <p>A194 Arctic Tern (<i>Sterna paradisaea</i>)</p> <p>A193 Common Tern (<i>Sterna hirundo</i>)</p> <p>A137 Ringed Plover (<i>Charadrius hiaticula</i>)</p> <p>A999 Wetlands</p> <p>According to this SPA's site Conservation Objectives document (Version 1, dated 9th March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>As the HSQ site drains to the River Liffey, a theoretical hydrological linkage exists between the site and the Dublin Bay conservation area.</p>

2.4 Potential Impacts in the Absence of Mitigation

2.4.1 Direct impacts on habitats and/or species during construction and operational phases

The site for the proposed HSQ development is separated from the four identified European sites in Dublin Bay by distances of over 8 km.

On this basis, it can be concluded with full certainty that there could be no direct impacts, such as loss of habitat or physical disturbance of habitats or species, by the construction and/or operation phases of the proposed residential development on the four identified European sites or any other European designated site in a wider area.

2.4.2 Potential Impacts by water discharges during construction and operational phases

Assessment of the hydrological environment allows Source-Pathway-Receptor linkages to be identified. If no S-P-R linkages are identified, then there is no risk to identified receptors.

Surface and storm water drainage from the area of the HSQ site is to the River Liffey. The River Liffey flows for approximately 8 km from the Heuston/Islandbridge sector to Dublin Harbour and ultimately Dublin Bay.

During the Construction Phase, potential sources for water pollution from the construction site to local drains and watercourses include:

- Suspended solids derived from soil excavation and movement within site.
- Run-off from wet cement surfaces which can result in alkaline water with high pH.
- Leakages and spillages of hydrocarbons.

During the Operation Phase, there will be general run-off to the local surface drainage system from roofs and hard surfaces, with potential for leakage of petrol/diesel fuel from vehicles.

For this project, a hydrological pathway from the proposed development site to the designated European sites associated with Dublin Bay has been identified (see Table 1).

In the absence of mitigation, the input of potential pollutants to the North Dublin Bay SAC and the South Dublin Bay SAC, via the River Liffey, could have potential effects on the following qualifying interests of the SACs:

- 1140 Mudflats and sandflats not covered by seawater at low tide
- 1310 Salicornia and other annuals colonising mud and sand
- 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritima*)
- 1410 Mediterranean salt meadows (*Juncetalia maritimi*)

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It is considered unlikely that input of potential pollutants could have any effect on the other qualifying interests for these two SACs as all are above the level of high tide.

In the absence of mitigation, the input of potential pollutants to the North Bull Island SPA and the South Dublin Bay and the River Tolka Estuary SPA, via the River Liffey, could have potential effects on the following Special Conservation Interests of the two SPAs:

- A160 Curlew (*Numenius arquata*)
- A149 Dunlin (*Calidris alpina*)
- A157 Bar-tailed Godwit (*Limosa lapponica*)
- A162 Redshank (*Tringa totanus*)
- A179 Black-headed Gull (*Chroicocephalus ridibundus*)
- A144 Sanderling (*Calidris alba*)
- A156 Black-tailed Godwit (*Limosa limosa*)
- A143 Knot (*Calidris canutus*)
- A169 Turnstone (*Arenaria interpres*)
- A054 Pintail (*Anas acuta*)
- A046 Light-bellied Brent Goose (*Branta bernicla hrota*)
- A048 Shelduck (*Tadorna tadorna*)
- A052 Teal (*Anas crecca*)
- A141 Grey Plover (*Pluvialis squatarola*)
- A056 Shoveler (*Anas clypeata*)
- A130 Oystercatcher (*Haematopus ostralegus*)
- A140 Golden Plover (*Pluvialis apricaria*)

The qualifying interest, A999 Wetlands, could also be potentially affected. However, it is unlikely that the three tern species listed as SCIs for the South Dublin Bay and River Tolka Estuary SPA would be affected as the terns feed mainly offshore.

It is concluded that in the absence of mitigation, there is potential for contaminated water emanating from the HSQ development site to enter the River Liffey system and ultimately the aquatic and intertidal environment of Dublin Bay, during the construction and (to a lesser extent) operational phases of the proposed development. The significance of any subsequent effect on the qualifying interests/special conservation interests of the Natura 2000 sites would vary depending on the type of pollutant, as well as the magnitude and duration of the event. As the conservation objectives of the four identified Natura 2000 sites could potentially be affected adversely, measures are required to avoid or reduce harmful effects of the proposed project (i.e. mitigation measures). Therefore, as the risk of potential significant effects on these European sites cannot be ruled out, Section 3 of this report provides information to allow the competent authority to carry out a Stage 2 Appropriate Assessment in respect of the proposed development.

3. INFORMATION FOR STAGE 2 – APPROPRIATE ASSESSMENT

The report on screening for Appropriate Assessment presented in Section 2 of this report concludes that potential impacts on four identified European sites may arise as a result of the proposed development, during the construction and/or operational phases.

Surface and storm water drainage from the area of the HSQ site is to the River Liffey. The River Liffey flows for approximately 8 km from the Heuston/Islandbridge sector to Dublin Harbour and ultimately Dublin Bay.

During the Construction Phase, potential sources for water pollution from the construction site to local drains and watercourses include:

- Suspended solids derived from soil excavation and movement within site.
- Run-off from wet cement surfaces which can result in alkaline water with high pH.
- Leakages and spillages of hydrocarbons.

During the Operation Phase, there will be general run-off to the local surface drainage system from roofs and hard surfaces, with potential for leakage of petrol/diesel fuel from vehicles.

For this project, a hydrological pathway from the proposed development site to the designated European sites associated with Dublin Bay has been identified (see Table 1). The identified sites are:

- North Dublin Bay SAC (code 00206)
- South Dublin Bay SAC (code 00210)
- South Dublin Bay & River Tolka Estuary SPA (code 04024)
- North Bull Island SPA (code 04006)

In the absence of mitigation, the input of potential pollutants to the North Dublin Bay SAC and the South Dublin Bay SAC, via the River Liffey, could have potential effects on the following qualifying interests of the SACs:

- 1140 Mudflats and sandflats not covered by seawater at low tide
- 1310 Salicornia and other annuals colonising mud and sand
- 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritima*)
- 1410 Mediterranean salt meadows (*Juncetalia maritimi*)

It is considered unlikely that input of potential pollutants could have any effect on the other qualifying interests for these two SACs as all are above the level of high tide.

In the absence of mitigation, the input of potential pollutants to the North Bull Island SPA and the South Dublin Bay and the River Tolka Estuary SPA, via the River Liffey, could have potential effects on the following Special Conservation Interests of the two SPAs:

- A160 Curlew (*Numenius arquata*)

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- A149 Dunlin (*Calidris alpina*)
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- A054 Pintail (*Anas acuta*)
- A046 Light-bellied Brent Goose (*Branta bernicla hrota*)
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- A052 Teal (*Anas crecca*)
- A141 Grey Plover (*Pluvialis squatarola*)
- A056 Shoveler (*Anas clypeata*)
- A130 Oystercatcher (*Haematopus ostralegus*)
- A140 Golden Plover (*Pluvialis apricaria*)

The qualifying interest, A999 Wetlands, could also be potentially affected. However, it is unlikely that the three tern species listed as SCIs for the South Dublin Bay and River Tolka Estuary SPA would be affected as the terns feed mainly offshore.

It is concluded that in the absence of mitigation, there is potential for contaminated water emanating from the HSQ development site to enter the River Liffey system and ultimately the aquatic and intertidal environment of Dublin Bay, during the construction and (to a lesser extent) operational phases of the proposed development. The significance of any subsequent effect on the qualifying interests/special conservation interests of the Natura 2000 sites would vary depending on the type of pollutant, as well as the magnitude and duration of the event. As the conservation objectives of the four identified Natura 2000 sites could potentially be affected adversely, measures are required to avoid or reduce harmful effects of the proposed project (i.e. mitigation measures).

Mitigation measures will be implemented during the construction and operation phases of the development to avoid or reduce potential harmful effects of the proposed development on the Dublin Bay system, and potentially the relevant qualifying interests and Special Conservation Interests of the four European sites.

3.1 Surface water management and pollution control – construction phase

All works carried out as part of the construction works will comply with all Statutory Legislation including the Local Government (Water Pollution) Acts, 1977 and 1990.

The Outline Construction Management Plan (CMP) prepared by CS Consulting outlines (specifically in Section 5) the measures which will be in force for the duration of construction phase to ensure protection of surface waterbodies and the control of potential pollutants generated on site - it is noted that the Contractor must prepare a final Construction Management Plan and that the Plan will remain a live document and will be subject to updates as necessary for the duration of the project.

A main purpose of the Plan is to ensure that storm water and wastewater runoff is managed and that there is no off-site environmental impact caused by overland storm water flows.

The following measures will be put in place by the Contractor during the construction phase to ensure protection of surface waterbodies. These measures are in compliance with the following relevant CIRIA guidance documents:

- Control of Water Pollution from Construction Sites, Guidance for consultants and contractors (C532) (2001); and
- Environmental Good Practice on Site Guide (4th edition, 2015) (C741).

Management of suspended solids in run-off

Any temporary storage of spoil, hardcore, crushed concrete or similar material will be located as far as possible from any surface water drains and also stored in receptacles where possible. In order to minimise the risk of contamination, the stockpiled material will be removed off-site as soon as possible. Surface water drain gratings in areas near or close to where stockpiles are located will be covered by appropriate durable polyurethane covers or similar.

There will be no direct pumping of silt-laden water from the works to any watercourse or drain. All water from excavations must be treated by infiltration over lands or via settlement ponds, silt busters etc. It is imperative that all waters discharged from the site will have been treated beforehand to remove contaminants.

Concrete run-off

No wash-down or wash-out of ready-mix concrete vehicles during the construction works will be carried out at the site within 10 meters of an existing surface water drainage point. Wash-outs will only occur in designated areas with an impervious surface. Wash-out units will be monitored on a continuous basis to prevent overflows.

Accidental spills and leaks

No bulk chemicals will be stored within the active construction areas. Temporary oil and fuel storage tanks will be kept in the material storage area in suitable containers and will be appropriately banded as required. Refuelling of vehicles and the addition of hydraulic oils or lubricants to vehicles will take place in designated areas of the site, where possible, which will be kept away from surface water drains.

Spill protection equipment such as absorbent mats, socks and sand will be available to be used in the event of an accidental release during refuelling. Training will be given to appropriate site workers in how to manage a spill event.

The following measures will be taken at the construction site in order to prevent any spillages to ground of fuels during machinery activities and prevent any resulting soil and/or groundwater quality impacts:

- Refuelling will be undertaken off site where possible;
- Where mobile fuel bowsers are used the following measures will be taken:
 - Any flexible pipe, tap or valve will be fitted with a lock and will be secured when not in use;

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The pump or valve will be fitted with a lock and will be secured when not in use;
All bowzers to carry a spill kit and operatives must have spill response training; and
Portable generators or similar fuel containing equipment will be placed on suitable drip trays.

Monitoring

In addition to vigilance on a daily basis that all environmental planning conditions are being adhered to, weekly checks will be carried out on site by relevant personnel to ensure that the surface water drains are operating efficiently and that all dirty water is being treated appropriately prior to discharge from site.

A regular written log of site inspections will be maintained, and any significant blockage or spill incidents will be recorded for root cause investigation purposes and updating procedures to ensure incidents do not re-occur.

Overview

While the HSQ site and the River Liffey are in relative close proximity (c.250 m apart), it is noted that there are no watercourses or open channels linking the two locations, i.e. no direct flow path. Also, it is noted that the area between the site and the river is long established built ground dominated by the Heuston Train Station complex.

With best practice construction methods adhered to during the construction phase, it is considered that the risk of contaminated water emanating from the site and discharging to local drains and watercourses, and ultimately to the Dublin Bay conservation area (a distance of approximately 8 km from the Heuston/Kilmainham area), is not significant.

3.2 Surface water management and pollution control – operation phase

Surface water

Surface drainage arrangements for the operation of the development are outlined in the Engineering Services Report that was prepared by CS Consulting. The report notes that there is an existing 375mm storm sewer to the north of the site along St. John's Road West. The proposed development will have a separate, attenuated storm water drainage system designed in accordance with the Greater Dublin Strategic Drainage Study and the Regional Code of Practice for Drainage Works. Stormwater collected within the proposed development shall be collected in pipes ranging in diameter from 225mm – 300mm and flow under gravity into a proposed storm water attenuation tank. It is proposed to pump the storm water from the attenuation tank to a standoff manhole located at the top of the existing basement carpark ramp adjacent to St. Johns Road. The proposed discharge rate will be 5.0l/sec. The proposed discharging of the storm water into the existing 375mm sewer at a controlled rate for all storm water events will aid in freeing up hydraulic capacity during high intensity storms.

The proposed development has been designed in accordance with the principles of Sustainable Urban Drainage System (SuDS). The overall strategy aims to provide an effective system to mitigate the adverse effects of urban storm-water runoff on the environment by reducing runoff rates, volumes and frequency, reducing pollutant

concentrations in storm-water, contributing to amenity, aesthetics and biodiversity enhancement and allow for the maximum collection of rainwater for re-use where possible. In addition, SuDS features aim to replicate the natural characteristics of rainfall runoff for any site by providing control of run-off at source and this has been achieved by the current proposals. SuDS features proposed include:

- Water butts for local water rainwater reuse;
- Use of green roof technology to cater for the initial interception storage (refer to architect's plans),
- Low water usage appliances, to restrict potable water demand; and
- Attenuation tank with flow control device, sized to contain a 1-in-100-year storm event and increased by 20% for predicted climate change effects, to limit discharge from the site during extreme rainfall events.

The proposed stormwater management plan requires that various stages of treatment are provided to surface water prior to its ultimate disposal.

Interception

The proposed building will have a sedum roof to capture the first 5mm of rainfall. When greater volumes of rainwater are experienced, an overflow system takes this storm water to lower levels and into the treatment stage. The landscaped areas also act to capture the first 5mm of rainfall with a positive outfall to a perimeter drain.

Treatment

As noted above, rainfall greater than 5mm will pass through the interception stage and into the treatment stage. Treatment will consist of a perimeter drain to allow water to filtrate into the subsoil. Due to the physical constraints of the site and the low porosity of the clays in this part of Dublin, the treatment stage will be limited to a section of the site; the proximity of the site boundary is also a restriction. When a volume of storm water is experienced that is greater than the infiltration capacity of the liner drain, an overflow system will allow this exceedance of storm water to overflow into the positive outfall, which ultimately connects to a dedicated storm water sewer which discharges to the combined sewer.

Attenuation

Rainwater exceedances which cannot be dealt with by the interception treatment stages positively drain by gravity into the development's attenuation tank. As noted above, this has been sized to cater for the predicted 1-in-100-year storm event, increased by 20% for the predicted effects of climate change. The storm water flows from the development are released via a flow control device limited to 5.0l/sec, as per Dublin City Council requirements.

The treated water will ultimately be discharged to the River Liffey via the public drainage system.

Overview of surface water treatment

SuDS measures are the most effective measures which can be applied to the site and these measures are effective in treating rainfall on the site to GSDS and CIRIA criterion. On this

basis it is considered that there is no potential for the operational phase of the project to cause significant adverse effects on any qualifying interest or special conservation interest of a European site.

Foul water

There is an existing 300mm dedicated foul public sewer along St John's Road to the north with an existing connection from the subject lands to this combined sewer. It is estimated that the proposed development will generate wastewater in the order of 98.12m³ per day. All foul effluent shall be collected in pipes with a 225mm diameter and flow under gravity to an existing outfall manhole located at the top of the existing ramp adjacent to St. Johns Road West. This existing foul sewer drains to the east and ultimately outfalls into the Regional Wastewater Treatment Plant at Ringsend.

It is noted that a Pre-Connection Enquiry has been submitted to Irish Water, based on the foul water flows for a 400 no. apartment scheme and a favourable response has been received (refer to Appendix B of the Engineering Services report which accompanies this planning application)

3.3 Analysis of "In-combination" Effects

The Habitats Directive requires competent authorities to make an appropriate assessment of any plan or project which is likely to have a significant effect alone or in-combination with other plans and projects.

The present assessment has considered the possibility for impacts by the proposed new residential development at the HSQ site at Kilmainham, Dublin 8 on the cluster of four European sites associated with Dublin Bay.

The principal potential in-combination effect to be considered is in the context of the overall HSQ development site of which approximately 60% has already been developed and is operational. As the proposed development is physically within the wider HSQ development footprint, which itself is within the built limits of Dublin City, a practical Zone of Influence for consideration of in-combination effects is the entire HSQ development site.

The planning history of this larger site dates back to September 2004 when the Parent Permission was granted (ABP Ref. PL29S.206528, SCC Ref. 2656/03) (details of each planning application within the HSQ development site have been compiled as part of the Planning Report and for completeness are repeated here in Appendix 1B). The existing developed area is a mix of commercial, residential and retail uses. The proposed development provides a high degree of integration with the earlier completed built phases of the HSQ development to the east and south of the application site.

Also to be considered is the yet to be developed adjoining site which fronts St. John's Road West. This site, where development had commenced but was not completed within the life of the relevant permission, is to be the subject of a forthcoming planning application for a hotel and office block.

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All existing and/or proposed developments within the HSQ development site have been or will be subject to rigorous assessment by the competent planning authorities for potential impacts on the environment and particularly for significant environmental impacts on European sites. As with the present residential application, the final HSQ application for the site that fronts St John's Road West will be screened for Appropriate Assessment.

Taking into account that all of the associated HSQ developments could only proceed on the basis that there would not be significant effects on any European site, it is concluded that in the context of the overall HSQ development, the present residential application will not contribute to an in-combination effect on any European site.

In a wider context, the HSQ site is located in a long-established area of Dublin City, with a range of industrial, commercial, cultural and residential developments and activities. Construction, re-development and maintenance projects are on-going, with all subject to planning approval. As it can be objectively demonstrated that the proposed project at the HSQ site will not have any significant effects, direct or indirect, on any designated European site, it can be demonstrated objectively that when other projects are considered along with the proposed HSQ development there will not be any in-combination effect on the European sites as discussed.

4. CONCLUSION

This Natura Impact Statement has considered the potential impacts of a proposed residential project at the HSQ site at Kilmainham on the integrity of relevant European sites.

This report concludes on the best scientific evidence that it can be clearly demonstrated that no elements of the project (subject to appropriate mitigation measures) will result in any effect on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European site, either on their own or in-combination with other plans or projects, in light of their conservation objectives.

It is considered that this Natura Impact Statement provides sufficient relevant information to allow the Competent Authority to carry out a Stage 1 AA Screening, and if necessary a Stage 2 Natura Impact / Appropriate Assessment, and to reach a determination that the proposed development will not affect the integrity of any of the relevant European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives.

5. REFERENCES

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APPENDIX 1

SITE SYNOPSES

SITE NAME : NORTH DUBLIN BAY SAC

SITE CODE : 000206

This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

- [1140] Tidal Mudflats and Sandflats
- [1210] Annual Vegetation of Drift Lines
- [1310] Salicornia Mud
- [1330] Atlantic Salt Meadows
- [1410] Mediterranean Salt Meadows
- [2110] Embryonic Shifting Dunes
- [2120] Marram Dunes (White Dunes)
- [2130] Fixed Dunes (Grey Dunes)*
- [2190] Humid Dune Slacks
- [1395] Petalwort (*Petalophyllum ralfsii*)

North Bull Island is a sandy spit which formed after the building of the South Wall and Bull Wall in the 18th and 19th centuries. It now extends for about 5 km in length and is up to 1 km wide in places. A well-developed and dynamic dune system stretches along the seaward side of the island. Various types of dunes occur, from fixed dune grassland to pioneer communities on foredunes. Marram Grass (*Ammophila arenaria*) is dominant on the outer dune ridges, with Lyme-grass (*Leymus arenarius*) and Sand Couch (*Elymus farctus*) on the foredunes. Behind the first dune ridge, plant diversity increases with the appearance of such species as Wild Pansy (*Viola tricolor*), Kidney Vetch (*Anthyllis vulneraria*), Common Bird's-foot-trefoil (*Lotus corniculatus*), Common Restharrow (*Ononis repens*), Yellow-rattle (*Rhinanthus minor*) and Pyramidal Orchid (*Anacamptis pyramidalis*). In these grassy areas and slacks, the scarce Bee Orchid (*Ophrys apifera*) occurs.

About 1 km from the tip of the island, a large dune slack with a rich flora occurs, usually referred to as the 'Alder Marsh' because of the presence of Alder trees (*Alnus glutinosa*). The water table is very near the surface and is only slightly brackish. Saltmarsh Rush (*Juncus maritimus*) is the dominant species, with Meadowsweet (*Filipendula ulmaria*) and Devil's-bit Scabious (*Succisa pratensis*) being frequent. The orchid flora is notable and includes Marsh Helleborine (*Epipactis palustris*), Common Twayblade (*Listera ovata*), Autumn Lady's-tresses (*Spiranthes spiralis*) and Marsh Orchids (*Dactylorhiza* spp.).

Saltmarsh extends along the length of the landward side of the island. The edge of the marsh is marked by an eroding edge which varies from 20 cm to 60 cm high. The marsh can be zoned into different levels according to the vegetation types present. On the lower marsh, Glasswort (*Salicornia europaea*), Common Saltmarsh-grass (*Puccinellia maritima*), Annual Sea-blite (*Suaeda maritima*) and Greater Sea-

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spurrey (*Spergularia media*) are the main species. Higher up in the middle marsh Sea Plantain (*Plantago maritima*), Sea Aster (*Aster tripolium*), Sea Arrowgrass (*Triglochin maritima*) and Thrift (*Armeria maritima*) appear. Above the mark of the normal high tide, species such as Common Scurvygrass (*Cochlearia officinalis*) and Sea Milkwort (*Glaux maritima*) are found, while on the extreme upper marsh, the rushes *Juncus maritimus* and *J. gerardi* are dominant. Towards the tip of the island, the saltmarsh grades naturally into fixed dune vegetation.

The habitat 'annual vegetation of drift lines' is found in places, along the length of Dollymount Strand, with species such as Sea Rocket (*Cakile maritima*), Oraches (*Atriplex* spp.) and Prickly Saltwort (*Salsola kali*).

The island shelters two intertidal lagoons which are divided by a solid causeway. The sediments of the lagoons are mainly sands with a small and varying mixture of silt and clay. The north lagoon has an area known as the "Salicornia flat", which is dominated by *Salicornia dolichostachya*, a pioneer glasswort species, and covers about 25 ha. Beaked Tasselweed (*Ruppia maritima*) occurs in this area, along with some Narrow-leaved Eelgrass (*Zostera angustifolia*). Dwarf Eelgrass (*Z. noltii*) also occurs in Sutton Creek. Common Cordgrass (*Spartina anglica*) occurs in places but its growth is controlled by management. Green algal mats (*Enteromorpha* spp., *Ulva lactuca*) cover large areas of the flats during summer. These sediments have a rich macrofauna, with high densities of Lugworms (*Arenicola marina*) in parts of the north lagoon. Mussels (*Mytilus edulis*) occur in places, along with bivalves such as *Cerastoderma edule*, *Macoma balthica* and *Scrobicularia plana*. The small gastropod *Hydrobia ulvae* occurs in high densities in places, while the crustaceans *Corophium volutator* and *Carcinus maenas* are common. The sediments on the seaward side of North Bull Island are mostly sands. The site extends below the low spring tide mark to include an area of the sublittoral zone.

Three rare plant species which are legally protected under the Flora (Protection) Order, 1999 have been recorded on the North Bull Island. These are Lesser Centaury (*Centaureum pulchellum*), Red Hemp-nettle (*Galeopsis angustifolia*) and Meadow Saxifrage (*Saxifraga granulata*). Two further species listed as threatened in the Red Data Book, Wild Clary/Sage (*Salvia verbenaca*) and Spring Vetch (*Vicia lathyroides*), have also been recorded. A rare liverwort, *Petalophyllum ralfsii*, was first recorded from the North Bull Island in 1874 and has recently been confirmed as still present. This species is of high conservation value as it is listed on Annex II of the E.U. Habitats Directive. The North Bull is the only known extant site for the species in Ireland away from the western seaboard.

North Dublin Bay is of international importance for waterfowl. During the 1994/95 to 1996/97 period the following species occurred in internationally important numbers (figures are average maxima): Brent Goose 2,333; Knot 4,423; Bar-tailed Godwit 1,586. A further 14 species occurred in nationally important concentrations - Shelduck 1505; Wigeon 1,166; Teal 1,512; Pintail 334; Shoveler 239; Oystercatcher 2,190; Ringed Plover 346; Grey Plover 816; Sanderling 357; Dunlin 6,238; Black-tailed Godwit 156; Curlew 1,193; Turnstone 197 and Redshank 1,175. Some of these species frequent South Dublin Bay and the River Tolka Estuary for feeding and/or roosting purposes (mostly Brent Goose, Oystercatcher, Ringed Plover, Sanderling and Dunlin).

The tip of the North Bull Island is a traditional nesting site for Little Tern. A high total of 88 pairs nested in 1987. However, nesting attempts have not been successful since the early 1990s. Ringed Plover, Shelduck, Mallard, Skylark, Meadow Pipit and Stonechat also nest. A well-known population of Irish Hare is resident on the island

The invertebrates of the North Bull Island have been studied and the island has been shown to contain at least seven species of regional or national importance in Ireland (from the Orders Diptera, Hymenoptera and Hemiptera).

The main land uses of this site are amenity activities and nature conservation. The North Bull Island is the main recreational beach in Co. Dublin and is used throughout the year. Much of the land surface of the island is taken up by two golf courses. Two separate Statutory Nature Reserves cover much of the island east of the Bull Wall and the surrounding intertidal flats. The site is used regularly for educational

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purposes. North Bull Island has been designated a Special Protection Area under the E.U. Birds Directive and it is also a statutory Wildfowl Sanctuary, a Ramsar Convention site, a Biogenetic Reserve, a Biosphere Reserve and a Special Area Amenity Order site.

This site is an excellent example of a coastal site with all the main habitats represented. The site holds good examples of nine habitats that are listed on Annex I of the E.U. Habitats Directive; one of these is listed with priority status. Several of the wintering bird species have populations of international importance, while some of the invertebrates are of national importance. The site contains a numbers of rare and scarce plants including some which are legally protected. Its proximity to the capital city makes North Dublin Bay an excellent site for educational studies and research.

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SITE NAME: SOUTH DUBLIN BAY SAC

SITE CODE: 000210

This site lies south of the River Liffey in Co. Dublin, and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion Gates. The main channel which drains the area is Cockle Lake.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

[1140] Tidal Mudflats and Sandflats

The bed of Dward Eelgrass (*Zostera noltii*) found below Merrion Gates is the largest stand on the east coast. Green algae (*Enteromorpha* spp. and *Ulva lactuca*) are distributed throughout the area at a low density. Furoid algae occur on the rocky shore in the Maretimo to Dún Laoghaire area. Species include *Fucus spiralis*, *F. vesiculosus*, *F. serratus*, *Ascophyllum nodosum* and *Pelvetia canaliculata*.

Several small, sandy beaches with incipient dune formation occur in the northern and western sectors of the site, notably at Poolbeg, Irishtown and Merrion/ Booterstown. The formation at Booterstown is very recent. Drift line vegetation occurs in association with the embryonic and incipient fore dunes. Typically drift lines occur in a band approximately 5 m wide, though at Booterstown this zone is wider in places. The habitat occurs just above the High Water Mark and below the area of embryonic dune. Species present are Sea Rocket (*Cakile maritima*), Frosted Orache (*Atriplex laciniata*), Spear-leaved Orache (*A. prostrata*), Prickly Saltwort (*Salsola kali*) and Fat Hen (*Chenopodium album*). Also occurring is Sea Sandwort (*Honkenya peploides*), Sea Beet (*Beta vulgaris* subsp. *maritima*) and Annual Sea-blite (*Suaeda maritima*). A small area of pioneer saltmarsh now occurs in the lee of an embryonic sand dune just north of Booterstown Station. This early stage of saltmarsh development is here characterised by the presence of pioneer stands of glassworts (*Salicornia* spp.) occurring below an area of drift line vegetation. As this is of very recent origin, it covers a small area but ample areas of substrate and shelter are available for the further development of this habitat.

Lugworm (*Arenicola marina*), Cockles (*Cerastoderma edule*) and annelids and other bivalves are frequent throughout the site. The small gastropod *Hydrobia ulvae* occurs on the muddy sands off Merrion Gates.

South Dublin Bay is an important site for waterfowl. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. The principal species are Oystercatcher (1215), Ringed Plover (120), Sanderling (344), Dunlin (2628) and Redshank (356) (average winter peaks 1996/97 and 1997/98). Up to

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100 Turnstones are usual in the south bay during winter. Brent Goose regularly occur in numbers of international importance (average peak 299). Bar-tailed Godwit (565), a species listed on Annex I of the E.U. Birds Directive, also occur.

Large numbers of gulls roost in South Dublin Bay, e.g. 4,500 Black-headed Gulls in February 1990; 500 Common Gulls in February 1991. It is also an important tern roost in the autumn, regularly holding 2000-3000 terns including Roseate Terns, a species listed on Annex I of the E.U. Birds Directive. South Dublin Bay is largely protected as a Special Protection Area.

At low tide the inner parts of the south bay are used for amenity purposes. Baitdigging is a regular activity on the sandy flats. At high tide some areas have windsurfing and jet-skiing.

This site is a fine example of a coastal system with extensive sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive. South Dublin Bay is also an internationally important bird site.

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SITE NAME : NORTH BULL ISLAND SPA

SITE CODE : 004006

This site covers all of the inner part of north Dublin Bay, with the seaward boundary extending from the Bull Wall lighthouse across to Drumleck Point at Howth Head. The North Bull Island sand spit is a relatively recent depositional feature, formed as a result of improvements to Dublin Port during the 18th and 19th centuries. It is almost 5 km long and 1 km wide and runs parallel to the coast between Clontarf and Sutton. Part of the interior of the island has been converted to golf courses.

A well-developed and dynamic dune system stretches along the seaward side of the island. Various types of dunes occur, from fixed dune grassland to pioneer communities on foredunes. Marram Grass (*Ammophila arenaria*) is dominant on the outer dune ridges. Species of the fixed dunes include Wild Pansy (*Viola tricolor*), Kidney Vetch (*Anthyllis vulneraria*), Bird's-foot Trefoil (*Lotus corniculatus*), Pyramidal Orchid (*Anacamptis pyramidalis*) and, in places, the scarce Bee Orchid (*Ophrys apifera*). A feature of the dune system is a large dune slack with a rich flora, usually referred to as the 'Alder Marsh' because of the presence of Alder (*Alnus glutinosa*) trees. The water table is very near the surface and is only slightly brackish.

Saltmarsh extends along the length of the landward side of the island and provides the main roost site for wintering birds in Dublin Bay. On the lower marsh, Glasswort (*Salicornia europaea*), Common Saltmarsh-grass (*Puccinellia maritima*), Annual Seablite (*Suaeda maritima*) and Greater Sea-spurrey (*Spergularia media*) are the main species. Higher up in the middle marsh Sea Plantain (*Plantago maritima*), Sea Aster (*Aster tripolium*), Sea Arrowgrass (*Triglochin maritima*) and Thrift (*Armeria maritima*) appear. Above the mark of the normal high tide, species such as Common Scurvygrass (*Cochlearia officinalis*) and Sea Milkwort (*Glaux maritima*) are found, while on the extreme upper marsh, Sea Rush and Saltmarsh Rush (*Juncus gerardi*) are dominant.

The island shelters two intertidal lagoons which are divided by a solid causeway. These lagoons provide the main feeding grounds for the wintering waterfowl. The sediments of the lagoons are mainly sands with a small and varying mixture of silt and clay. Tasselweed (*Ruppia maritima*) and small amounts of Eelgrass (*Zostera* spp.) are found in the lagoons. Common Cord-grass (*Spartina anglica*) occurs in places. Green algal mats (*Enteromorpha* spp., *Ulva lactuca*) are a feature of the flats during summer. These sediments have a rich macro-invertebrate fauna, with high densities of Lugworm (*Arenicola marina*) and Ragworm (*Hediste diversicolor*). Mussels (*Mytilus edulis*) occur in places, along with bivalves such as

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Cerastoderma edule, *Macoma balthica* and *Scrobicularia plana*. The small gastropod *Hydrobia ulvae* occurs in high densities in places, while the crustaceans *Corophium volutator* and *Carcinus maenas* are common. The sediments on the seaward side of North Bull Island are mostly sands and support species such as Lugworm and the Sand Mason (*Lanice conchilega*). The site includes a substantial area of the shallow marine bay waters.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Shelduck, Teal, Pintail, Shoveler, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Turnstone and Black-headed Gull. The site is also of special conservation interest for holding an assemblage of over 20,000 wintering waterbirds. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

The North Bull Island SPA is of international importance for waterfowl on the basis that it regularly supports in excess of 20,000 waterfowl. It also qualifies for international importance as the numbers of three species exceed the international threshold – Light-bellied Brent Goose (1,548), Black-tailed Godwit (367) and Bar-tailed Godwit (1,529) (all waterfowl figures given are average maxima for the five winters 1995/96 to 1999/00). The site is the top site in the country for both of these species. A further 14 species have populations of national importance – Shelduck (1,259), Teal (953), Pintail (233), Shoveler (141), Oystercatcher (1,784), Ringed Plover (139), Golden Plover (1,741), Grey Plover (517), Knot (2,623), Sanderling (141), Dunlin (3,926), Curlew (937), Redshank (1,431) and Turnstone (157). The populations of Pintail and Knot are of particular note as they comprise more than 10% of the respective national totals. Species such as Grey Heron, Cormorant, Wigeon, Goldeneye, Red-breasted Merganser and Greenshank are regular in winter in numbers of regional or local importance. Gulls are a feature of the site during winter, especially Black-headed Gull (2,196). Common Gull (332) and Herring Gull (331) also occur here. While some of the birds also frequent South Dublin Bay and the River Tolka Estuary for feeding and/or roosting purposes, the majority remain within the site for much of the winter. The wintering bird populations have been monitored more or less continuously since the late 1960s and the site is now surveyed each winter as part of the larger Dublin Bay complex.

The North Bull Island SPA is a regular site for passage waders, especially Ruff, Curlew Sandpiper and Spotted Redshank. These are mostly observed in single figures in autumn but occasionally in spring or winter.

The site formerly had an important colony of Little Tern but breeding has not occurred in recent years. Several pairs of Ringed Plover breed, along with Shelduck in some years. Breeding passerines include Skylark, Meadow Pipit, Stonechat and Reed Bunting. The island is a regular wintering site for Short-eared Owl, with up to 5 present in some winters.

The site has five Red Data Book vascular plant species, four rare bryophyte species, and is nationally important for three insect species. The rare liverwort, *Petalophyllum ralfsii*, was first recorded from the North Bull Island in 1874 and its presence here has recently been re-confirmed. This species is of high conservation value as it is listed on Annex II of the E.U. Habitats Directive. A well-known population of Irish Hare is resident on the island

The main landuses of this site are amenity activities and nature conservation. The North Bull Island is one of the main recreational beaches in Co. Dublin and is used throughout the year. Two separate Statutory Nature Reserves cover much of the island east of the Bull Wall and the surrounding intertidal flats. North Bull Island is also a Wildfowl Sanctuary, a Ramsar Convention site, a Biogenetic Reserve, a Biosphere Reserve and a Special Area Amenity Order site. Much of the SPA is also a candidate Special Area of Conservation. The site is used regularly for educational purposes and there is a manned interpretative centre on the island.

The North Bull Island SPA is an excellent example of an estuarine complex and is one of the top sites in Ireland for wintering waterfowl. It is of international importance on account of both the total number of

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waterfowl and the individual populations of Lightbellied Brent Goose, Black-tailed Godwit and Bar-tailed Godwit that use it. Also of significance is the regular presence of several species that are listed on Annex I of the E.U. Birds Directive, notably Golden Plover and Bar-tailed Godwit, but also Ruff and Short-eared Owl.

22.5.2008

SITE NAME : SANDYMOUNT STRAND/TOLKA ESTUARY SPA

SITE CODE : 004024

The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. There is a bed of Dwarf Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Enteromorpha* spp. and *Ulva lactuca*) are distributed throughout the area at a low density. The macro-invertebrate fauna is well-developed, and is characterised by annelids such as Lugworm (*Arenicola marina*), Nephthys spp. and Sand Mason (*Lanice conchilega*), and bivalves, especially Cockle (*Cerastoderma edule*) and Baltic Tellin (*Macoma balthica*). The small gastropod Spire Shell (*Hydrobia ulvae*) occurs on the muddy sands off Merrion Gates, along with the crustacean *Corophium volutator*. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well-aerated sands off the Bull Wall. The site includes Booterstown Marsh, an enclosed area of saltmarsh and muds that is cut off from the sea by the Dublin/Wexford railway line, being linked only by a channel to the east, the Nutley stream. Sea water incursions into the marsh occur along this stream at high tide. An area of grassland at Poolbeg, north of Irishtown Nature Park, is also included in the site.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of the SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

The site is an important site for wintering waterfowl, being an integral part of the internationally important Dublin Bay complex – all counts for wintering waterbirds are mean peaks for the five year period 1995/96-99/2000. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. An internationally important population of Light-bellied Brent Goose (525) occurs regularly and newly arrived birds in the autumn feed on the Eelgrass bed at Merrion. Light-bellied Brent Goose is also known to feed on the grassland at Poolbeg. The site supports nationally important numbers of a further nine species: Oystercatcher (1,263), Ringed Plover (161), Golden Plover (1,452), Grey Plover (183), Knot (1,151), Sanderling (349), Dunlin (2,753), Bar-tailed Godwit (866) and Redshank (713). Other species occurring in smaller numbers include Great Crested Grebe (21), Curlew (397) and Turnstone (75).

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South Dublin Bay is a significant site for wintering gulls, especially Black-headed Gull (3,040), but also Common Gull (330) and Herring Gull (348). Mediterranean Gull is also recorded from here, occurring through much of the year, but especially in late winter/spring and again in late summer into winter.

Both Common Tern and Arctic Tern breed in Dublin Docks, on a man-made mooring structure known as the E.S.B. dolphin – this is included within the site. Small numbers of Common Tern and Arctic Tern were recorded nesting on this dolphin in the 1980s. A survey of the dolphin in 1999 recorded Common Tern nesting here in nationally important numbers (194 pairs). This increase was largely due to the ongoing management of the site for breeding terns. More recent data highlights this site as one of the most important Common Tern sites in the country with over 400 pairs recorded here in 2007.

The south bay is an important tern roost in the autumn (mostly late July to September). Birds also use the Dalkey Islands to the south. The origin of many of the birds is likely to be the Dublin breeding sites (Rockabill and the Dublin Docks) though numbers suggest that the site is also used by birds from other sites, perhaps outside the state. More than 10,000 terns have been recorded, consisting of Common, Arctic and Roseate terns.

The wintering birds within this site are now well-monitored. More survey, however, is required on the wintering gulls and the autumn terns.

Boosterstown Marsh supports an important population of Borrer's Saltmarsh-grass (*Puccinellia fasciculata*), a rare, Red Data Book species that is listed on the Flora (Protection) Order, 1999.

The South Dublin Bay and River Tolka Estuary SPA is of international importance for Light-bellied Brent Goose and of national importance for nine other waterfowl species. As an autumn tern roost, it is also of international importance. Furthermore, the site supports a nationally important colony of Common Tern. All of the tern species using the site are listed on Annex I of the E.U. Birds Directive, as are Bartailed Godwit and Mediterranean Gull.

1.5.2008

APPENDIX 1B

EXISTING AND PERMITTED DEVELOPMENT

Figure 1B. Excerpt from Dublin City Council (DCC) Online Planning Register. Planning Application sites are shown in dark green on the DCC system, and permitted and existing development are outlined with reference to the Project/Location listed in Table 1B.

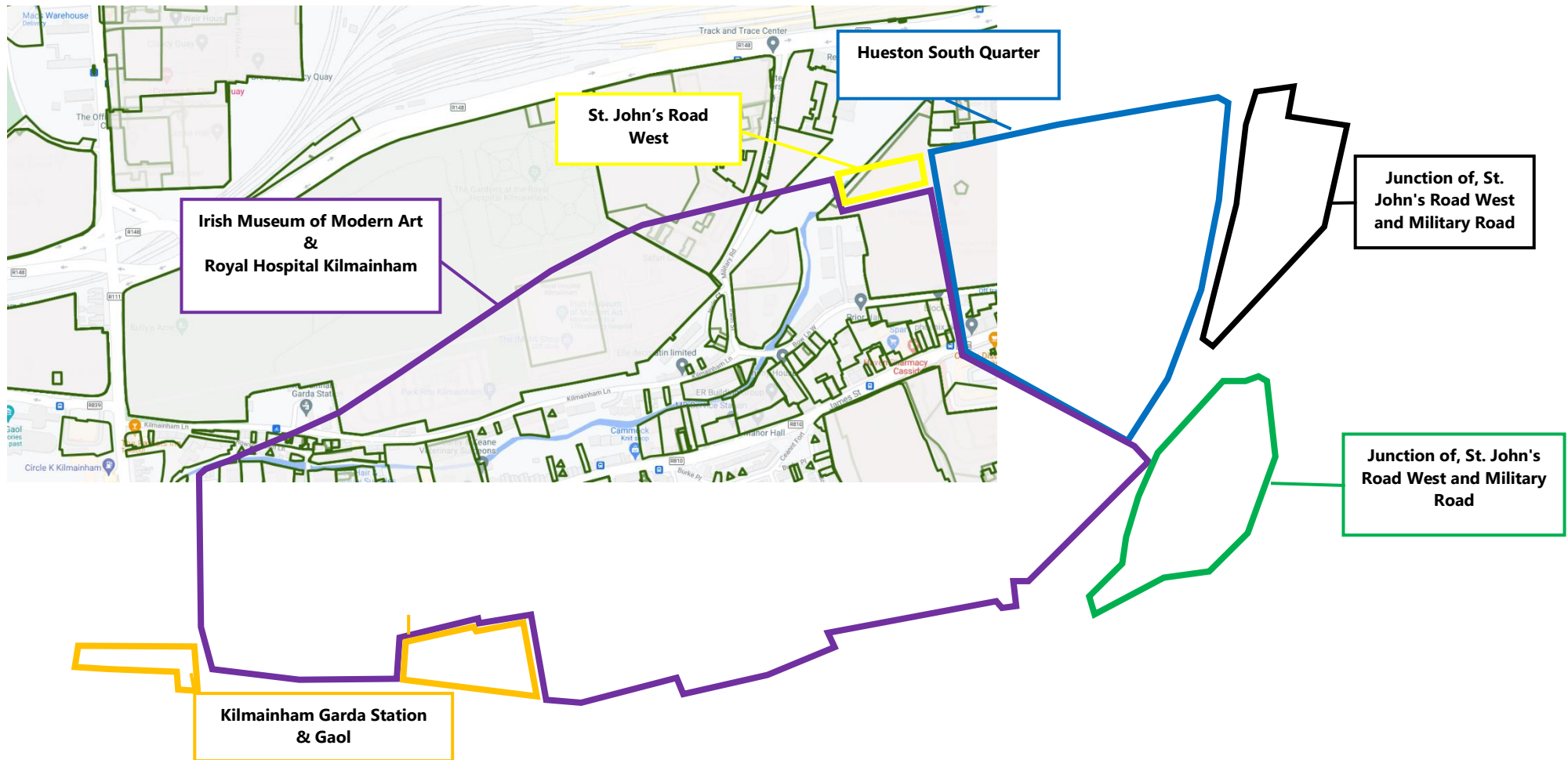


Table 1B. Description of Permitted Development in the Vicinity of the Subject Site at HSQ (up to July 2021)

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
HSQ: Site	Reg. Ref. 2656/03, ABP Ref. PL29S.206528	16.09.2004	Eircom/OPW Site, Saint John's Road West, Military Road, Kilmainham, Dublin 8	Eircom Limited and the Commissioners of Public Works in Ireland intend to apply for a ten year permission for development of a mixed use scheme on a 3.9 hectare site, approximately, (known as the Eircom St. John's Road Depot) at St John's Road West/Military Road, Kilmainham, Dublin 8. The site is bounded principally by (but the application also includes works to) St. John's Road West (to the north) and Military Road (to the east). The site is also bounded by the Royal Hospital Kilmainham (PROTECTED STRUCTURE) to the south and west. The development, with a gross floor area of 97,577 sq.m. approximately, (over a basement of 33,950 sq.m for the parking of 725 no. cars and including cycle parking, plant, security control room, waste storage areas and ancillary uses), will consist of the following uses: offices, including science and technology-based industry (57,441 sq.m.); residential (30,038 sq.m), including live/work units (4,352 sq.m.); museum/art gallery (4,215 sq.m); retail (3,038 sq.m); restaurants (1,159 sq.m) (together with provision for a cafe pavilion (temporary movable structure) to be located in the public square); childcare facilities (1,402 sq.m); and telephone exchange (284 sq.m.) and ancillary telecommunication transmission equipment. The proposed development will necessitate road widening on the western and eastern sides of Military Road and will also consist of three emergency vehicle access points provided at surface level off Military Road; the provision of a signalised vehicular access to basement car parking off Military Road; a new vehicular access point off St. John's Road West for service vehicles and basement car park access; modifications to St. John's Road West to provide a deceleration lane into the vehicular access; the provision of pedestrian and bicycle access off Military Road and St. John's Road West; provision of a pedestrian/bicycle raised walkway along the Military Road frontage, including a drawbridge between Buildings 9D and 10; hard and soft landscaping, including changes in level, public square, public sculpture garden, private enclosed courtyard area and new boundary treatments; plant areas (at basement and roof levels), including 9 no. ESB sub-stations and switch rooms; and all other site development works above and below ground. The proposed development will also consist of the demolition of the existing ESB sub-station, storage, workshop and ancillary structures (11,994 sq.m). The residential element will consist of 280 no. residential units, consisting of; 92 no. one-bed apartments; 170 no. two bed apartments; and 18 no three-bed apartments. In addition, 30 no. one-bed live-work units will be provided. The proposal will consist of seventeen buildings, ranging in height from two to nine storeys: Building 1 (two storeys, including a mezzanine floor in the atrium (3,626 sq.m));

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				<p>Building 2 (seven storeys (10,731 sq.m)); Building 3 (seven storeys (11,590 sq.m)); Building 4 (nine storeys (8,887 sq.m)); Building 5A (five storeys (4,459 sq.m)); Building 5B (five storeys (4,256 sq.m)); Building 6 (seven storeys with telecommunications transmission equipment and associated plant rooms at roof level (11,309 sq.m)); Building 7A (nine storeys (9,757 sq.m)); Building 7B (nine storeys including a mezzanine floor (8,647 sq.m)); Building 8 (six storeys (3,475 sq.m)); Building 9A (eight storeys, including a mezzanine floor (6,586 sq.m)); Building 9B (seven storeys (1,779 sq.m)); Building 9C (seven storeys (1,765 sq.m)); Building 9D (seven storeys (1,663 sq.m)); Building 9E (seven storeys (1,675 sq.m)); Building 9F (seven storeys (1,846 sq.m)); and Building 10 (six storeys (5,526 sq.m)).</p>
<p>HSQ: Site</p>	<p>Reg. Ref. 2218/05</p>	<p>26.05.2005</p>	<p>Eircom/OPW Site, St. John's Road West/Military Road, Kilmainham, Dublin 8</p>	<p>Eircom Limited intends to apply for a ten year permission for development of a 1.2ha site, approximately, consisting of amendments to a previously permitted mixed use scheme (Reg Ref 2656/03, gross floor area 97,577sqm which principally comprised of offices, including science and technology based industry (57,441sqm); residential (30,038sqm), including live/work units (4,352sqm); museum/art gallery (4,215sqm); retail (3,038sqm); restaurants (1,159sqm); childcare facilities (1,402sqm); over a basement for the parking of 725 No. cars and including cycle parking, plant, security control room, waste storage areas and ancillary use (33,950sqm), together with a telephone exchange (284sqm) and ancillary telecommunication transmission equipment) on a site of 3.9 ha. at St. Johns Road West / Military Road, Kilmainham, Dublin 8 (known as the Eircom St Johns Road Depot). The development now proposed will consist of amendments to permitted Building No.s 2, 3 and 4 of the permitted development (Reg. Ref. 2656/03), located in the north eastern corner of the site of the previously permitted development, temporary use of part of the site for surface car parking, and the provision of a temporary access off St. Johns Road. The proposed amendments primarily relate to permitted Building No.s 2, 3 and 4 (gross floor area 31,208sqm) and include the repositioning westwards of Building No.s 3 and 4; the amalgamation of Buildings No.s 3 and 4 at the location of the permitted pedestrian access; the part change of use of the permitted retail use at the ground floor of building No. 3 (593sqm) to office use; the relocation of the pedestrian link between St. John's Road and the permitted public square; revisions to the elevational treatment of Building No's 2 and 3/4; and amendments to the internal layout of Buildings No 2 and 3/4. The resulting development will comprise 2 no. office buildings with a gross floor area of 32,587sqm approximately, (over a basement of 12,478sqm for the parking of 267 No. cars and including cycle parking, motorcycle parking, plant, telephone exchange, waste storage areas and ancillary space) including office floor space, ancillary canteen/coffee station/staff restaurant facilities; ancillary retail area; gym area; ATM machine; and Ancillary space.</p>

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				<p>Ancillary Space includes areas such as toilets, stairs, lifts, lobbies, service corridors, service ducts, cable rooms, storage areas, security control room, plant areas, staff facilities, 1 no. double ESB substation in Building No. 3/4 and switchrooms. The scheme also provides for the provision of all hard and soft landscaping; plant areas; changes in level; boundary treatments; and all other associated site excavation and site development works above and below ground. The revised proposal will consist of 2 no. buildings (known as building No. 2 and Building No. 3/4): Building No. 2 (9,267sqm) comprises seven storeys; and Building No. 3/4 (23,320sqm) principally comprises seven storeys rising to nine storeys in the north western corner, with enclosed corner plant room at the tenth floor level. This element of the overall development will be constructed in three phases: Phase 1A comprising a reduced Building No. 3/4; Phase 1 comprising the completion of Building No. 3/4; and Phase 2 comprising Building No. 2. Temporary permission for development (for five years or other such period agreed with the Planning Authority) is also sought for the provision of a vehicular and pedestrian access off St. Johns Road; a ramp to the proposed basement; ground level waste storage; and the provision of car parking for 95 No. cars (together with cycle parking and motorcycle parking), at surface level prior to the completion of the basement.</p>
HSQ: Site	Ref. 2724/13	07.10.2021	Heuston South Quarter, St. Johns Road West (to the north), Military Road (to the east), Royal Hospital Kilmainham (Protected Structure) (to the south and west), Kilmainham, Dublin 8	<p>Paul McCann Receiver over certain assets of Shoreview Properties limited (In Receivership) intends to apply for permission for development at a site at Heuston South Quarter (previously permitted under Reg. Ref. 2656/03 (ABP Ref. PL29S.206528) and as amended by subsequent permissions), bounded principally by St. John's Road West (to the north), Military Road (to the east) & Royal Hospital Kilmainham (Protected structure) (to the south and west), Kilmainham, Dublin 8. The development will consist of temporary (for a period of 10 years) interim landscaping and site resolution works to address unfinished development areas at Heuston South Quarter, associated principally with blocks referred to as Buildings 1, 2, 5b and 5a/6 permitted under Reg. Ref. 2656/03 (ABP Ref. PL29S.206528) and amending permissions. The development comprises of temporary landscaping works at Basement, Podium and Ground levels over an area of approximately 1.47 ha including the treatment of ground and vertical surfaces, alterations to existing levels including the raising of Basement Level -2 to Level -1 on part of the site, provision of 4 no. temporary stair cores serving Basement -2; basement -1 and Podium Level; lighting, wayfinding signage, and boundary treatments including new boundary treatment to St Johns Road West. The development also provides for the partial demolition of the partially constructed stair and lift core at the north-west corner of site (adjacent to St Johns Road West) and the provision of low level HSQ branding signage and wayfinding feature on three sides (over an area of 176sqm</p>

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				approx.) on the retained element.
HSQ: Block 1	Ref. 1501/08	10.04.2008	Site previously known as Eircom/OPW, St John's Road Depot, St John's Road West/Military Road, Kilmainham, Dublin 8	Rhatigan Commercial Development Ltd is applying to Dublin City Council for a ten year planning permission for the development of modifications to previously permitted development Register Reference PL29S.206528 (Dublin City Council Ref 2656/03). This site is bounded principally by Saint John's Road West (to the north), Military Road (to the east) and the Royal Hospital Kilmainham (Protected Structure) to the south and west. The overall site of this development is also subject to recently permitted modifications to Blocks 8/10 under ref. 6434/05 & ref. 2264/07, modifications to 7A/7B under ref. 1918/06, modifications to Blocks 9A-9H under ref. 4006/06, modifications to Block 2 under ref. 1055/07, modifications relating to the provision of an electrical transformer station (ref. 2677/07) and modifications to the proposed northern boundary of the overall site (ref 2263/07). The proposed development seeks a redesign of the previously permitted Block 1 situated in the north-western corner of the overall site that was permitted as a block of 2 storeys over basement level containing c.2,938sqm (GFA) of commercial space. Block 1 adjoins St John's Road West to the north; the curtilage of Block 5 to the south; the curtilage of Block 2 to the east; and the ESB Transformer site & the southern part of the Royal Hospital Gardens to the west. The site area has been increased from 2,743sqm to 2,985sqm through the incorporating of a parcel of land located in the north-western corner of the site immediately adjoining the site of the previously permitted ESB Transformer (ref.2677/07), which will accommodate the repositioned vehicular ramp to the basement car park. The proposal seeks to provide a replacement building for Block 1 of a 4-storey height (including a set back penthouse level accommodating c.260sqm GFA of office space), and providing c.5,158sqm (GFA) of commercial space distributed from ground floor to third floor levels. The proposed development also includes the provision of a pedestrian street running north to south between Blocks 1 & 2, along the eastern site boundary; provision of a hard landscaped area located to the north of the proposed building which is set back from St John's Road West in respect of the building line established by the previously permitted Block 2; provision of terraced staircase and pedestrian access along the western flank of the building linking St John's Road West with a public space area located to the south of the site boundary. The basement works include a redesign of the formerly permitted -1 & -2 levels under Blocks 1 & 2. The main entrance to the proposed block is located in the north-east corner of the building, addressing St John's Road West, and leads to a central lobby/atrium. Secondary accesses are provided in the new pedestrian street located between Blocks 1&2, along the eastern site boundary. A landscaped roof garden is provided at third floor level. Internal plant rooms are provided at first and second floor levels. The proposed modification to the

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				<p>original permission will result in an overall increase of commercial floor space previously permitted from 80,841.50sqm (inclusive of parent application and subsequent modifications under register references 6434/05 & 2264/07, 1918/06, 4006/06 and 1055/07) to 83,061.60sqm. Access to the basement car parking will be via a re-positioned vehicular ramp over the north-western corner of the site directly off St John's Road West to the north. The revised vehicular access arrangements will provide for a left-in, right-in and two left-out access and egress lanes respectively. A total of 90 car parking spaces are reserved for the proposed commercial use at basement level -2. Permission for an overall altered basement layout including -2 level will be subject to a separate application. The proposal also includes all associated ancillary and site development works above and below ground, including hard and soft landscaping and enhancements to the site boundaries.</p>
HSQ: Block 2	1055/07	17.10.2007	Site previously known as Eircom/OPW, Saint John's Road Depot, St. John's Road/Military Road, Kilmainham, Dublin 8	<p>ten year planning permission sought for the development of modifications to previously permitted development register reference pl29s.206528 (Dublin City Council Reg Ref 2656/03). The overall site of this development is also subject to a recently permitted modifications to blocks 8/10 under reg ref 6434/05, modifications to 7A/7B under register reference 1918/06 and modifications to Blocks 9A - 9H under register reference 4006/06. The current proposed development seeks a redesign of previously permitted Block 2 which was permitted as a block of seven storey over basement height containing 10,731 sqm gross floor area of office space located in the north west section of the site. Block 2 adjoins St John's Road West to the north, the permitted public square to the south, the curtilage of Block 1 to the west and the boundary shared with the Eircom Site (previous Blocks 3 and 4 of the original development) to the east. The proposal seeks to provide a replacement building for Block 2 of a fourteen storey height over two levels of basement. The basement works include a redesign of formerly permitted -1 level under Block 2 and Block 1 and a section of new basement area at -2 level. The design provides for a principal nine storey building with a set back between ten and fourteen storey level from the northern site frontage (St John's Road West). The development also seeks a change of use from previously permitted office content within Block 2 and basement of Block 1 to a commercial hotel use of 22,013 sqm gross floor area. At basement level -2, the hotel layout provides for pool and leisure centre uses, function room, prefunction area and storage area. At basement level -1 a business/conference centre and leisure centre and ancillary plant areas are provided. At ground level, the main hotel reception, lobby area and bar and restaurant are provided with openings onto the permitted public square to the south of Block 2. At first floor level business and conference suites are provided. The hotel will provide accommodation for 166 bedrooms and 60 hotel bedroom suites between second and</p>

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				<p>thirteenth floor level. Roof terraces are provided at twelfth floor level facing south over the public square. The proposed modification to the original permission will result in an overall increase of commercial floor space previously permitted from 69,559sqm (inclusive of parent application and subsequent modifications under register references 6434/05, 1918/06 and 4006/06) to 80,841.5 sqm access to the basement car parking for the hotel will be via the previously permitted ramp access off set from St John's Road West on the north site boundary. A total of 117 car parking spaces are reserved for hotel use between levels -1 (modified) and levels -2 (new level) Permission for an overall altered basement layout including -2 level will be subject to a separate application. Proposed works for the access arrangements to the northern site entrance along St John's Road West will also be subject to a further separate planning application. Associated ancillary works include enhancements to the front boundary to the north of the hotel, provision of stairwell cores to basement level between Block 2 and Block5, provision of outdoor terraced seating onto the public square to the south, landscaping and all associated site works.</p>
<p>HSQ: Blocks 7a and 7b</p>	<p>1918/06</p>	<p>11.07.2006</p>	<p>Previously known as the Eircom/OPW, St Johns Road Depot, At Saint Johns Road/Military Road, Kilmainham, Dublin 8</p>	<p>Rhatigan Commercial Development Ltd are applying to Dublin City Council for a ten year planning permission for the development of modifications to previously permitted development reg ref PL 29 S.206528 (Dublin City Council Ref 2656/03) on a site previously known as the Eircom/OPW Saint Johns Road Depot at Saint Johns Road/Military Road, Kilmainham, Dublin 8. This site is bounded principally by Saint Johns Road West (to the north) and Military Road (to the east). The site is also bounded principally by the Royal Hospital Kilmainham (protected structure) to the south and west. The site of the proposed development is also subject to a current application for modifications to Blocks 8 and 10 under reg ref 6434/05. The proposed modifications will involve the following works to previously permitted Block 7B and a re instatement of a revised design Block 7A (previously omitted under reg ref 2656/03/ An Bord Pleanala decision pl 29 s206528) both located centrally on site: Block 7A is an eleven storey block (with a set back at 10th and 11th storeys) including mezzanine level at ground floor all over lower ground floor and basement level. Block 7A is comprised of commercial/ office space on all floors (from lower ground floor to tenth floor) totalling 9,630 sq.m. A restaurant of 271 sq.m gross floor area (gfa) is provided at ground level. Block 7A is attached to 7B on its eastern side and will face west onto the central public square. Roof terraces are provided at ninth and tenth floor level for office suites. Block 7 B is re designed and reconfigured on site to adjoin replacement Block 7A to its west. Block 7B is a part 8 storey and set back 9 storey block over two levels of basement parking (including new lower ground floor level) comprising 94 apartment units of which 14 are one bed, 57 are 2 bed and 23 are 3 bed units inclusive of 5 no 3 bed duplex</p>

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				units. Block 7 B previously consisted of 70 units comprised of 30 no 1 bed, 37 no 2 bed and 3 no 3 bed units. The modifications result in a reduction of one bed units by 16 an increase in 2 bed units by 20 and an increase in the total of 3 bed units by 20 (total overall increase of 24 units). This increases the overall number of apartments from 272 previously permitted (comprised of 96 one beds, 146 two beds and 30 three beds) to 296 comprised of 80 no one bed, 166 no two bed and 50 no three bed units. The height of block 7B previously permitted was 7 storeys with set back 8 storey level. Retail/commercial space is provided in 7B at ground and mezzanine level amounting to 1,683 sq.m gfa. A childcare facility is provided between ground and mezzanine level amounting to 319sq.m gfa. The commercial content of Block 7B previously permitted contained retail/commercial space totalling 928 sq.m gfa and a childcare facility and ground and mezzanine level. The re design of 7B is inclusive of (i) revised elevation treatment on all facades including breaks in the building line for pedestrian and light access to central atrium (ii) provision of revised locations for pedestrian access to enlarged atrium/courtyard off the north and south facade (iii) provision of revised balconies, winter gardens and roof terraces facing south, north and east and inwards to the enclosed atrium (iv) provision of communal roof gardens at first floor level on the south elevation and at eight floor level on the north elevation (v) all associated internal modifications including revised stairwell positions. The basement level of Block 7A/7B is an amalgamated space. The new lower ground floor level below 7B provides a similar function to the basement level. In total, 155 car parking spaces, plant rooms, storage rooms, refuse facilities and bicycle parking are provided between basement level 7A/7B and lower ground level 7B. The overall increase in car parking within this modified section of basement is 37 spaces from that previously permitted under 7A/7B (reg ref 2656/03/ BP PL 29 S.206528). The access ramp entrance to the basement level off Military Road on the eastern side of 7B is modified.
HSQ: Blocks 7a and 7b	3261/09	11.08.2009	Building 7B Heuston South Quarter, St Johns Road West, Military Road, Kilmainham, Dublin 8	Ground & mezzanine floor of Unit 1 of Building 7B (DCC Reg ref 1918/06 of the Heuston South Quarter mixed use previously permitted development register reference PL29S.206528 (Dublin City Council reg ref 2656/03). The subdivision of the existing unit 1 creche (547 M.SQ.) to create Unit 1A (231 M.SQ.) & Unit 1B (136 M.SQ.) at ground floor level with the creche (230 M.SQ) relocated at mezzanine/courtyard level. The proposed use of Unit 1A is to be a pharmacy and Unit 1B is to be retail.
HSQ: Blocks 7a and 7b	2384/10	28.04.2010	Ground and Mezzanine floor retail Unit 9 of Building 7B, Site	Ground and Mezzanine floor retail Unit 9 of Building 7B (DCC Reg ref 1918/06) of the Heuston south quarter mixed use previously permitted development register reference PL29S.206528 (Dublin City Council reg ref 2656/03). This site is located in Dublin 8 & is

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			bounded principally by Saint Johns Road West (to the north), Military Road (to the east) & by the Royal Hospital Kilmainham to the south and west, Kilmainham, Dublin 8	bounded principally by Saint Johns Road West (to the north), Military Road (to the east) & by the Royal Hospital Kilmainham (Protected Structure) to the south and west. The development will consist of; the subdivision of the existing permitted retail Unit 9 (114sqm) into separate lower and upper units of which the upper unit is to be changed in use to a dental surgery with access from the Mezzanine level courtyard to the south of the unit. The upper level is to take in the existing permitted void over the lower level with the addition of 11sqm of space with the total area of the lower unit 9 being unchanged at 72sqm and the upper unit 9a now being 52sqm
HSQ: Blocks 7a and 7b HSQ: Blocks 7a and 7b	2891/11	16.08.2011	Ground & Mezzanine Floor Retail Unit 3, Building 7B, Of Heuston South Quarter Development, Bounded By St. John's Road West, Military Road, & Royal Hospital Kilmainham, Dublin 8	Permission for development at this site; Ground and Mezzanine floor Retail Unit 3 of Building 7B (DCC Reg. Ref. 1918/06) of the Heuston South Quarter Mixed Use previously permitted development register reference PL29S.206528 (Dublin City Council Reg Ref 2656/03). This site is located in Dublin 8 & is bounded principally by St. John's Road West (to the north) Military Road (to the east) & by The Royal Hospital Kilmainham (protected structure) to the south and west. The development will consist of; The subdivision of the existing permitted retail unit 3 (144sqm) into separate lower and upper units of which the lower unit is to be changed in use to a restaurant/cafe & signage, consisting of brushed aluminium/stainless steel lettering for the cafe unit. The upper unit is to be accessed from the Mezzanine level courtyard to the north of the unit. The upper level is to take in the existing permitted void over the lower level with the addition of 14sqm of space with the total area of the lower unit 3 being unchanged at 79sqm and the upper unit 3a now being 79sqm.
HSQ: Blocks 7a and 7b	3794/13	25.02.2014	Heuston South Quarter, bounded by St. Johns Road West (to the north), Military Road (to the east), Royal Hospital Kilmainham to the south and west, Dublin 8	RETENTION: Permission for amendments to a previously permitted mixed use development at Heuston South Quarter (HSQ) under planning Ref. PL29S.206528 (Dublin City Council Ref. 2656/03, as amended by planning permission Ref. 1918/06 in respect of Blocks 7Aa and 7B; planning permission Refs. 6434/05 and 2264/07 in respect of Block 8/10 and planning permission Ref. 4006/06 in respect of Block 9A to 9H. The HSQ site is bounded principally by Saint John's Road west (to the north), Military Road (to the east) and the Royal Hospital Kilmainham (protected structure) to the south and west. The amendments for which retention permission is sought comprise of the following: - Block 7A (Brunell)- Change of use of restaurant unit, circulation and storage area to office use at lower ground level at the north-west corner of block 7A, together with an increase in floor area of the unit from 209.7 sq.m to 492.6 sq.m and increased lightwell; Change of use of two storey restaurant unit with an overall floor area of 371 sq.m to an office unit, located at tenth and eleventh floor levels at the south-western corner of Block 7A; Retention of escape stairs located on the tenth

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				<p>floor roof terrace rising to the eleventh floor, at the north side of Block 7A (61.2 sq.m); Omission of 2 no. glazed double doors opening onto the roof terrace of the tenth floor, with addition of a single glazed door on both the tenth and eleventh floor at the north side of Block 7A; Reorientation of staircore at north side of Block 7A; Addition of single external glazed door at south facade and omission of double door at north facade of Block 7A at ground floor level and retention of lift and stair cores measuring approximately 40.6 sq.m and 20.6 sq.m, respectively, and extending vertically to tenth floor level on the western side of Block 7A: Amendment to the layout and configuration of circulation, storage, parking and ancillary areas at lower ground floor level; and, minor amendments to the layout and configuration of circulation, ancillary and common areas on the levels above. - Block 7B (Dargan)- Increased floor areas and reconfiguration of layout of apartments at 8th floor level, as follows: Apartment No. 801 - increase in floor area by 62 sq.m (from 116 sq.m to 178 sq.m) and an increase to the private terrace by 65.8 sq.m from (32.3 to 98.1 sq.m), together with a decrease in communal terrace area from 180 sq.m to 77.2 sq.m; Apartment No. 802 - increase in floor area by 29.6 sq.m (from 84.5 sq.m to 114.1 sq.m) together with a reconfigured design and layout to provide an additional bedroom to change the unit type from a 2 bed unit to a 3 bed unit, together with a reduction to the private terrace by 19.9 sq.m (from 72.1 sq.m to 52.2 sq.m; Apartment No. 803 - increase in floor area by 15.3 sq.m (from 87.2 sq.m to 102.5 sq.m) and a reduction to the private terrace area by 1.1 sq.m from (41 sq.m to 39.9 sq.m); Apartment No. 804 - increase in floor area by 10.9 sq.m (from 92.4 sq.m to 103.3 sq.m) and a reduction to the private terrace area by 1.0 sq.m from (44.4 sq.m to 43.4 sq.m); Apartment No. 805 - increase in floor area by 13.1 sq.m (from 105.8 sq.m to 118.9 sq.m) and a reduction to the private terrace area by 5.1 sq.m from (55.5 sq.m to 50.4 sq.m). Increased floor areas of living/dining and balcony areas of Apartment Nos. 206, 306, 406, 506, 606 and 706 located at the north-eastern corner of block 7B from second floor to seventh floor level by 1.1 sq.m (from 85.3 sq.m to 86.4 sq.m) and each balcony increasing by 2.9 sq.m (from 206 sq.m to 23.5 sq.m). Subdivision of duplex retail unit No. 10 located on ground floor mezzanine floor level at the northern side of Block 7B into two separate units (unit No. 10 at ground floor (92sq.m) and unit No. 10A at mezzanine floor (50.2sq.m), inclusive of an additional floor area of 11.7 sq.m created by infilling of the void to be retained. Subdivision of duplex retail unit No. 8 located on ground floor and mezzanine floor level at the Northern side of Block 7B into two separate units (unit No at ground floor (97sq.m) and unit No. 8A at mezzanine floor (52sq.m) inclusive of an additional floor area of 12.2sq.m created by infilling of the void to be retained. Subdivision of duplex retail unit No. 7 located on ground floor and mezzanine floor level at the Northern side of Block 7B into two separate units (unit No. 7 at ground floor (70.7sq.m) and Unit No. 7A at mezzanine floor</p>

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				(51.5sq.m) inclusive of an additional floor area of 12.2 sq.m created by infilling of the void to be retained. Subdivision of duplex retail unit No. 6 located on ground floor and mezzanine floor level at the Northern side of Block 7b into two separate units (unit No.6 at ground floor (92.5sq.m) and unit No. 6A at mezzanine floor (67.4sq.m) inclusive of an additional floor area of 14.5sq.m created by infilling of the void to be retained. Minor amendments to the layout and configuration, ancillary and common areas. -Block 8 (Telford) / 10 (Hibernia) -Retention of increased additional floor area of Apartment No.8B_11 at sixth floor level at the western end of Block 8B (penthouse) from 119.3 sq.m to 151.3 sq.m with a decrease of private terrace floor area from 112 sq.m to 93.7 sq.m. Omission of landscaping pergolas to first floor south facing terraces. Minor amendments to the layout and configuration of circulation, ancillary and common areas. - Block 9A to 9C (Kestrel) Omission and replacement of brick clad feature beams and columns finish to first floor gardens with glazed balustrading only. Minor amendments to the layout and configuration of circulation, ancillary and common areas. - Blocks 3 & 4 (1 HSQ), 7A/B (Brunell), 8 (Telford) /10 (Hibernia) 9D to 9H (Sancton Wood) - Retention permission is also sought for the retention of the omission of the permitted public walkway at first floor level (along the entirety). Permission granted under permission Ref. 5390/08 (amendments to Block 9A to 9C) provided for the partial omission of this walkway along the frontage of Blocks 9A to C.
HSQ: Blocks 7a and 7b	2493/13	13.06.2013	Retail Unit 4a & 4b of Building 7b, Heuston South Quarter, Dublin 8	Retention permission & permission for development at this site; Mezzanine floor retail units 4a & 4b of building 7b (DCC Reg Ref 1918/06) of the Heuston South Quarter mixed use previously permitted development Register Reference PL29S.206528 (Dublin City Council Reg Ref 2656/03). This site is located in Dublin 8 & is bounded principally by St Johns Road West (to the north) Military Road (to the east) & by The Royal Hospital Kilmainham (protected structure) to the south and west. The development will consist of; the change of use of the existing permitted mezzanine retail unit 4a (122sqm) to office/commercial use and retention permission for an area of 156.7sqm at mezzanine level, previously approved as open space for use as an extension to unit 4a (63sqm), an office/commercial unit 4b (76.2m.sq) and 2 No. lobbies to allow access to the existing apartment staircores (17.5sqm).
HSQ: Blocks 7a and 7b	3095/13	08.10.2013	Retail Unit 4 Of Building 7B, Heuston South Quarter, Dublin 8	Ground floor retail unit 4 of building 7b (Reg Ref 1918/06) of the Heuston South Quarter mixed use previously permitted development register reference PL29S206528 (Dublin City Council Reg Ref 2656/03). this site is located in Dublin 8 & is bounded principally by St. Johns Road West (To The North) Military Road (To The East) & by the Royal Hospital Kilmainham (Protected Structure) to the south and west. The development will consist of: the change of use of the existing permitted ground floor retail unit 4 (122m2) from retail use

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				to Medical Dental and paramedical use.
HSQ: Blocks 7a and 7b	2179/16	14.10.2016	Unit 1B, Building 7B (Dargan Building), Heuston South Quarter, St. John's Road, Kilmainham, Dublin 8	The development consists of change of use of ground floor unit 1B (previously granted planning permission reg ref 3261/09) from Retail Commercial use to Restaurant use, for the sale and consumption of hot food on the premises and associated signage to South facade at ground floor level.
HSQ: Blocks 7a and 7b	3868/15	14.12.2015	Building 7B, Dargan Building, Heuston South Quarter, Kilmainham, Dublin 8	Bryant Park QIAIF Plc - Bryant Park Fund 2, c/o WK Nowlan, Marine House, Clanwilliam Court, Dublin 2, intend to apply for Planning Permission for Development at Building 7B, Dargan Building, Heuston South Quarter, Kilmainham, Dublin 8. The development consists of change of use of ground floor unit 5 from Retail Commercial use to Doctor's Surgery (previously granted planning permission reg ref 1918/06) and associated signage to North and East facades at ground floor level
HSQ: Blocks 7a and 7b	2467/15	06.07.2015	Unit 3, Dargan Building, Heuston South Quarter, Dublin 8	Change of use from retail unit to coffee shop use, the erection of fascia signage, projecting signage, an awning and all associated site works.
HSQ: Blocks 7a and 7b	2378/16	14.06.2016	Block 7B, Dargan Building, Block 9E 9F 9G, Heuston South Quarter, St. John's Road, Kilmainham, Dublin 8	RETENTION: Planning permission and retention permission for development at Heuston South Quarter (previously permitted under Reg. Ref. 4006/06 and as amended by subsequent permissions), Bounded principally by St. John's Road West (to the north), Military Road (to the east) & Royal Hospital Kilmainham (Protected Structure)(to the south and west), Kilmainham, Dublin 8. The development will consist of: Block 7B (Dargan Building) - mezzanine units: 2a,3a,4a,4b,5a,6a,7a,8a & 10a: Change of use of approximately 389 m2 of floor space from retail (Class 1) to office (Class 3), approximately 263 m2 of floor space from commercial / office (class 2) to office (class 3), approximately 230 m2 of floor space from crèche use (class 8) to office (class 3). External alterations: 8 NO. proposed louvers on access stairs facades to accommodate air conditioning. Change of 1 NO. single door to 1 NO. double door to south courtyard elevation. Internal alterations: All associated internal arrangement works, and infill of void of approximately 28 m2 in mezzanine unit 5a at North-east side of block 7B. Blocks 9E - 9F - 9G (Sanction Wood Building): Change of use of approximately 40 m2 of floor space at lower ground floor from office / crèche / other to provide an additional ESB substation and switch room, approximately 308 m2 of floor space at lower ground floor from retail (Class 1) to office (Class 3), approximately 186 m2 of floor space at intermediate floor level from retail (Class 1) to office (Class 3). Internal alterations:

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				<p>All associated internal arrangement works. External alterations: 2 NO. proposed louvers on main entrance facade to accommodate air conditioning. Retention of: External alterations and re-arrangement of door openings at lower ground floor comprising of omission of approved 1 NO. double door at the south side of block 9G and additional 1 NO. double door and 2 NO. single door ESB room at western side of block 9G. Change of approved 1 NO. single door to 1 NO. double door entrance of block 9G, additional 1 NO. double door and 2 No. single doors to new ESB substation and switch room at western side of block 9G, additional 1 NO. double door at lower ground floor entrance to proposed office, minor amendments to the layout and configuration of circulation, ancillary and common areas.</p>
<p>HSQ: Blocks 8 and 10</p>	<p>6434/05</p>	<p>19.04.2006</p>	<p>Site known as Eircom/OPW, St. John's Road Depot, St. John's Rd / Military Rd, Kilmainham, Dublin 8</p>	<p>The proposed development comprises of modifications to previously permitted development Register Reference PL 29 S.206528 (Dublin City Council Reference 2656/03) on a site previously known as the Eircom/OPW Saint John's Road Depot at Saint John's Road/Military Road, Kilmainham, Dublin 8. The site is bounded principally by Saint John's Road West(to the north) and Military Road(to the east). The site is also bounded by the Royal Hospital Kilmainham (protected structure) to the south and west. The proposed modifications will involve the following works to previously permitted Blocks 8A, 8B, 10A, 10B and 10C located at the south/south west corner of the overall site. It is proposed to lower the level of the southern entrance to the site accessing Blocks 8 and 10 to match the level of the permitted public square located centrally on site and framed by permitted Blocks 5 to the west, 2 to the north and 6 to the south. An additional floor level(at lower ground floor level) within Blocks 8A/8B and 10B/10C is proposed increasing the overall storeys from six storey as permitted previously to seven(inclusive of the lower ground floor level) over one level of basement car parking for Blocks 8A/8B/10B/10C. The actual parapet height of 8A/8B/10B/10C as viewed from Military Road remains consistent with the parapet height permitted under PI29S.206528 (Dublin City Council Reference 2656/03) as result of the lowered ground floor level. Planning Permission is also sought for modifications to Blocks 8A/8B: (i) Provision at lower ground floor level of commercial floor space of 368sqm gross floor area (gfa) divided into 2 separate units in Block 8A and commercial space of 287.5 sqm gfa divided into 2 units in Block 8B (655.5sqm gfa in total). Each unit will have direct own door access to the lowered street level to provide active street frontage. Day light for the rear portion of the units is achieved through roof lights at upper ground floor level above. This commercial area in Block 8 is provided in lieu of previously permitted live work commercial space at former street level(now upper ground floor level). (ii) At upper ground floor level, modifications to the internal layout of 4 previously approved one bed live work units (at former ground level) to provide six apartments consisting of 3 no. two bed</p>

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				<p>units, 2 no. one bed units and 1 no. three bed unit (two additional units in total from that permitted previously). The total residential content of Block 8A/8B now consists of 31 units of which 15 are two bed, 8 are three bed and 8 are one bed units. The previously permitted content of Block 8A/8B consisted of 29 units of which 13 are 2 bed units, 10 are one bed units and 6 are three bed units.(iii) Minor associated internal modifications to the layout of all previously permitted apartments including increase in internal floor areas achieved by internal changes. A previously permitted 2 bed unit at fourth floor in Block 8B is now converted to a 3 bed unit. (iv) Associated external modifications on all external facades including alterations to window openings, door openings and balconies associated with the additional lower ground floor level and internal modifications. Balconies for new units are provided on north (front) and south (rear) facing facades. Balconies are modified for existing approved units on the north (front) and south (rear) facing facades and at roof terrace level. The following consequent modifications are proposed for Blocks 10B/10C: (i)Provision at lower ground floor level of commercial floor space of 368sqm gfa divided into two separate units within both Blocks 10B and 10C(736sqm gfa in total). Each unit will have direct own door access to the lowered street level to provide active frontage. Day light for the rear portion of the units is achieved through roof lights at upper ground floor level above. This commercial floor area for Block 10 is provided in lieu of previously permitted live work commercial space at former street level (now upper ground floor level). (ii) At upper ground floor level, modifications to the internal layout of four previously permitted one bed live work units (at former ground level) to provide 8 no. apartments consisting of 4 no. two bed units and 4 no. one bed units (four additional units in total from that permitted previously). The total residential content of Block 10B/10C now consists of 40 units of which 20 are two bed, 16 are one bed and 4 are three bed. The previously permitted content of Block 10B/10C consisted of 36 units of which 16 were two bed, 16 were one bed and 4 were three bed units. (iii) Minor associated internal modifications to the layout of all previously permitted apartments including increase in internal floor areas achieved by internal changes. (iv) Associated minor external modifications on all external facades including alterations to window openings, door openings and balconies associated with the additional lower ground floor level and internal modifications. Balconies for new units are provided on north(front) and south (rear) facing facades. Balconies are modified for existing approved units on the north (front) and south (rear) facing facades and at roof terrace level. The following consequent modifications are proposed for Block 10A. (i) Minor modifications to internal configuration of creche and alterations to the internal configuration of previously permitted units to facilitate changes and an increase in internal floor areas. (ii) Associated minor modifications on external facades including alterations to previously approved balconies on</p>

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				<p>front (north) and rear (south) facades. Associated modifications include alterations to the stair access to previously permitted elevated communal open space at upper ground floor level to the rear of Blocks 8 and 10 including alterations to ventilation shaft positions, alterations to roof lights and facilitation of direct access to the communal open space from apartment units directly adjoining all at upper ground floor level. Alterations to the basement car level below Blocks 8 and 10 to include an extension of c6.8m depth to part of the south basement boundary, associated alterations to the traffic aisles, plant areas, provision of new waste storage areas and enlarged plant rooms, reconfiguration of car parking including the provision of an additional 12 spaces within this section of the car park (85 spaces within this section in place of 73 permitted previously within this section) and revised location for ventilation shafts. The total number of units proposed within combined Blocks 8A/8B/10A/10B/10C are 81 of which 42 are two bed units, 26 are one bed units and 13 are three bed units. This increases the total number of units permitted previously within these blocks by 6. Blocks 8A/8B/10A/10B/10C previously contained 75 units of which 28 were one bed, 36 were two bed and 11 were three bed. The overall apartment numbers within the entire scheme as permitted under Reference PL29S206528 (Dublin City Council Reg. Ref. 2656/03) has increased from 272 consisting of 96 one bed units, 146 two bed units and 30 three bed units to 278 consisting of 94 one bed units, 152 two bed units and 32 three bed units. The over all commercial floor space has increased from 55,371 sqm gfa previously permitted to 56,762.5sqm gfa (increase of 1,391.5 sqm gfa).</p>
<p>HSQ: Blocks 8 and 10</p>	<p>2264/07</p>	<p>15.05.2007</p>	<p>Previously known as Eircom/OPW, Saint Johns Road Depot, St Johns Road/Military Road, Kilmainham, Dublin 8</p>	<p>Rhatigan Commercial Development Ltd are applying to Dublin City Council for a ten year planning permission for the development of modifications and retention of modifications to previously permitted development Register Reference PL 29S.206528 (Dublin City Council Reg Ref 2656/03). This site is bounded principally by Saint Johns Road West (to the north) and Military Road (to the east). The site is also bounded principally by the Royal Hospital Kilmainham (Protected Structure) to the south and west. The overall site of this development is also subject to recently permitted modifications to Blocks 8/10 under reg ref 6434/05, modifications to 7a/7b under register reference 1918/06, modifications to Blocks 9a-9h under register reference 4006/06 and is subject to a current application lodged under reg ref 1055/07 for modifications to Block 2 for hotel use. A concurrent application for boundary treatment works along St Johns Road West (north site boundary) is presently lodged. The modifications proposed seek further amendments to Blocks 8 & 10, a permitted 7 storey over two levels of basement block located at the south west section of the site previously modified under reg ref 6434/05. The current modifications include the following: Retention of revised layout for level -1 basement and retention of level -2 under Block 8&10. Level -2</p>

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				<p>is part of an overall basement re-design strategy for which permission has been partially granted under Blocks 7A/7B, Block 9 and currently proposed under Block 2. The basement layout provides 168 car parking spaces between the two levels at this section, ventilation plant room, storage compartments for residential units, a minor extension to the north west section for a recycling centre, alterations to stairwell and lift positions for podium, waste storage, retail storage, water tank room and associated changes to traffic aisle circulation and bicycle parking locations, Modifications at ground level to commercial space includes minor adjustment in the commercial unit at the west end of Block 8B (decrease of 2sqm only) and provision of a 500sqm creche facility between ground and first floor in Unit 10A. At ground level, alterations are made to the gradient of street level to the front (north) of Blocks 8B-10B to provide a consistent level of +8.2m above Ordnance Datum (OD). The previous gradients for this section of street altered between +7.05m above OD and +8.2m above OD. The overall heights of Blocks 8A and *b are now raised by c1.35m only arising from the gradient changes to provide a consistent overall roof ridge height between Blocks 8A-10A. Modifications sought for the internal arrangement of apartments include a repositioning of a three and two bed unit at the western end of Block 8B on each floor between first and fifth floor inclusive (changes to 10 units in total). This change facilitates a large 3 bed unit with access to enhanced terrace space off the south west external elevation. An increased balcony area on the west elevation of 8B is provided between first and fifth floor for the 3 bed unit. An enlargement of a two bed unit is sought in Block 10A on the eastern end of the block (from 93sqm to 104sqm internally) achieved through provision of a bay window projection on the east facade and internal layout reconfiguration. This change is repeated between third and fifth floor (3 units enlarged in total). Between third and fourth floor level, the layout of seven previously permitted duplex units is amended to provide the bedroom space at the lower level (third floor) and living room/kitchen space at the upper level (fourth floor). At sixth floor level an enlargement of all apartments are proposed (9units in total). Associated changes to the payout of terrace space at sixth floor level is also proposed. At roof level minor changes include provision for a dedicated walking area and associated changes to access lift core and minor plant areas. This application includes all associated external changes to balconies, terraces and window positioning on principle north, south, east and west elevations as a consequence of internal changes, minor changes to stairwell access to podium level open space at the rear (south side) of blocks and all other associated changes. The overall number of residential units within Blocks 8&10 still provide 77 residential units of which 13 are single bed units, 51 and two bed units and 13 are three bed units all of which were previously approved under reg ref 6434/05.</p>

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HSQ: Blocks 8 and 10	3465/11	23.01.2012	Block 10, Unit 10A, First Floor, Heuston South Quarters, Military Road, Kilmainham, Dublin 8	The development will consist of the change of use of Unit 10A from commercial to childcare facilities as an extension to the existing adjoining Safari childcare facility at Unit 10B. The existing unoccupied unit 10A comprises circa 81sqm and will include 2no. rooms, disable wc and children's wc. The existing terrace to the rear (circa 64sqm) to be used as a children's play area and connected to the existing Safari Childcare adjoining play area via a new pedestrian gate in the existing wall, 2no. additional car parking spaces to be allocated in the basement together with all site development works.
HSQ: Blocks 8 and 10	2363/15	19.10.2015	Site at Heuston South Quarter, bounded by St. Johns Road West (to the north), Military Road (to the east) & Royal Hospital Kilmainham (protected structure) (to the south and west), Kilmainham, Dublin 8	Permission for: Development at a site at Heuston South Quarter (previously permitted under Reg.Ref. 6434/05 and as amended by subsequent permissions), bounded principally by St. John's Road West (to the north), Military Road (to the east) & Royal Hospital Kilmainham (Protected Structure)(to the south and west), Kilmainham, Dublin 8. The development will consist of change of use from Retail Commercial to Residential for Commercial Units 8A, 10B and 10C, located on the Ground Floor of Building 8 & 10, to 3 no. 3 bedroom apartments and associated landscape works. The works will also comprise minor alterations to the existing elevations, the introduction of a private garden for each residential unit, by removal of existing roof light and introduction of a south facing garden and partially glazed wall, to the rear of each apartment. A new handrail, to match existing, will be introduced around the new created garden, on the First Floor Level.
HSQ: Blocks 9	4006/06	11.12.2006	Site previously known as Eircom/OPW, Saint Johns Road Depot, St Johns Road/Military Road, Kilmainham, Dublin 8	Rhatigan Commercial Development Ltd are applying to Dublin City Council for a ten year planning permission for the development of modifications to previously permitted development register reference PL 29 S206528 (Dublin City Council reg ref 2656/03) on a site previously known as the Eircom/OPW Saint Johns Road Depot at Saint Johns Road/Military Road, Kilmainham, Dublin 8. This site is bounded principally by Saint Johns Road West (to the north) and Military Road (to the east). The site is also bounded principally by the Royal Hospital Kilmainham (Protected Structure) to the south and west. The overall site of this development is also subject to a recently permitted modifications to blocks 8/10 under reg ref 6434/05 and current application for modifications to 7A/7B under register reference 1918/06. The proposed modifications to the scheme will involve a redesign for a group of buildings in the south east section of the site bounded by Military Road to the east collectively referenced as block 9. As previously permitted, block 9 consisted of five separate blocks referenced Block 9A - 9E. Block 9 will be redesigned to comprise of seven separate blocks. Blocks 9A, 9B, 9C 9D 9E and 9F are proposed as separate blocks above first floor whilst blocks 9G/9H are adjoined blocks with a communal courtyard. All blocks adjoin at

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				<p>lower and upper ground floor level and are separated from first floor level by landscaped terraces. Blocks 9A and 9B have frontage onto a new street to the north, Blocks 9B -9F have frontage onto Military Road along the east boundary, Blocks 9F - 9G have frontage onto a new street to the south and Blocks 9F/G face onto an internal street to the east side of Block 6. The height is altered from a previously permitted 6 storeys with set back 7 storey all above one level f basement parking to provide a varying height of 8 - 11 storeys (inclusive of lower and upper ground levels and inclusive of a mezzanine height for blocks 9A,9B and 9C), all above two levels of parking. The top floor level of each block is designed as a penthouse level. Commercial uses proposed consist of 3,489 sqm gross floor area (gfa) of retail/commercial space inclusive of creche/office facilities of 1061.2 sqm (gfa) at lower and upper ground floor level for blocks 9A - 9G. Previously permitted commercial space permitted for Block 9 was 1,077 sqm (gfa) excluding live work units. This increases the overall commercial content of Block 9 by 2,412 sqm (gfa). The residential content of the blocks are comprised of 195 apartment units in total of which 127 are two bed units, 45 are single bed units and 23 are three bed units. This represents an overall increase of 68 units from that permitted previously in Blocks 9. Previously permitted residential use consisted of 127 units of which 73 were two bed, 38 were single bed inclusive of 16 live work and 15 were three bed units. The alterations provide an additional 7 one bed units, an additional 54 two bed units and an additional 7 three bed units. The redesign will increase the overall number of apartments from 272 previously permitted on site under reg ref 2656/03 / pl 29s206528 comprised of 96 one beds, 146 two beds and 30 three beds to 340 units (comprised of 103 one bed, 200 two bed and 37 three bed units) At basement level, an additional storey of basement level (level 2) is proposed. The basement plan comprises 259 car parking spaces, 204 bicycle spaces, refuse storage, apartment storage space and plant rooms.The additional basement level increases the level of parking under the same corresponding section for block 9 by 94 spaces. Access is obtained via the vehicular entrance ramps at blocks 7A/7B which is accessed from Military Road. The modifications include all associated external changes to building materials and fenestration. Terraces and balconies are provided on all principle elevations facing north, south, east and west. Landscaped terraces are provided at first floor level between blocks 9A - 9F. Balconies are proposed in the separation between blocks 9D/9E/9F facing Military Road between second and forth floor level. A raised walkway at first floor level is provided along the east facing elevation facing Military Road in accordance with the original application. Landscaping works include a reconfigured design for public open space between the rear of Blocks 9 and Block 6.</p>

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HSQ: Blocks 9	5390/08	08.07.2009	Previously known as Eircom/OPW, Saint Johns Road Depot, St Johns Road/Military Road, Kilmainham, Dublin 8	<p>Rhatigan Commercial Development Ltd is applying to Dublin City Council for a ten year planning permission for the development of modifications to previously permitted development under An Bord Pleanala reg. ref. PL29S.206528 (Dublin City Council reg. ref. 2656/03). This site is bounded principally by Saint John's Road West (to the north), Military Road (to the east) and the Royal Hospital Kilmainham (protected structure) to the south and west. The overall site is also subject to recently permitted modifications to Block 1 under ref. 1501/08, modifications to Blocks 8/10 under ref. 6434/05 & ref. 2264/07, modifications to Blocks 7A/7B under ref. 1918/06, modifications to Blocks 9A-9H under ref. 4006/06, modifications to Block 2 under ref. 1055/07, modifications to the northern boundary of the overall site (ref. 2263/07) and provision of an electrical transformer station (ref. 2677/07). The proposed development seeks minor modifications of Block 9ABC (northern part of the development permitted under reg. ref. 4006/06) situated in the western part of the overall site, bounded to the north by the curtilage of Block 7; to the east by Military Road; to the south by the curtilage of Block 9DEFGH (southern part of the development permitted under reg. ref. 4006/06); and to the west by Block 6 subject of a current planning application under ref. 2821/08. The main modifications include as follows: The provision of a travelator area at lower ground floor level for public access from/to the basement -1 level, and related amendments: at basement -1 level, provision of a travelator and shopping trolley bay areas, addition of a goods lift from lower ground floor level, provision of plant and service rooms, revision of core and lobbys; at basement -2 level, relocation of the bin store from basement -1 level to basement -2 level. At lower ground floor level, the main amendments relate to retail operation with the removal of the lightwell, the addition of fire escape doors to south facade and the addition of two sliding doors to the north facade; a site management suite (94sqm) is now proposed in the north-west corner of the building (change of use from retail to office); minor amendments also comprise of the removal of stepped access to the first floor terrace from Military Road in the south east part of the building (access is now provided from Block 9C first floor), and the access stairs to Military Road have been revised in the north east part of the building. Overall the retail unit area has been reduced from 1,560sqm to 1,532sqm and the overall commercial gross floor area at lower ground floor level has been slightly increased from 1,915sqm to 1,930sqm (including substation). From first to ninth floor levels, minor modifications are proposed to improve residential amenities: in Block 9B, a north-east corner balcony is now proposed at first floor level. Terraces are proposed on the eastern elevation of Block 9BC at first floor level, fronting onto Military Road; the floor area of each apartment located in the northern part of Block 9B has been increased by 12.3sqm on each floor (1st to 9th floor level) due to the removal of external</p>

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				<p>stairs; addition of 4.5sqm of private open space to each apartment located in the western part of Block 9C on each floor (from 1st to 8th floor level) due to the removal of the lightwell; addition of bay window to each apartment located in the northern part of Block 9A, increasing the floor area by 3sqm, and relocation of the balcony from east to west facade, on each floor from 2nd to 9th floor levels. The apartments layout has been revised in Block 9C which now provides from 2no. 1-bed units and 1no. 2-bed unit on each floor, from 3rd to 7th floor level (instead of 2no. 2-bed and 1no. 1-bed units per floor as permitted). The apartments layout has been revised in Block 9A, eight floor level, which now provides for 1no. 3-bed unit and 2no. 2-bed units (instead of 3 small no. 3-bed units as permitted). The apartments layout has been revised in Block 9B, ninth floor level, which now provides for 2no. 3-bed units and 1no. 2-bed unit (instead of 2no. 2-bed units and 1no. 3-bed unit as permitted). The combination of elements of compliance (as per conditions issued under ref. 4006/06_ and proposed minor modifications result in the following dwelling mix: 16no. 2-bed and 15no. 3-bed units in Block A; 9no. 2-bed and 18no. 3-bed units in Block 9B; and 14no. 1-bed, 8no. 2-bed and 1no. 3-bed units in Block 9C. Regarding Block 9ABC, the overall provision of apartments remains the same (81 units as permitted) and the dwelling mix is now 14no. 1-bed units (17%), 33no. 2-bed units (41%) and 34no. 3-bed units (42%). The proposed modifications incorporate elements of compliance resulting from the conditions issued by Dublin City Council (reg. ref. 4006/06) with regard to: dwelling mix and subsequent impacts in terms of apartment layout including openings/balconies; materials & elevations treatment; roof design etc. The application includes all associated ancillary works and site development works above and below ground, including hard and soft landscaping and enhancements to the site boundaries. The provision of a travelator area at lower ground floor level for public access from/to the basement -1 level, and related amendments: at basement -1 level, provision of a travelator and shopping trolley bay areas, addition of a goods lift from lower ground floor level, provision of plant and service rooms, revision of core and lobbys; at basement -2 level, relocation of the bin store from basement -1 level to basement -2 level. At lower ground floor level, the main amendments relate to retail operation with the removal of the lightwell, the addition of fire escape doors to south facade and the addition of two sliding doors to the north facade; a site management suite (94sqm) is now proposed in the north-west corner of the building (change of use from retail to office); minor amendments also comprise of the removal of stepped access to the first floor terrace from Military Road in the south east part of the building (access is now provided from Block 9C first floor), and the access stairs to Military Road have been revised in the north east part of the building. Overall the retail unit area has been reduced from 1,560sqm to 1,532sqm and the overall commercial gross floor area at lower ground floor</p>

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				<p>level has been slightly increased from 1,915sqm to 1,930sqm (including substation). From first to ninth floor levels, minor modifications are proposed to improve residential amenities: in Block 9B, a north-east corner balcony is now proposed at first floor level. Terraces are proposed on the eastern elevation of Block 9BC at first floor level, fronting onto Military Road; the floor area of each apartment located in the northern part of Block 9B has been increased by 12.3sqm on each floor (1st to 9th floor level) due to the removal of external stairs; addition of 4.5sqm of private open space to each apartment located in the western part of Block 9C on each floor (from 1st to 8th floor level) due to the removal of the lightwell; addition of bay window to each apartment located in the northern part of Block 9A, increasing the floor area by 3sqm, and relocation of the balcony from east to west facade, on each floor from 2nd to 9th floor levels. The apartments layout has been revised in Block 9C which now provides from 2no. 1-bed units and 1no. 2-bed unit on each floor, from 3rd to 7th floor level (instead of 2no. 2-bed and 1no. 1-bed units per floor as permitted). The apartments layout has been revised in Block 9A, eight floor level, which now provides for 1no. 3-bed unit and 2no. 2-bed units (instead of 3 small no. 3-bed units as permitted). The apartments layout has been revised in Block 9B, ninth floor level, which now provides for 2no. 3-bed units and 1no. 2-bed unit (instead of 2no. 2-bed units and 1no. 3-bed unit as permitted). The combination of elements of compliance (as per conditions issued under ref. 4006/06_ and proposed minor modifications result in the following dwelling mix: 16no. 2-bed and 15no. 3-bed units in Block A; 9no. 2-bed and 18no. 3-bed units in Block 9B; and 14no. 1-bed, 8no. 2-bed and 1no. 3-bed units in Block 9C. Regarding Block 9ABC, the overall provision of apartments remains the same (81 units as permitted) and the dwelling mix is now 14no. 1-bed units (17%), 33no. 2-bed units (41%) and 34no. 3-bed units (42%). The proposed modifications incorporate elements of compliance resulting from the conditions issued by Dublin City Council (reg. ref. 4006/06) with regard to: dwelling mix and subsequent impacts in terms of apartment layout including openings/balconies; materials & elevations treatment; roof design etc. The application includes all associated ancillary works and site development works above and below ground, including hard and soft landscaping and enhancements to the site boundaries.</p>
HSQ: Blocks 9	2347/10	23.04.210	Ground Floor Building 9A To C Of The, Heuston South Quarter Mixed Use, Bounded By St. Johns Road West, (To The North) Military	<p>The development will consist of an area for part off-licence of 86m2 located at ground floor level of Blocks 9A to C retail unit and signage, consisting of backlit brushed aluminium lettering for the Superquinn unit which will occupy the entire ground floor retail unit including the area for off-licence as part of a supermarket which consists of 1,532m2. The retail unit was permitted previously under (DCC Reg REF 5390/08). The signage is located on the stone cladding, at Fascia level to the elevations facing Military Road and on the North</p>

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			Road, (To The East) And By, Royal Kilmainham Hospital To The, South & West, Dublin 8	Elevation facing building 7A and 7B all at ground floor level, similar signage is also located on the stone cladding to the corner of the building at Ground Floor Level.
HSQ: Blocks 9	2551/15	27.05.2015	Heuston South Quarter, St. John's Road, Kilmainham, Dublin 8. Site at Heuston South Quarter, bounded by St. John's Road West (to the north), Military Road (to the east) & Royal Hospital Kilmainham (protected structure) (to the south and west).	Development at a site at Heuston South Quarter (previously permitted under Reg. Ref. 4006/06) and as amended by subsequent permissions), bounded principally by St. John's Road West (to the north), Military Road (to the east) & Royal Hospital Kilmainham (Protected Structure) (to the south and west), Kilmainham, Dublin 8. 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.
HSQ: Blocks 9	2366/18	16.04.2018	Unit 9, Sancton Wood Building, Heuston South Quarter, Military Road, Kilmainham, Dublin 8	Planning Permission for the provision of 12 square metres of office space behind the existing window display area to ground Floor Street Level.
HSQ: Boundary	2263/07	15.05.2007	Previously known as Eircom/OPW, Saint Johns Road Depot, St Johns Road, Military Road, Kilmainham, Dublin 8	Rahtigan Commercial Development Ltd are applying to Dublin City Council for a ten year planning permission for the development of modifications to previously permitted development Register Reference PL29S.206528 (Dublin City Council Reg Ref 2656/03). This site is bounded principally by Saint Johns Road West (to the north) and Military Road (to the east). The site is also bounded principally by the Royal Hospital Kilmainham (Protected Structure) to the south and west. The overall site of this development is also subject to recently permitted modifications to Blocks 8/10 under reg ref 6434/05, modifications to 7A/7B under reg ref 1918/06, modifications to Blocks 9A-9H under reg ref 4006/06 and is subject to a current application lodged under reg ref 1055/07 for modifications to Block 2 for hotel use. A concurrent application is lodged for retention and further minor alterations to previously modified Blocks 8&10. The current development seeks modifications to the proposed front boundary treatment of the site adjoining St Johns Road West (the northern

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				site boundary) to provide a widened pedestrian footpath, landscaping works and partial provision of a deceleration lane and set down area to the north of Block 2 (subject to concurrent application for modifications to incorporate a hotel use reg ref 1055/07). Works to complete the layout of the decelerations lane and boundary treatments adjoining and within the existing public footpath/public road will be carried it in agreement with the Roads and Streets Division of Dublin City Council. The proposed footpath will be finished in granite stone and vary in gradient between +6.00m above Ordnance Datum (OD) to +5.64m OD to +6.03m OD west to east following the change in gradient level along the public road. The changes facilitate pedestrian access to match with the finished floor levels of Buildings 1 & 2 adjoining. Walls and handrails retaining the rising elements will be finished in natural stone cladding and stainless steel handrails with glass infill. The height treatment to the retaining walls will vary between approximately 1.2m and 1.8m high above road level in line with the gradient change. Planting includes the provision of semi mature trees and ornamental planting. The proposed works will ingrate with a continuation of similar boundary treatments to the immediate east of the site adjoining Blocks 3 and 4 in the separate ownership of Eircom Ltd. These works have been permitted under previous modification to Blocks 3 and 4 (reg ref 2281/05 and 5682/06) and final details for that adjoining boundary are proposed under a concurrent compliance submission to the Council. Together with the proposed development the combined works will complete boundary treatments along Saint Johns Road West from the site boundary shared with the Royal Hospital Kilmainham (a Protected Structure) on the west to the junction with Military Road to the east.
	<u>2837/20</u>	31.07.2020	AIB, 2, Heuston South Quarter, St John's Road West, Dublin 8, D08 A9RT	The development will consist of the erection 2 no. perforated PVC face film signs on parts of the ground floor windows of the building - a 7.4 m x 3 m sign on the northern (St John's Road West) elevation and a 4.4m x 1.3 m sign on the southern elevation.
	<u>2179/16</u>	14.10.2021 Grant	Unit 1B, Building 7B (Dargan Building), Heuston South Quarter, St. John's Road, Kilmainham, Dublin 8	The development consists of change of use of ground floor unit 1B (previously granted planning permission reg ref 3261/09) from Retail Commercial use to Restaurant use, for the sale and consumption of hot food on the premises and associated signage to South facade at ground floor level.
	<u>0262/15</u>	Grant Exemption Certificate	1, HSQ, St. John's Road, Dublin 8	EXPP: Proposed replacement of 4 no. corporate external signs on the eastern and northern elevations of No. 1 Heuston South Quarter with signage at the same locations and similar

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		02.09.2015		type and size to include a new corporate name and logo design.
	<u>2821/08</u>	08.12.2008	Previously known as Eircom/OPW, Saint Johns Road Depot, St Johns Road/Military Road, Kilmainham, Dublin 8	Rhatigan Commercial Development Ltd is applying to Dublin City Council for a ten year planning permission for the development of modifications to previously permitted development under An Bord Pleanala reg. ref. PL29S.206528 (Dublin City Council Reg. Ref. 2656/03) on a site previously known as the Eircom/OPW Saint John's Road Depot at Saint John's Road/Military Road, Kilmainham, Dublin 8. This site is bounded principally by Saint John's Road West (to the north), Military Road (to the east) and the Royal Hospital Kilmainham (Protected Structure) to the south and west. The overall site of this development is also subject to recently permitted modifications to Block 1 under reg. ref. 1501/08, modifications to Blocks 7A/7B under ref. 1918/06, modifications to Blocks 9A-9H under ref. 4006/06, modifications to Block 2 under ref. 1055/07, modifications to the proposed northern boundary of the overall site (ref. 2263/07) and provision of an electrical transformer station (ref. 2677/07). The proposed development seeks modifications of Blocks 5B & 6 previously permitted as two separate blocks situated in the south west corner of the overall site, bounded to the north by the Civic Plaza and the curtilage of Block 5A; to the east by the curtilage of Blocks 9; to the south by curtilage of Blocks 8-10 and to the west by the Royal Hospital Gardens (Protected Structure), as follows: 1) The redesign and change of use of the previously permitted Block 6 from hotel and ancillary use (restaurant, bar, gym) to mixed commercial use (office, retail and cafe). Block 6 was originally permitted as a block of 7 storeys, containing c.10,766sqm gfa; 2) The redesign and change of use of the previously permitted Block 5B adjoining Block 6 to the west from Science & Technology Based Industries (including ancillary office) to mixed commercial use (office, retail and cafe). Block 5B was originally permitted as a block of 5 storeys, containing c.2,577sqm gfa. The proposal seeks to combine the two sites and to provide a single replacement building for both Blocks 6 & 5B composed of four connected elements above a common ground floor level ('podium level' providing retail, cafe, office use in the western part of the building; a pedestrian covered street with atrium above in the central part of the building; retail, office, office storage and ancillary office use in the western part of the building) with building heights ranging as follows: - Element no. 1 is a 7 storey element as facing the pedestrian street to the north, including a podium ground floor extending towards the west where it defines a new ground floor level (garden level) at grade with the Royal Gardens and accommodating a contemporary garden with roof lights to ancillary office use space below. A principal element of 4 storeys above garden level with 5th & 6th further set back floor levels is addressing the contemporary garden on western and southern elevation; - Element no. 2 is located in the central part of the building and is an 11 no. storey element as fronting onto

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				<p>the Civic Plaza and including set back 6th floor level and further stepped back 8th, 9th and 10th floor levels on the southern elevation; - Element no. 3 is located in the central part of the building and is a 13 no. storey element as facing onto the Civic Plaza, including set back 8th floor level and further stepped back 10th, 11th and 12th floor levels on the southern elevation; - Element no. 4 is located in the eastern part of the building and is an 11 no. storey element as fronting onto the Civic Plaza, including 8th floor level and further stepped back 9th and 10th floor levels on the southern and eastern elevation. The proposed building provides c.27,678.2sqm (GFA) of mixed use commercial space, including at ground floor level a retail space of c.794.4sqm gfa (8no. retail units) and a cafe space of c.359.4sqm (2 no. cafe units); and c.26,375.2sqm gfa of office space distributed from ground floor to twelfth floor levels, including ancillary office use (c.818.9sqm gfa) and storage facilities (c.187sqm) provided at ground floor level of element no. 1 (podium level) located below a canteen terrace, a grand stair and a contemporary garden (including rooflight features) located on the first floor level (garden level) and extending towards the west and the Royal Hospital Gardens. The proposed development also includes a covered pedestrian street with atrium above located between element no. 2 & element no. 3, providing a north-south pedestrian connection at ground floor level, from the civic plaza located to the north to the residential square located to the south of the building. This passage through the building also provides 8 no. retail units located on both sides, including corner retail units addressing both public open spaces and internal street; the retail units are accessed either from the public domain or from the covered street. Cafe units and ancillary terraces are provide at ground floor level in the eastern part of the building (element no. 4). Two main entrances to the proposed office building are located on the northern elevation, addressing the Civic Plaza and leading to 2 no. lobby/reception areas. Two secondary accesses are provided on the southern elevation and lead to 2 no. additional reception/lobby areas. Terraces are provided on all set back floors as described above, for an overall total of 549.70sqm. Green roofs are provided at roof level. Overall provision of c.3,201.20sqm of public open space includes a pedestrian street to the north and east of the building; a visual and physical connection with the Royal Hospital Gardens by the provision of a grand stair and the provision of a contemporary garden located at 'garden level' (first floor level) to the west of the building (element no. 1), above ancillary office use and storage facilities below; and the provision of a new residential square to the south of the building. The proposed modification to the original permission will result in an overall increase of commercial floor space previously permitted from c.83,061.60sqm gfa (inclusive of parent application and subsequent modifications under reg. ref. numbers 6434/05 & 2264/07, 1918/06, 4006/06, 1055/07 and 1501/08) to 97,396.80sqm gfa. A total of 121 no. car parking spaces and 273no. bicycle spaces are reserved for the</p>

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				<p>proposed building at basement level. Permission for an overall altered basement layout including -2 level will be subject to a separate application. Internal plant rooms (ESB substations) are provided at ground floor level (149.20sqm). The proposal also includes all associated ancillary and site development works above and below ground, including hard and soft landscaping and enhancements to the site boundaries. The proposed building provides c.27,678.2sqm (GFA) of mixed use commercial space, including at ground floor level a retail space of c.794.4sqm gfa (8no. retail units) and a cafe space of c.359.4sqm (2 no. cafe units); and c.26,375.2sqm gfa of office space distributed from ground floor to twelfth floor levels, including ancillary office use (c.818.9sqm gfa) and storage facilities (c.187sqm) provided at ground floor level of element no. 1 (podium level) located below a canteen terrace, a grand stair and a contemporary garden (including rooflight features) located on the first floor level (garden level) and extending towards the west and the Royal Hospital Gardens. The proposed development also includes a covered pedestrian street with atrium above located between element no. 2 & element no. 3, providing a north-south pedestrian connection at ground floor level, from the civic plaza located to the north to the residential square located to the south of the building. This passage through the building also provides 8 no. retail units located on both sides, including corner retail units addressing both public open spaces and internal street; the retail units are accessed either from the public domain or from the covered street. Cafe units and ancillary terraces are provide at ground floor level in the eastern part of the building (element no. 4). Two main entrances to the proposed office building are located on the northern elevation, addressing the Civic Plaza and leading to 2 no. lobby/reception areas. Two secondary accesses are provided on the southern elevation and lead to 2 no. additional reception/lobby areas. Terraces are provided on all set back floors as described above, for an overall total of 549.70sqm. Green roofs are provided at roof level. Overall provision of c.3,201.20sqm of public open space includes a pedestrian street to the north and east of the building; a visual and physical connection with the Royal Hospital Gardens by the provision of a grand stair and the provision of a contemporary garden located at 'garden level' (first floor level) to the west of the building (element no. 1), above ancillary office use and storage facilities below; and the provision of a new residential square to the south of the building. The proposed modification to the original permission will result in an overall increase of commercial floor space previously permitted from c.83,061.60sqm gfa (inclusive of parent application and subsequent modifications under reg. ref. numbers 6434/05 & 2264/07, 1918/06, 4006/06, 1055/07 and 1501/08) to 97,396.80sqm gfa. A total of 121 no. car parking spaces and 273no. bicycle spaces are reserved for the proposed building at basement level. Permission for an overall altered basement layout including -2 level will be subject to a separate application. Internal plant rooms (ESB</p>

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				substations) are provided at ground floor level (149.20sqm). The proposal also includes all associated ancillary and site development works above and below ground, including hard and soft landscaping and enhancements to the site boundaries.
	<u>4113/07</u>	21.08.2007	Building 3/4, 1/2 Heuston South Quarter, Saint John's Road West/Military Road, Kilmainham, Dublin 8.	The provision of 3 no. external signs (brushed stainless steel lettering with LED black lighting), 1 no. entrance level stainless steel sculpture and 3 no. vinyl window manifestation as follows: 1 no. high level sign (at 8th floor level) on north elevation at entrance to the building and 1 no. high level sign (at 9th floor level) on the northern elevation, both measuring c. 1.8m high by c. 3m wide; 1 No. high level sign (at 9th floor level) on the western elevation (c. 1.057m high by c.5.501m wide); 1 no. sculpture on ground at eastern elevation (2.057m (at its widest point) by 4.63m high); 1 no. window manifestation on southern elevation (c. 1.2m by c 4.410m); and 2 no. window manifestations on the northern elevation (c. 1.2m by c. 4.410m and c. 1.2m by c. 19.410m)
	<u>5682/06</u>	14.12.2006	1/2 Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8, (formerly Eircom St Johns Rd Depot)	Eircom Limited intends to apply for permission for development at a 0.612 ha site, approximately, consisting of amendments to a previously permitted mixed use scheme on a 1.2 ha site (Reg. Ref. 2218/05, which previously amended the 'parent permission' (reg. ref. 2656/03, An Bord Pleanala ref. PL29S.206528)), at 1/2 Hueston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8 (formerly known as the Eircom St John's Road depot). The proposed amendments relate to the permitted building no. 3/4 and comprise the following: a drop in FFL of the basement by 1 metre from site datum levels of 4 metres to 3 metres; partial reconfiguration of the permitted internal uses of the building from basement to ninth floor levels; provision of an additional lift core (07) and service ducts from ground to seventh floor levels; relocation of an entrance from the western elevation of the building to the southern elevation and a resultant relocation of the staff restaurant, reception area, foyer, meeting rooms and storage areas (840sqm) at ground floor level; provision of ground floor mezzanine levels in Core 1,3,4,5 and 6, principally comprising offices, meeting rooms and store areas, providing a total additional gross floor area of 487sqm; infill of atrium void through the provision of a suspended floor over canteen area at first floor level (169sqm); increase in ancillary office floor area (lift landing on bridge) by 15sqm through the reduction of the atrium void; internal bridge widened by 1.5metres, from 3 metres to 4.5metres, from first to sixth floor levels; increase in ancillary floor area by 55sqm provided through a reduction of the atrium void from first to sixth floor levels; line of external glazing on north and south facades moved out by 730mm, resulting in an additional 80sqm floor area at sixth floor level; provision of internal mechanical ventilation areas, maintenance walkway, bridges and comms room roof at the previously permitted roof

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				level at seventh floor level; provision of wind baffles at seventh floor level for smoke venting purposes; roof plans generally updated to include walkway paths, latchway systems and ladders at seventh, eight, and ninth floor and roof levels; provision of 115sqm plant room and reduction of external plant area of 82sqm at ninth floor level; increase width of double doors on southern elevation; minor revisions to window modulation on stone core and stone facade areas at all levels; provision of additional horizontal slot windows at 6th floor level on the western elevation and at all levels on part of the southern elevation; provision of stainless steel cleaning rails on all elevations; increase in height of glazed atrium roof at seventh level by 750mm at its highest point from +39,910m to +40,660m to facilitate a smoke reservoir (the height of the overall building has not increased as a result of the proposed amendments); minor elevation changes as a result of the proposed amendments including the reconfiguration of the eastern facade; and the provision of all hard and soft landscaping; plant areas; changes in level; boundary treatments; and all other associated site excavation and site development works above and below ground. The amendments collectively result in an overall increase in the total permitted floor area of the building above ground by 2,329sqm from 23,320sqm to 25,649sqm.
	<u>2855/06</u>	20.06.2006	1 Heuston Square, St Johns Road Dublin 8, Junction Of St Johns Road West & Military Road, Formerly Known As The Eircom St Johns Road Depot	Eircom Ltd intend to apply for planning permission for development at the site of 1 Heuston Square, St Johns Road, Dublin 8; being the junction of St Johns Road West & Military Road (formerly known as the Eircom St Johns Road Depot) The development will consist of the erection of a main site sign consisting of three number circular steel posts to support a free standing V shaped profiled site sign board each wing measuring 4800mm x 4800mm high, above the line of the existing hoarding (being a total height of 9000mm) at the corner of this site being the junction of St Johns Road West & Military Road, Kilmainham Dublin 8.The works also consist of the associated site excavation and site development work above and below ground.
	<u>6226/05</u>	21.02.2006	Eircom / OPW site, at Saint John's Road West / Military Road, Kilmainham, Dublin 8 (Known as the Eircom site Saint John's Road Depot)	Eircom Limited intends to apply for retention permission for development on the northern boundary of a 3.9 ha site, approximately , at St John's Road West/ Military Road, Kilmainham, Dublin 8 (known as the Eircom St. John's Road depot). The development consists of amendments to the permitted temporary access off St. John's Road West (Reg Ref 2218/05) involving the widening of the permitted temporary entrance from 6.5m to 8m and the relocation of the entrance some 6.5m to the east along St. John's Road West. A new deflection island has also been added separating the inbound and outbound lane at the access off St. John's Road West. The scheme also consists of the provision of all changes in level; boundary treatments; and all other associated site excavation and site development

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				works above and below ground.
Lands in the Vicinity of the Subject Site				
Irish Museum of Modern Art	<u>2185/13</u>	11.04.2013	Irish Museum of Modern Art, Royal Hospital Kilmainham, Military Road, Dublin 8	PROTECTED STRUCTURE: The development will consist of the provision of a new goods lift for the purpose of moving artworks into the gallery spaces at ground and first floor levels of the Irish Museum of Modern Art. The lift will travel between ground and first floors, installation of which will involve the removal of a section of existing floors, making an ope at ground floor level in the external wall to the western archway and an equivalent ope at first floor level into the room above the archway. New doors and partitions will be provided at ground and first floor levels to lobby the lift from the rest of the gallery.
Irish Museum of Modern Art	<u>2032/08</u>	14.05.2008	Irish Museum of Modern Art, Royal Hospital Kilmainham, Military Road, Dublin 8	PROTECTED STRUCTURE - Permission for the installation of service hoist for art works at the west arched entrance to the courtyard, involving the replacement of a section of the first floor over the arch with a movable platform to travel from ground to first floor, the installation of a lift machine room and the installation of safety timber double doors at ground floor and frameless glazed doors at first floor level.The Royal Hospital is a designated Protected Structure (Ref: 4333).
Irish Museum of Modern Art	<u>3961/05</u>	02.11.2006	Irish Museum of Modern Art, Royal Hospital Kilmainham, Dublin 8	The Commissioners of Public Works in Ireland on behalf of The Irish Museum of Modern Art, intend to apply for permission for development at the Royal Hospital Kilmainham, Dublin 8. The development will consist of: the provision of a new security room adjacent to the existing; the provision of an addressable fire alarm system; the installation of 91 (no.) new internal C.C.T.V. cameras & 12 (no.) L.E.D. type infra-red spot/ floodlights. It is also proposed to provide access control units to 43 (no.) doors throughout the building; upgrade the fire characteristics of all escape route doors; the upgrade of the existing emergency lighting system throughout the building; the refurbishment of the existing lighting system in each of the gallery rooms & the upgrade of the existing fuse board. The Royal Hospital Kilmainham, Boundary Wall, Gardens, Gates & Railings are protected structures. (Ref. 4333 in Dublin City Development Plan 2005 - 2011).
Irish Museum of Modern Art	3961/05/x1	20.01.2012	Irish Museum of Modern Art, Royal Hospital Kilmainham, Dublin 8	EXTENSION OF DUARATION - PROTECTED STRUCTURE - The development will consist of: the provision of a new security room adjacent to the existing; the provision of an addressable fire alarm system; the installation of 91 (no.) new internal C.C.T.V. cameras & 12 (no.) L.E.D. type infra-red spot/ floodlights. It is also proposed to provide access control

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				units to 43 (no.) doors throughout the building; upgrade the fire characteristics of all escape route doors; the upgrade of the existing emergency lighting system throughout the building; the refurbishment of the existing lighting system in each of the gallery rooms & the upgrade of the existing fuse board. The Royal Hospital Kilmainham, Boundary Wall, Gardens, Gates & Railings are protected structures. (Ref. 4333 in Dublin City Development Plan 2005 - 2011).
Irish Museum Of Modern Art	0385/08	11.08.2008 Split decision	Irish Museum Of Modern Art, Royal Hospital Kilmainham, Military Road, Dublin 8	Removal of existing double doors to front entrance to IMMA, Royal Hospital, Kilmainham and installation of new automated sliding doors and associated works for OPW.
<i>Royal Hospital Kilmainham</i>	<u>3690/05</u>	08.12.2005	<i>East entrance gates at The Royal, Hospital Kilmainham, Kilmainham, Dublin 8</i>	The Commissioners of Public Works in Ireland on behalf of the Irish Museum of Modern Art, intend to apply for permission for development of the entrance gates at the Royal Hospital Kilmainham, Kilmainham, Dublin 8. The development will consist of: Re-aligning the existing east (junction of Military Road and Irwin Street) entrance gates, piers and part of the boundary wall and providing as a mirror image, a second set of double gates, limestone piers and pedestrian gate replicating the existing; removing the two military trophies (on top of the existing piers) for restoration, conservation and relocation within a protected area in the Royal Hospital and their replacement by contemporary trophies; providing a granite cobbled forecourt outside the gates and a new pedestrian footpath outside the boundary wall, on the south side; widening the existing footpath inside the entrance gates to 2m, reusing the existing ironstone kerb stones; provision of a 2m wide footpath on the lefthand side to match, cutting back the existing landscaped bank and constructing a new retaining wall varying in height over it's length from 0mm to about 1500m; rendering the retaining walls on either side of the avenue using a limebased render with a sloping brick coping to match the existing widening the existing roadway leading from the entrance gates to I.M.M.A. to a minimum 6m in width to facilitate two-way traffic; removal of two trees and an area of yew hedge to facilitate the above. The Royal Hospital Kilmainham, former Adjutant General's Office, former Deputy Master's office, steel house, tower at the western gate, garden house in formal gardens, garden features, entrance gates, walls and east gate lodge are recorded as Protected Structures (Ref: 4333 and 4334) in the Dublin City Development Plan 2005-2011.
<i>Royal Hospital</i>	<u>0032/98</u>	05.03.1998	<i>The Royal Hospital,, Military Road,,</i>	An extension to the carpark at the southern side of the Royal Hospital Kilmainham site and

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Kilmainham		Split Decision	Kilmainham,, Dublin 8.	to erect signage at both the east and west gates.
Royal Hospital Kilmainham	2417/96	06.08.1997	The Deputy Master's House,, Royal Hospital,, Kilmainham,, Dublin 8.	Conversion, refurbishment and extension of a listed building, from former residential use to new gallery use incorporating the provision of a raised entrance court to the east of building over new basement, the introduction of a lift and duct in the building, and alterations to the existing roof profile.
Royal Hospital Kilmainham	<u>0342/00</u>	14.03.2000	The Royal Hospital Kilmainham,, Military Road,, Kilmainham,, Dublin 8	The erection of three additional signs at the East Gate, Royal Hospital, Kilmainham, Military Road, Kilmainham, Dublin 8 (A List 1 Building). One of the additional signs to be positioned on the left hand side of the gate with the other two on the right hand side at right angles to the gate. The signs will be attached to 3 no. flag poles approximately 5500 mm high and 90 mm in diameter which will be set 600 mm into concrete bases in the ground. The poles to be fixed to the walls with wall brackets. The panels on the signs to measure 1050(w) x 1520 MM (high).
Royal Hospital Kilmainham	<u>2024/99</u>	17.08.1999	The Royal Hospital,, Military Road,, Kilmainham,, Dublin 8.	Re-surfacing the inner courtyard of the Royal Hospital, with granite slabs and cobblestones together with the formation of drainage channels. The inner courtyard of the Royal Hospital is listed under important state owned buildings, List 1, Dublin Development Plan 1999.
Royal Hospital Kilmainham	1857/96	09.10.1996	Flanker Building,, Royal Hospital,, Kilmainham,, Dublin 8.	Refurbishment of Flanker Building, Royal Hospital, Kilmainham. Change of use from workmen's stores/offices to domestic use, a residence for artists.
Royal Hospital Kilmainham	0190/11	Grant Exemption Cert 24.10.2011	Royal Hospital, Kilmainham, Dublin	EXPP - The fire safety upgrade works listed below form the basis for this application. - Upgrading of doors in the basement (1), ground floor (8), first floor (7) and second floor (11). (27 in total); - Installation of new fire doors in the basement (3), ground floor (1) and first floor (6). (10 in total); - Wheel chair refuge points will be installed on the basement (2), first (4) and second floor (4). (10 in total); - Fire-stopping will be carried out along proposed fire compartmentation lines to achieve 60 minutes fire rating. - Removal of ceilings in first floor galleries to facilitate the rewiring of the new security and fire systems.
Kilmainham Garda Station	<u>4653/17</u>	23.02.2018 Observations	Garda Security and Crime Operations Centre, Military Road, Dublin 8	SAW:PROTECTED STRUCTURE: Part 9 Planning and Development Regulations 2001 S.I. 600/2001 The Commissioner of Public Works in Ireland, on behalf of the Department of Justice and Equality and An Garda Síochána In accordance with Part 9 of S.I. No. 600/2001, Planning and Development Regulations 2001 (as amended), propose to construct a new

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				Garda Security and Crime Operations Centre at Military Road, Dublin 8. The proposed development will consist of: The construction of a new 10,060 sq.m six and four storey office building with a green roof and central atrium, over two floors of 9,275 sq.m basement car parking with ancillary accommodation, on a site of circa 0.86 ha. The area of development is within the curtilage of two Protected Structures: the Phoenix Deer Park Wall (Reference 5246) and the East Gate Lodge (Reference 5245). In order to facilitate the development, the removal of some of the existing stone walls and the existing modern blockwork shed of 105 sq.m is required. A section of the boundary wall along Military Road will also be removed to allow for a new secure vehicular access into the site. The development will also include for the provision of hard and soft landscaping, a new stone boundary wall to Military Road, an ESB substation, a 7 metre Garda telecommunication mast on the sixth storey core roof, a 415 sq.m single storey services building with a green roof, new foul drainage, attenuated surface water drainage and all ancillary site structures and works.
<i>Kilmainham Garda Station</i>	<u>3585/08</u>	<i>03.09.2008 Observations</i>	<i>Kilmainham Garda Station, Kilmainham, Dublin 8</i>	SAW- The Commissioners of Public Works in Ireland, in accordance with the provision of Part 9 of S.I.No. 600 of 2001, Local Government Planning and Development Regulations 2001 propose the following works at Kilmainham Garda Station, Kilmainham, Dublin 8: Demolition of existing single storey entrance porch (5sqm) and the construction of new single storey entrance extension (25sqm). Universal access to the new extension consisting of a platform lift, ramps and steps. Site works consisting of external lighting and signage, flagpoles, a level universal access parking bay and associated structural works. Works to the west wing of the main station building include structural & decorative repairs, incorporating essential roof repairs, including new slates, new roof lights, and upgrade of services. Minor internal modifications are proposed to the west wing of the main station building. A temporary public office by means of a single storey prefabricated structure is proposed for the duration of the works and will be located adjacent to the station buildings. Kilmainham Garda Station is a Protected Structure, is located within a Conservation Area and a Zone of Archaeological Interest. Drawings and particulars of the proposed development will be available for inspection between 9.30am and 12.30pm and between 2.30pm and 5.00pm Monday to Friday during a six week period, beginning on the date of publication of this notice at: Office of Public Works, Property Maintenance Division, 51 St. Stephen's Green, Dublin 2. and at: Kilmainham Garda Station, Kilmainham Lane, Kilmainham, Dublin 8.
<i>Kilmainham Gaol</i>	<u>2956/07</u>	<i>29.05.2007 Observations</i>	<i>Site located on Inchicore Road, incorporating forecourt of Kilmainham</i>	Proposed Public Space in Kilmainham. The site is located on Inchicore Road incorporating the forecourt of Kilmainham Gaol plus Kilmainham Courthouse and the adjoining forecourt of the Hilton Hotel Kilmainham, together with a linkage to the entrance to the IMMA. The

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			<i>Gaol plus Kilmainham Courthouse and the adjoining forecourt of the Hilton Hotel, Kilmainham, together with a linkage to IMMA, Dublin 8</i>	works consist of extending the paving of the forecourt fronting of both Kilmainham Gaol and Courthouse and confining the adjoining carriageway to two traffic lanes and two cycle lanes, as well as the paved areas adjacent to the forecourt of the Hilton Hotel, Kilmainham. A pedestrian crossing extends axially from the entrance of IMMA visually linking this "new pedestrian space". Existing trees are preserved and both the Courthouse and Gaol being discretely flood lit. The scheme is a joint Dublin City Council and Office of Public Works Proposal. The plans and particulars of the proposed development may be inspected (and purchased at a fee not exceeding the reasonable cost of making a copy) Monday to Friday for a period of not less than 6 weeks from the 26th April up to and including 11th June 2007 at the offices of (a) Dublin City Council Planning Department - Public Counter, Block 4, Civic Offices, Wood Quay, Dublin 8 (between 9.00am and 4.30pm) (b) Dublin City Council - Kilmainham Area Office, 639 South Circular Road, Kilmainham, Dublin 8 (between 9.30am and 4pm) (c) An information session will be held in Kilmainham Gaol on Wednesday 25th April during the hours 6.00pm to 9.00pm. Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area may be made in writing to the Executive Manager, Planning Department, Block 4, Civic Offices, Wood Quay, Dublin 8 before 4.30pm on 25th June 20
<i>Junction of, St. John's Road West and Military Road</i>	<u>3614/17</u>	04.10.2017	<i>Site at the Junction of, St. John's Road West and Military Road, Kilmainham, Dublin 8</i>	Continuation of temporary use, as previously granted under Planning Permission Reference number 3295/10, of the existing development at this site at the Junction of St. John's Road West and Military Road, Kilmainham, Dublin 8, with access from Military Road. The existing development consists of the installation of service plant items to facilitate the operations of the existing Data Centre. The service plant is currently housed in a number of cabins on a temporary basis. Planning Permission is sought for a period of ten years. The existing service plant items and cabins are as follows: 2 no. 12 m x 3 m plant enclosures, 4 no. 3.5 m x 2.2 m plant enclosures, 2 no. 7 m x 3.2 m cabins, 4 no. 5.5 m x 2.4 m cabins, 2 no. 3.5 m x 3.5 m cabins, 1 no. cabin housing a pump station, 1 no. 5.7 m x 4.5 m cabin and 2 no. 4 m x 3 m oil tanks. The existing development also includes a temporary fence and gate on Military Road, which replaced the previous fence and gates, and associated site development works within the site.
<i>Junction of, St. John's Road West and Military Road</i>	<u>3295/10</u>	07.09.2020	<i>Site At Junction Of St. Johns Road West And Military Road,</i>	The development will consist of the installation of service plant items to facilitate the operations of the existing Data Centre. The service plant will be housed in a number of cabins on a temporary basis. Planning permission is sought for a period of seven years. The proposed service plant items and cabins are as follows: 2 no. 12m x 3m plant enclosures, 4

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			<i>Kilmainham, Dublin 8</i>	no. 3.5m x 2.2m plant enclosures, 2 no. 7m x 3.2m cabins, 4 no. 5.5m x 2.4m cabins, 2 no. 3.5m x 3.5m cabins, 1 no 5.7m x 4.5m cabin and 2 no 4m x 3m oil tanks. The works also include the provision of a temporary fence and gate on Military Road, to replace the existing fence and gates, and associated site development works within the site.
<i>Junction of, St. John's Road West and Military Road</i>	<u>2352/08</u>	21.08.2008	<i>Military Road, Kilmainham, Dublin 8</i>	PROTECTED STRUCTURE - The development will consist of the construction of a National Centre for Science and Discovery, comprising of exhibition spaces, demonstration theatres, a public cafe and shop, space for corporate and public events, offices, a stepped landscaped roof garden, plant rooms, ancillary support elements, foul and surface water drainage systems, signage, hard and soft landscaping, bus drop off and street lighting with a total floor area of approximately 8,472sqm. The main building is a four-five storey structure with an eight-storey atrium entrance volume. The building also has a single storey basement. This application comprises an alteration to a existing permission granted for a cultural / museum building (Planning application ref no. 1290/04 and Bord Pleanala ref no. PL29S210196). The alterations include a revised building design, revised basement level footprint, slight rotation of the underground car park tunnel and provision of separate foul and surface water drainage systems. No additional car parking has been incorporated into the design. The development is within the curtilage of a Protected Structure (the Phoenix Park Deer Wall).
<i>Junction of, St. John's Road West and Military Road</i>	<u>1290/04</u>	29.11.2004	<i>The East side of Military Road, corner of, Military Road & St. John's Road, Kilmainham, Dublin 8</i>	The Commissioners of Public Works in Ireland intend applying for a 10 year Planning Permission for a mixed use development on a site at Military Road / St. John's Road West, Kilmainham, Dublin 8. The site measures 3.43 hectares and is in two parts. The portion of the site to the east of Military Road is 2.85 hectares and is bounded by St John's Road West, Military Road, the River Camac and Bow Bridge Place apartments. The portion of the site to the west of Military Road, measures 0.58 hectares and is included in the Development to facilitate access to the proposed underground car park. The proposed Development includes works to two Protected Structures (the Phoenix Deer Park Wall and the East Gate Lodge, Royal Hospital Kilmainham) and three historic buildings, which are listed in the Sites and Monuments Record, (the Doctor's House, Infirmary and Laundry). The proposed Development has a gross floor area of 52,111sqm and will include a total of 14 buildings, ranging from one to thirty two storeys (over basement) as follows: - Building C 1 (5 storeys - 2426 sqm); Building C-2 (7 Storeys 12,073 sqm); Building C-3 (7 storeys - 9041sqm); Building C-4 (6 storeys - 3122 sqm); Building C-5 (32 storeys - 11,313 sqm), Building C - 6 (1 storey 190 sqm); Building H-R1 (3 storeys - 1381sqm); Building H-R 2 (2 storeys - 661sqm.); Building H-R 3 (3 storeys - 765sqm.); Building H-R 5 (1 storey - 39 sqm); Building H-1 (4

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				<p>storeys - 5902 sqm); Building H- 2 (4 storeys - 2666sqm.,) ; Building H - 3 (3 storeys - 1,543sqm.) Building H-4 (4 storeys - 989 sqm.,); The proposed Development will have a mix of uses comprising; - 197 No. Residential Units (20,152 sqm.,) Offices (14,095sqm); a museum building (5,571 sqm); a Health Club (780 sqm.,) other Cultural Facilities (1,711sqm.); 19 No retail Units (2,747sqm.); 2 no Restaurants (1,569sqm.); a Public House (453sqm.); a childcare Facility (124 sqm.); an Educational Facility (838sqm.); Plant and Service Installations (4,071 sqm.). and an observation deck. The proposed tall building (Building C-5) will consist of 32 storeys over basement with the lowest three floors in restaurant use, 28 floors in residential use and a public observation deck at the highest level. A decorative mast will be erected above the observation deck. The highest point of the apartments will be + 105.55m above OD, the highest point of the observation deck +123.55m above OD and the highest point of the mast + 140.55m above the OD level. In addition, the proposed Development includes a coach parking bay on Military Road and a basement car park measuring 11,836 with parking for 365 No. cars and 480 No. bicycles. The proposed 197 No., Residential Units comprises of - 12 No., Live / work studio units; 4 No one bedroom apartments; 162 No., two bedroom apartments; 15 No three bedroom apartments; 3 No. Four bedroom apartments; 1 No. 5 bedroom apartment. All the residential units, with the exception of 6 live/work units, will have balconies and / or terraces. The live/work units have access to a private garden. The application includes proposals or a new vehicular entrance to the site to be located on the west side of Military Road with access to the basement car park via a proposed underground tunnel under Military Road. The proposed development incorporates conservation and change of use for the Protected Structures (the Phoenix Deer Park Wall and the East Gate Lodge, Royal Hospital Kilmainham) and historic buildings (the Doctor's House, Infirmary and Laundry). The application contains landscaping and open space proposals, including a new street, IMMA Avenue, which will provide a public pedestrian route from Heuston Station to the Irish Museum of Modern Art at the Royal Hospital Kilmainham. Proposed landscaping works include amenity and environmental improvements alongside the River Camac with a public walkway along part of its length the removal of some existing mature trees, planting of new trees and the creation of a number of new courtyard gardens in the vicinity of the conserved historic buildings. The application includes proposals for alterations to the existing ESB substation and the demolition of a number of existing buildings on the site, including a three storey office block, a nineteenth century single storey coach house structure, a mortuary building, recent single storey prefabricated buildings and various extensions and later alterations to the historic buildings.</p>

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Irwin Street/Brow Bridge	<u>2817/98</u>	02.12.1998	Irwin Street,, Kilmainham,, Dublin 8.	A pair (two) of semi-detached town houses.
Irwin Street/Brow Bridge	<u>3290/97</u>	16.02.1998	Bow Bridge Place,, Irwin Street,, Kilmainham,, Dublin 8.	Modification to Block D of approved apartment development (Reg. Ref. 2203/96) to include 8 no. two bed apartments and 4 no. one bed apartemnts in developed roof space in lieu of 6 no. three bed apartments currently approved.
Irwin Street/Brow Bridge	<u>0864/97</u>	06.06.1997	Site at Irwin Street/Bow Bridge,, Kilmainham,, Dublin 8.	Conversion of 2 no. 2 bedroom apartments to 3 bedroom apartments at 2nd floor level of Block A of approved apartment development (Reg. Ref. 2203/96).
Irwin Street/Brow Bridge	<u>2203/96</u>	19.11.2996	Bow Bridge/Irwin Street,, Kilmainham,, Dublin 8.	Revised Block A of approved apartment development (1396/96) containing 12 no. two bedroom apartments.
Irwin Street/Brow Bridge	<u>2811/09</u>	28.07.2009	Site at junction of, Irwin Street, & Irwin Court, Kilmainham, Dublin 8	The development will consist the clearing of the existing site, excavation of basement incorporating two levels of parking (21 car spaces, 50 cycle spaces), kitchens and storage, vehicular access at Irwin Street. The construction of a 80 bed private nursing home comprising ground floor reception, cafe/dining, treatment and day rooms, courtyard and ancillary stores; en-suite single bedrooms at first to fourth floors inclusive with residents lounges and roof terraces at fourth and fifth floors and residents garden at first floor level to rear of site. Building heights 2, 4, 5 & 6 storey's above street level Pedestrian entrance and set down area at Irwin Street and ancillary site development works.
Irwin Street/Brow Bridge	<u>1004/06</u>	24.02.2006	18, Bow Bridge, Kilmainham, Dublin 8	Full planning permission is sought for construction of a new single storey extension with flat roof (9m.sq) and associated balcony at rear 1st floor level over existing ground floor extension together with one no velux rooflight located on existing rear elevation, internal alterations and ancillary site works at No 18, Bow Bridge, Kilmainham, Dublin 8 on behalf of Ms Rhonda Rayner.
Irwin Street/Brow Bridge	<u>3213/97</u>	29.02.2000	18-19 Irwin Street,, Bow Bridge,, Bow Lane East,, Kilmainham, Dublin 8.	Construction of 8 No. apartments comprising 4 No. two bedroom units and 4 No. one bedroom units in 2/3 storey block over underground car parking at 18/19 Irwin Street and in 2 storey block fronting Irwin Court at Bow Bridge, Bow Lane East, Kilmainham, Dublin 8.

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<i>Irwin Street/Brow Bridge</i>	<u>2655/14</u>	07.07.2014	<i>10, Bow Bridge, Kilmainham, Dublin 8</i>	Construction of a flat roofed extension, 2 no. rooflights & rear terrace over the existing rear extension.
<i>Irwin Street/Brow Bridge</i>	<u>3382/11</u>	22.11.2011	<i>10, Bow Bridge, Kilmainham, Dublin 8</i>	RETENTION - Single storey extension containing kitchen & storage uses to the rear.
<i>St. John's Road West</i>	<u>3104/10</u>	23.08.2010	<i>New ESB Substation, St. John's Road West, Dublin 8</i>	PROTECTED STRUCTURE-Permission for development at this site of existing 110kV Electrical Transformer Station (currently under construction). The development will consist of alterations to previously granted permission ref. no. 2677/07 incorporating: alterations to existing boundary wall to St. John's Road West to include railings to existing stone wall, localised stonework to top of wall, widening of front entrance gate opening for proposed sliding gates; alteration in height of (previously granted) boundary wall to east of site under construction including localised railings, alterations to (previously granted) boundary wall to west including railings to top of wall, double swing access gates to tree planting area along Royal Hospital Kilmainham wall; proposed stone cladding at high level and sprayed on concrete cladding at low level to existing concrete retaining structures to south with railings full length of wall, returning to meet Royal Hospital Kilmainham wall, all at St. John's Road West all within the curtilage of a protected structure (the Royal Hospital Kilmainham).
<i>St. John's Road West</i>	<u>2677/07</u>	08.06.2007	<i>110 kv Transformer Station at Saint John's Road West, Dublin 8</i>	A 110kV to medium voltage electrical transformer station at St. John's Road West, Dublin 8. The site adjoins Saint Johns Road West on its North site boundary, the grounds of the Royal Hospital Kilmainham (a Protected Structure) on its south and west boundary and the site of Heuston Station Quarter (Permitted under parent planning application Reg. Ref: 2656/03 PL 29S.2065280) on its east site boundary, Kilmainham, Dublin 8. The development will consist of a single storey 110kV electrical transformer station consisting of a control/switchgear building 7.20meters maximum height, 2 no. 110,000/10,000 volt power transformers and associated works including bunding and compound walls, re-configuration of the existing vehicular entrance to provide sliding gates for the existing entrance, a second vehicular entrance along the north boundary with sliding gates and all associated site development works including site grading and associated retaining walls, boundary walls to the west and east side boundary consisting of stone finish, associated landscaping including the planting of semi mature trees along the rear (south) site boundary and other landscaping works. All works indicated for potential landscape/surface enhancement improvements outside the site boundary along St. John's Road West are suggested works from consultation and agreement with Dublin City Council Roads and Streets Division. The development will

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				require the removal of a single storey derelict boiler house adjacent to the south boundary and alterations to the front wall boundary adjoining Saint Johns Road West all within the curtilage of a Protected Structure (the Royal Hospital Kilmainham).

