

# Volume 2 (Appendices): Environmental Impact Assessment Report

To accompany a planning application for

Office and Hotel Development

At

Heuston South Quarter  
St. John's Road West, Dublin 8

Submitted on Behalf of

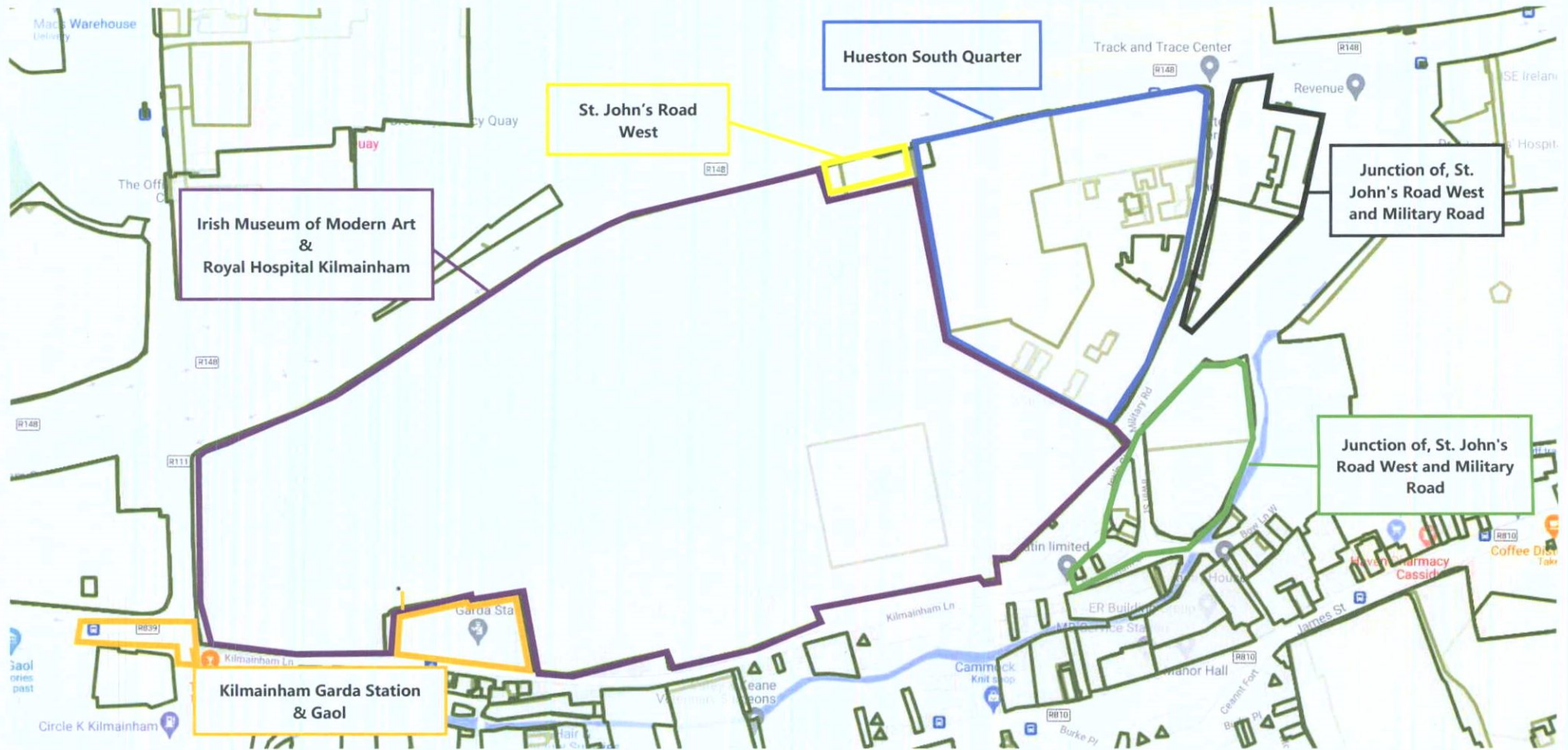
HPREF HSQ Investments Ltd  
32 Molesworth Street, Dublin 2

JULY 2022

**APPENDIX 1A**  
**EXISTING AND PERMITTED DEVELOPMENT**

DCC PLAN NO: 4610/22  
RECEIVED: 04/08/2022

**Figure 1A. 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 1A.**



**Table 1B. Description of Permitted Development in the Vicinity of the Subject Site at HSQ (up to January 2022)**

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)); 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 (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)).
HSQ: Site	Reg. Ref. 2218/05	26.05.2005	Eircom/OPW Site, St. John's Road West/Military Road,	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

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			Kilmainham, Dublin 8	), 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 3pprox.3t ) 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. 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.
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),	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

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			Kilmainham, Dublin 8	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 4pprox..) on the retained element.
HSQ: Site	Ref. TA29S.311591	31.03.2022	Heuston South Quarter, St. John's Road West/Military Road, Kilmainham, Dublin 8	Demolition of part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, construction of 399 no. Build To Rent apartments and associated site works
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

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				<p>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&amp;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 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 &amp; 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 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</p>

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				(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.
HSQ: Blocks 7a and 7b	1918/06	11.07.2006	Previously known as the Eircom/OPW, St Johns Road Depot, At Saint 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 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 reinstatement 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 7B 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 units. Block 7B 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,



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				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 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	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 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	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

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			north), Military Road (to the east), Royal Hospital Kilmainham to the south and west, Dublin 8	<p>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 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 (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</p>

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				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 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,	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

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			Dublin 8	(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: 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.
HSQ: Blocks 8 and 10	6434/05	19.04.2006	Site known as Eircom/OPW, St. John's Road Depot, St. John's Rd / Military Rd, Kilmainham, Dublin 8	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

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				<p>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 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</p>

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				changes and an increase in internal floor areas. (ii) Associated minor modifications on external facades including alterations to previously approved balconies on 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).
HSQ: Blocks 8 and 10	2264/07	15.05.2007	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 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 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

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				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.
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.

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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 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



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				between the rear of Blocks 9 and Block 6.
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	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 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 for 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

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				<p>(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 &amp; 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 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</p>

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				(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.
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 Road, (To The East) And By, Royal Kilmainham Hospital To The, South & West, Dublin 8	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 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	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 Coucil Reg Ref 2656/03). This site is bounded principally by Saint Johns Road West (to the north) and Military Road(to

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			Johns Road, Military Road, Kilmainham, Dublin 8	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 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 out 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 integrate 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.
HSQ	2837/20	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.
HSQ	2179/16	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.
HSQ	0262/15	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 type and size to include a new corporate name and logo

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		02.09.2015		design.
HSQ	2821/08	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 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

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				<p>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 &amp; 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 &amp; 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 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 &amp; 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</p>



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HSQ	4113/07	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)
HSQ	5682/06	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 Heuston 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,

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				maintenance walkway, bridges and comms room roof at the previously permitted roof 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.
HSQ	2855/06	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.
HSQ	6226/05	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 works above and below ground.
<b>Lands in the Vicinity of the Subject Site</b>				
Irish Museum of Modern Art	2185/13	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





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				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	2032/08	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	3961/05	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 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.
Royal Hospital Kilmainham	3690/05	08.12.2005	East entrance gates at The Royal, Hospital Kilmainham, 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 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

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				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.
Royal Hospital Kilmainham	0032/98	05.03.1998 Split Decision	The Royal Hospital, Military Road, Kilmainham, Dublin 8.	An extension to the carpark at the southern side of the Royal Hospital Kilmainham site and 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	0342/00	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	2024/99	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

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				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	4653/17	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 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.
Kilmainham Garda Station	3585/08	03.09.2008  Observations	Kilmainham Garda Station, Kilmainham, Dublin 8	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.
Kilmainham Gaol	2956/07	29.05.2007  Observations	Site located on Inchicore Road, incorporating forecourt of Kilmainham Gaol plus Kilmainham Courthouse	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 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

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
			and the adjoining forecourt of the Hilton Hotel, Kilmainham, together with a linkage to IMMA, Dublin 8	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
Junction of, St. John's Road West and Military Road	3614/17	04.10.2017	Site at the Junction of, St. John's Road West and Military Road, Kilmainham, Dublin 8	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.
Junction of, St. John's Road West and Military Road	3295/10	07.09.2020	Site At Junction Of St. Johns Road West And Military Road, Kilmainham, Dublin 8	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 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.
Junction of, St. John's Road West and Military Road	2352/08	21.08.2008	Military Road, Kilmainham, Dublin 8	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 an 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

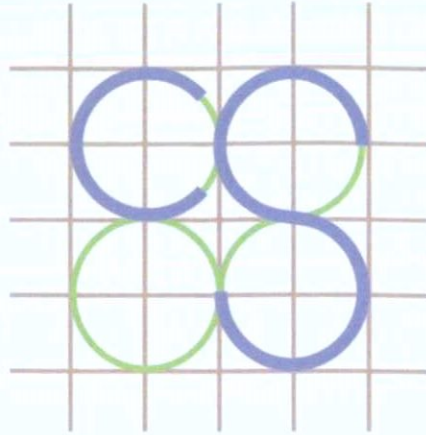
Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				park tunnel and provision of separate foul and surface water drainage systems. No additional car parking has been incorporated into the design. The development is within the curtilage of a Protected Structure (the Phoenix Park Deer Wall).
Junction of, St. John's Road West and Military Road	1290/04	29.11.2004	The East side of Military Road, corner of, Military Road & St. John's Road, Kilmainham, Dublin 8	<p>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:</p> <ul style="list-style-type: none"> <li>- 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 storeys - 5902 sqm); Building H- 2 ( 4 storeys - 2666sqm,); Building H - 3 (3 storeys - 1,543sqm.) Building H-4 (4 storeys - 989 sqm, );</li> </ul> <p>The proposed Development will have a mix of uses comprising;</p> <ul style="list-style-type: none"> <li>- 197 No. Residential Units ( 20,152 sqm, )</li> <li>Offices (14,095sqm);</li> <li>a museum building (5,571 sqm);</li> <li>a Health Club ( 780 sqm, )</li> <li>other Cultural Facilities (1,711sqm,);</li> <li>19 No retail Units ( 2,747sqm,);</li> <li>2 no Restaurants ( 1,569sqm,);</li> <li>a Public House ( 453sqm,);</li> <li>a childcare Facility ( 124 sqm,);</li> <li>an Educational Facility ( 838sqm,);</li> <li>Plant and Service Installations ( 4,071 sqm,).</li> </ul> <p>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 for 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</p>

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
				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.
Irwin Street/Brow Bridge	2817/98	02.12.1998	Irwin Street, Kilmainham, Dublin 8.	A pair (two) of semi-detached town houses.
Irwin Street/Brow Bridge	3290/97	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 apartments in developed roof space in lieu of 6 no. three bed apartments currently approved.
Irwin Street/Brow Bridge	0864/97	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	2203/96	19.11.2006	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	2811/09	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	1004/06	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	3213/97	29.02.2000	18-19 Irwin Street, Bow Bridge, Bow Lane East,	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

Project/Location	Reg. Ref.	Decision Date	Address	Description of Development
			Kilmainham, Dublin 8.	Lane East, Kilmainham, Dublin 8.
Irwin Street/Brow Bridge	2655/14	07.07.2014	10, Bow Bridge, Kilmainham, Dublin 8	Construction of a flat roofed extension, 2 no. rooflights & rear terrace over the existing rear extension.
Irwin Street/Brow Bridge	3382/11	22.11.2011	10, Bow Bridge, Kilmainham, Dublin 8	RETENTION - Single storey extension containing kitchen & storage uses to the rear.
St. John's Road West	3104/10	23.08.2010	New ESB Substation, St. John's Road West, Dublin 8	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).
St. John's Road West	2677/07	08.06.2007	110 kv Transformer Station at Saint John's Road West, Dublin 8	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 295.2065280) 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 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).

**APPENDIX 3A**  
**OUTLINE CONSTRUCTION &**  
**DEMOLITION WASTEMANAGEMENT PLAN**





CS CONSULTING  
GROUP

DUBLIN  
LONDON  
LIMERICK

## Outline Construction & Demolition Waste Management Plan

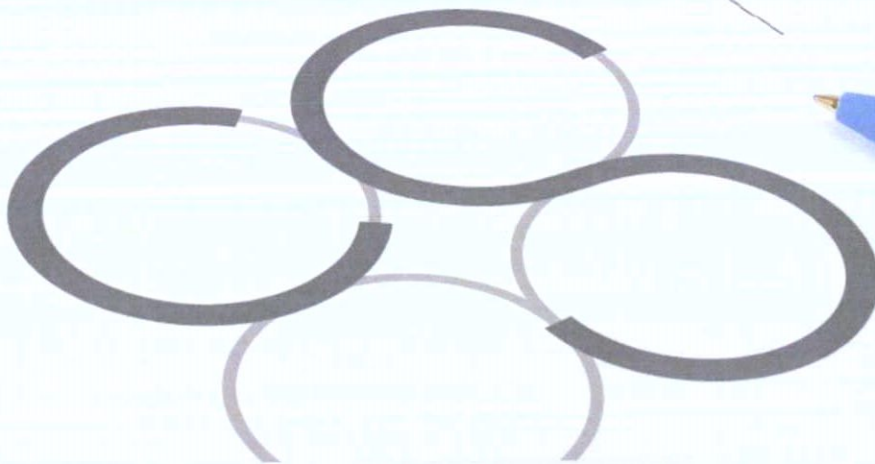
### Office and Hotel Development

Heuston South Quarter, St. John's  
Road West, Kilmainham, Dublin 8

Client: HPREF HSQ Investments Ltd.

Job No. H087

July 2022



**OUTLINE CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN**

**OFFICE AND HOTEL DEVELOPMENT**

**HEUSTON SOUTH QUARTER, ST. JOHN'S ROAD WEST, KILMAINHAM, DUBLIN 8**

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File Location: Job-H087\B\_Documents\C\_Civil\A\_CS Reports\ OCDWMP

**BS 1192 FIELD**      **HSQ-CSC-ZZ-XX-RP-C-0204-P3**

Job Ref.	Author	Reviewed By	Authorised By	Issue Date	Rev. No.
H087	DM	GF	OS	19.07.2022	P3
H087	DM	GF	OS	21.03.2022	P2
H087	DM	GF	OS	18.02.2022	P1
H087	DM	GF	OS	04.02.2022	P0

## 1.0 INTRODUCTION

Cronin & Sutton Consulting Engineers (CS Consulting) have been commissioned by HPREF HSQ Investments Ltd. to prepare an Outline Construction and Demolition Waste Management Plan (OCDWMP) to accompany a planning application for a proposed office and hotel development at Heuston South Quarter, St. John's Road West, Kilmainham, Dublin 8.

The purpose of this OCDWMP is to ensure that waste generated during the demolition and construction phases of the development will be managed and disposed of in a way that ensures the provisions of the Waste Management Acts 1996 to 2013 and the Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 are complied with. It will also ensure that optimum levels of waste reduction, re-use and recycling are achieved.

The OCDWMP is to be read in conjunction with the engineering drawings and documents submitted by CS Consulting and with all relevant further documentation submitted by other members of the design team as part of this planning submission.

DCC PLAN NO: 4610/22  
RECEIVED: 04/08/2022

## 2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

### 2.1 Site Location

The proposed development is located on St. John's Road West at the Heuston South Quarter (HSQ) complex in Dublin 8, within the administrative jurisdiction of Dublin City Council. The planning application boundary encloses an area of approx. 0.62ha. The development site is bounded to the west by the gardens of the Royal Hospital Kilmainham, to the north by St. John's Road West, to the east by an existing office building, and to the south by a further partially developed section of the wider HSQ complex that is also in the applicant's ownership.

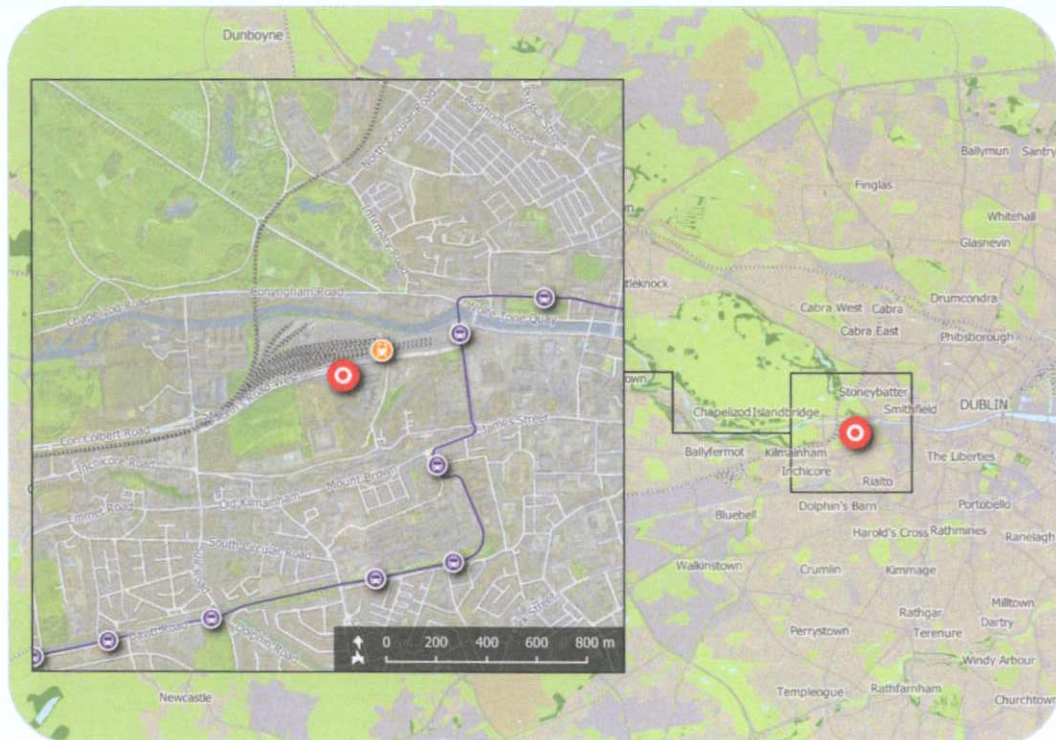


Figure 1 – Location of proposed development site  
(map data & imagery: EPA, OSi, NTA, OSM Contributors, Google)

The location of the proposed development site is shown in Figure 1; the indicative extents of the development site, as well as relevant elements of the surrounding road network, are shown in more detail in Figure 2.



Figure 2 – Site extents and environs  
(map data & imagery: NTA, DCC, OSi, OSM Contributors, Google)

## 2.2 Existing Land Use

The subject site is brownfield, comprising a partially developed section of the Heuston South Quarter (HSQ) complex. Some surface level internal roads are present on the site, which benefits from the existing established HSQ vehicular accesses on St. John's Road West (R148) and Military Road. The site has been landscaped as an interim measure to improve its aesthetics pending its complete development. There is already an established road, pedestrian and cycle network in the vicinity of the site.

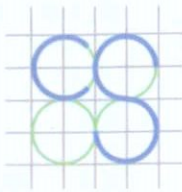
### 2.3 Description of Proposed Development

The proposed development will provide a mixed use commercial development comprising of a hotel (241 no. bedrooms) and an office block delivering a cumulative Gross Floor Area (GFA) of 32,602, inclusive of basement area. The proposed development consists of:

- Site clearance and localised demolitions to remove part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed hotel and office blocks, together with the incorporation of part of the existing basement level structure extending to approximately 4,228 sq.m (GFA).
- The proposed basement will be integrated within the existing basement levels serving the wider HSQ development 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, respectively. The proposed basement area is split into two areas to provide a dedicated Hotel Basement area of approximately 2,132 sq.m (GFA) and an Office basement area of 2,096 sq.m (GFA).
- The construction of a 5-storey hotel (over lower ground and basement levels) to provide 238 no. bedrooms. At basement level provision is made for 24 no. car parking spaces; 2 no. motorcycle spaces together with plant and storage rooms. A waste storage area with dedicated loading bay / staging area is provided along with dedicated set-down area for deliveries. A dual-purpose service bay is also provided at basement level with modifications to existing line markings to the basement parking area to accommodate the development. At Lower Ground floor level provision is made for 14 no. Bedrooms; Conference Room; Kitchen and Staff facilities and Changing Rooms / WCs plus ancillary Gym. This floor is arranged around an internal courtyard space. Provision is made at Podium level for 19 no. Bedrooms; Dining Area and Foyer with entrance at the South-Eastern corner of the building onto a new laneway separating

the proposed hotel and office building. Provision is made at the south-western corner at podium level for an ESB sub-station / switch room and 15 no Sheffield type bicycle stands are provided for the hotel and the retail / café unit, providing storage space for 30 no. bicycles. A total of 205 no. bedrooms are provided at the upper levels (above podium level). The top floor of the hotel (4th floor) has a splayed setback to provide a west facing roof terrace. An ancillary hotel bar (118 sq.m) opens onto this roof terrace.

- The construction of a 12-storey (over lower ground and basement levels) office building to the east of the proposed hotel building to provide 19,474 sq.m of office floorspace (GFA) from lower ground floor level and above. Provision is made at basement level for 30 no. car parking spaces; 2 motorcycle spaces and 120 no. bicycle storage spaces together with plant and storage rooms. Provision is made for a further 196 no. bicycle storage spaces at Lower Ground floor level plus changing rooms (including showers). At podium level 2 no. ESB sub-stations and switch rooms are proposed. The foyer and entrance is provided at the southern end of the building at Podium level along with a Retail/Café unit of 208 sq.m at the South-Western corner of the building. The building is setback at 4th floor level to provide a west facing roof terrace. Splayed setbacks to the southern and eastern elevations at the 11th floor level forms a roof terrace that wraps around the South-Eastern corner of the building. Plant is provided at rooftop level that is enclosed by curved louvred screens and PV panels.
- 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 and re-configuration of the pedestrian crossings at the existing junction together with the re-configuration of the existing pedestrian crossing over the westbound lanes of St. John's Road West leading to an existing pedestrian refuge island and re-alignment of the



existing footpath along the site frontage onto St John's Road West to tie into the reconfigured junction arrangement.

- Drainage works proposed include the provision of 2 no. below basement surface water attenuation tanks with duty/stand-by arrangement pump sumps and associated valve chambers, and 2 no. below basement foul pump sumps with duty/stand-by arrangement and 24hr emergency storage and associated valve chambers. New foul drainage and stormwater drainage connections are proposed to existing foul and storm sewers in St. John's Road West with associated site works.
- Hard and soft landscaping works are proposed at lower ground level along St John's Road West and at podium level to provide for the extension and completion of the public plaza to the south of the proposed Office Block and the provision of a new pedestrian laneway connecting St John's Road West with the public plaza at podium level.

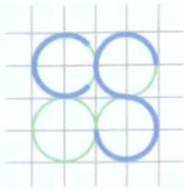


### **3.0 POLICY CONTEXT**

#### **3.1 National Level Government Policy**

The publication "Changing Our Ways", which identifies objectives for the prevention, minimization, reuse, recycling, recovery and disposal of waste in Ireland, was issued by the Government in September 1998. The target for Construction and Demolition waste in this Strategy was to recycle at least 50% of Construction and Demolition (C&D) waste by 2003, with an increase to at least 85% by 2013.

The Forum for the Construction Industry, which represents the waste sector of the industry, released a report titled "Recycling of Construction and Demolition Waste" concerning the development and implementation of a voluntary construction industry programme to meet the governments objectives for the recovery of construction and demolition waste. The National Construction and Demolition Waste Council (NCDWC) was launched in June 2002 and subsequently produced "Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects" in July 2006. There are thresholds set out in the Guidelines to determine whether a C&D WMP is required. The development requires a C&D WMP for new residential developments of 10 houses or more and new developments, including institutional, educational, health and other public facilities, with an aggregate floor area exceeding 1,250m<sup>2</sup>. The EPA has published Draft Best Practice Guidelines for the Preparation of Resource Management Plans for Construction and Demolition Projects (April 2021) for public consultation and these draft guidelines have been reviewed and incorporated, however the report structure follows the "Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects" (2006).



The Guidelines outline the issues that need to be addressed at the pre-planning stage of a development all the way through to its completion. The guidelines include the following:

- predicted demolition & construction wastes and procedures to prevent, minimise, recycle and reuse waste.
- waste disposal/recycling of C&D wastes at the site.
- list of sequence of demolition operations to be followed.
- provision of training for waste manager and site crew.
- details of proposed record keeping system.
- details of waste audit procedures and plan.
- details of consultation with relevant bodies, i.e. waste recycling companies, Dublin City Council, etc.

In 2002, the Construction Industry Federation (CIF) issued "Construction and Demolition Waste Management – a handbook for Contractors and Site Managers".

Annually, the Environmental Protection Agency (EPA) issues "National Waste (Database) Reports" annually, detailing C&D waste generation and the level of recycling, recovery and disposal of this material, domestic and municipal waste rates, etc.

### **3.2 Regional Level Policy**

A Waste Management Plan for the Dublin Region (comprising Dublin City Council, Fingal County Council, South Dublin County Council & Dun Laoghaire-Rathdown County Council) was in place from 2005-2015, with periodic revisions. This was superseded by the Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021, which was launched in May 2015.

The Eastern-Midlands Region comprises Dublin City Council, Dún Laoghaire-Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly,

Westmeath and Wicklow County Councils. The Plan provides a framework for the prevention and management of waste in a sustainable manner in these 12 local authority areas.

The three overall performance targets of the Eastern-Midlands Region Waste Management Plan are as follows:

- 1% reduction per annum in the quantity of household waste generated per capita over the period of the plan.
- Achieve a recycling rate of 50% of managed municipal waste by 2020.
- Reduce to 0% the direct disposal of unprocessed municipal waste to landfill (from 2016 onwards) in favour of higher value pre-treatment processes and indigenous recovery practices.

The Plan's implementation is led by the Eastern-Midlands Regional Waste Office based in Dublin City Council.

Ireland achieved 68% recovery material recovery of non-hazardous, non-soil & stones C&D wastes in 2014. One of the primary objectives of the Plan is to achieve more sustainable waste management practices in the C&D sector. This requires the following actions:

- The development company must employ best practice at the design, planning and construction stage to ensure waste prevention and recycling opportunities are identified and implemented.
- Waste Collectors are required to introduce source-separation of recyclables and introduce graduated charges to incentivize better site practices.

Local Authorities will ensure the voluntary industry code is applied to development control, to regulate the collection and treatment of waste to meet the Plan objectives and will also work to develop markets for recycled materials.

### 3.3 Legislative Requirements

One of the guiding principles of European waste legislation, which has in turn been incorporated into the Waste Management Act 1996 (as amended by the Waste Management (Amendment) Act 2001) and subsequent Irish legislation, is the principle of 'Duty of Care'. This implies that the waste producer is responsible for waste from the time it is generated through to its legal disposal (including its method of disposal). Following on from this is the concept of 'Polluter Pays', whereby the waste producer is liable to be prosecuted for pollution incidents, which may arise from the incorrect management of waste produced, including the actions of any contractors engaged (e.g. for collection and transport of waste).

Waste contractors are typically engaged to transport waste off-site. Each contractor must comply with the provisions of the Waste Management Act 1996 and associated Regulations. This includes the requirement that a contractor handle, transport and dispose of waste in a manner that ensures that no adverse environmental impacts occur as a result of any of these activities. A collection permit to transport waste must be held by the relevant contractor, which is issued by the National Waste Collection Permit Office (NWCPO).

Waste receiving facilities must also be appropriately permitted or licensed. Operators of such facilities cannot receive any waste unless in possession of a waste permit granted by the local authority under the Waste Management (Facility Permit & Registration) Regulations 2007 or a waste license granted by the EPA. The permit/license held will specify the type and quantity of waste able to be received, stored, sorted, recycled and/or disposed of at the specified site.

Should the initial assessment of the site indicate that material would have to be removed from site then the material will be classified in accordance with legislative requirements to determine if the material is classified as hazardous or

non-hazardous. All material deemed to be non-hazardous will then be assessed under Waste Acceptance Criteria requirements for disposal to a licence landfill facility in accordance with 2002 European Landfill Directive [2003/33/EC]. Only material deemed through independent laboratory analysis to be either inert or non-hazardous can be disposed of at landfill facilities in the Republic of Ireland at present, hazardous material having to be taken abroad for disposal.

The assessment and removal of such material will require the main contractor to employ a suitably qualified environmental specialist to develop a soil management and removal plan and ensure full compliance with statutory requirements.

## **4.0 WASTE MANAGEMENT ORGANISATION**

### **4.1 Responsibility for Construction Phase Waste Management**

A suitably competent and experienced representative of either the client or the lead contractor will be nominated as Construction & Demolition (C&D) Waste Manager for the project. The function of the C&D Waste Manager is to effectively communicate the aims and objectives of the Waste Management programme for the project to all relevant parties and contractors involved in the project, for the duration of demolition and construction works on site.

The C&D Waste Manager will be assisted in this role by the external Safety Consultant. Site Inspections will be carried out on a weekly basis and will incorporate inspection and monitoring of the requirements of the Waste Management Plan.

## 5.0 DEMOLITION AND CLEARANCE WASTE GENERATION

Demolition waste shall be generated during development. The management of spoil generated by the removal of existing concrete and hardstanding on the site is described within the following section of this document.

The typical types of waste can be summarised as:

- Soil and stones
- Concrete (including blocks)
- Timber
- Glass
- Mixed Metals
- Gypsum based materials
- Tiles and Ceramics
- Insulation Materials (asbestos free)
- Waste electrical and electronic equipment
- Fixtures and fittings, etc.

### 5.1 Expected Types of Waste Generated by Demolition

There are no complete extant buildings present on the subject site, but some reinforced concrete structures are present, remaining from previous unfinished construction.

The EPA issued the European Waste Catalogue in January 2002 and this system was used to classify all wastes and hazardous wastes into a consistent waste classification system across the EU. Removal of existing reinforced concrete and hardstanding on the subject site will generate non-hazardous construction waste classified under codes 17 01 (concrete), 17 03 (bituminous mixtures), and 17 05 (soil and stones). This has been concluded following site inspections by the relevant consultants.

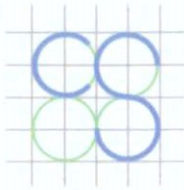


Table 1 - European Waste Catalogue

<u>Waste Material</u>	<u>EWC Code</u>
<b>Non-Hazardous</b>	
Concrete, bricks, tiles, ceramics	17 01
Wood, glass and plastic	17 02
Bituminous mixtures, coal tar and tarred products	17 03
Metals (including their alloys)	17 04
Soil, stones and dredged spoil	17 05
Gypsum-based construction material	17 08
<b>Hazardous</b>	
Electrical and Electronic Components	16 02
Batteries	16 06
Wood Preservatives	03 02
Liquid Fuels	13 07
Soil and stones containing dangerous substances	17 05 03
Insulation materials containing asbestos	17 06 01
Other insulation materials consisting of or containing dangerous substances	17 06 03
Construction materials containing asbestos	17 06 05
Construction and demolition waste containing mercury	17 09 01
Construction and demolition waste containing PCBs	17 09 02
Other construction and demolition wastes containing dangerous substances	17 09 03

## 5.2 Demolition Waste Estimates

It is estimated that approximately 2,400m<sup>2</sup> of existing reinforced concrete structure will be removed from the subject site during preparatory/demolition works. Smaller quantities of bituminous hardstanding material and soil/stones will also be removed. These quantities are based on as-built surveys and preliminary structural designs for the interface of proposed and existing structures.



Table 2 - BRE Waste Benchmark

Project Type	Number of projects data relate to	Average Tonnes/100m <sup>2</sup>	Number of projects data relates to	Average Tonnes/€100k
Residential	256	16.8	260	12.3
Public Buildings	23	22.4	24	11.2
Leisure	21	21.6	20	10.5
Industrial Buildings	23	12.6	24	5.7
Healthcare	22	12.0	22	9.9
Education	60	23.3	60	11.8
Commercial Other	4	7.0	2	3.6
Commercial Offices	14	23.8	11	6.3
Commercial Retail	48	27.5	47	11.6
<b>Total number of projects</b>	<b>471</b>		<b>470</b>	

As previously described, the extant structures within the development site are unfinished. For the purposes of estimating demolition waste quantities, these have been treated as commercial buildings (other than offices or retail), as listed in Table 2, generating an average of 7.0 tonnes demolition waste per 100m<sup>2</sup> of floor area. The area of 2,400m<sup>2</sup> to be demolished therefore translates to approximately 170 tonnes of demolition waste.

Table 3 - Calculated Demolition Waste

Building Type	Area to be Demolished (m <sup>2</sup> )	Waste (tonnes)
Commercial (Other)	2,400	168

Demolition waste produced on a typical construction site is on average broken down as follows:

Table 4 – Typical Breakdown of Demolition Waste

Waste Type	Proportion of Total
Glass	3%
Concrete, Bricks, Tiles, Ceramics	64%
Plasterboard	4%
Asphalt, Tar, and Tar Products	6%
Metals	2%
Slate	8%
Timber	13%
<b>Total</b>	<b>100%</b>

Given the incomplete nature of the extant structures on site, this typical breakdown has been adjusted as follows, to omit materials that are not present:

Table 5 – Site-Specific Expected Breakdown of Demolition Waste

Waste Type	Proportion of Total
Concrete, Bricks, Tiles, Ceramics	89%
Asphalt, Tar, and Tar Products	8%
Metals	3%
<b>Total</b>	<b>100%</b>

The resultant expected quantities of demolition waste are given in Table 6.

Table 6 – Expected Quantities of Demolition Waste

Waste Type	Waste (tonnes)
Concrete, Bricks, Tiles, Ceramics	149
Asphalt, Tar, and Tar Products	14
Metals	5
<b>Total</b>	<b>168</b>

### 5.3 Spoil Generated by Excavation

As part of site clearance and preparatory works for the proposed development, some excavation will be required to achieve a reduced level locally. This excavation will extend to a maximum depth of approximately 1.4m below the existing ground level, across a maximum area of approximately 2,400m<sup>2</sup>. It is therefore estimated that approx. 3,400m<sup>3</sup> of spoil will be generated. Given an assumed average density of 1,800kg/m<sup>3</sup> (corresponding to a clay soil with some rocks), this equates to a mass of 6,120 tonnes.

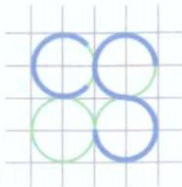
### 5.4 Total Expected Quantities of Demolition and Clearance Waste

Table 7 – Total Expected Quantities of Demolition and Clearance Waste

Waste Type	Waste (tonnes)
Concrete, Bricks, Tiles, Ceramics	149
Asphalt, Tar, and Tar Products	14
Metals	5
Soil and Stones	6,120
<b>Total</b>	<b>6,288</b>

### 5.5 Mitigation Measures

A site-specific Construction and Development Waste Management Plan (C&D WMP) for the demolition and construction of the development will be



prepared by the appointed contractor, and employed to ensure effective waste management and recycling of waste generated at the site. This "Outline Construction & Demolition Waste Management Plan" document will form the basis of the site-specific C&D WMP.

Mitigation measures proposed are summarised below:

- On-site segregation of all waste materials into appropriate categories, including:
  - made ground, soil, subsoil, bedrock
  - concrete, bricks, tiles, ceramics, plasterboard
  - metals
  - dry recyclables e.g. cardboard, plastic, timber
- All waste materials will be stored in skips or other suitable receptacles in a designated area of the site.
- Wherever possible, the Contractor shall find a site-specific use for left-over materials (e.g. timber off cuts) and any suitable demolition materials. These methods will be detailed in the site-specific Construction & Demolition Waste Management Plan.
- A 2016 site investigation noted localised areas of contaminated soil. A detailed site investigation including the RIALTA Suite of testing and Waste Acceptance Criteria testing will be carried out prior to any demolition works.
- Uncontaminated excavated material (top-soil, sub-soil) will be reused on site in preference to the importation of clean fill.
- All waste leaving site will be recycled, recovered, or reused where possible, with the exception of those waste streams where appropriate facilities are currently not available.
- All waste leaving the site will be transported by suitable permitted contractors and taken to suitably licensed or permitted facilities.

- All waste leaving the site will be recorded and copies of relevant documentation maintained.

These mitigation measures will ensure the waste arising from the demolition and construction of the development is dealt with in compliance with the provisions of the Waste Management Act 1996 (as amended 2001), and associated Regulations, the Litter Act of 1997 and the Dublin Waste Management Plan (2005 - 2010), and achieve optimum levels of waste reduction, re-use and recycling.

## 6.0 CONSTRUCTION WASTE GENERATION

### 6.1 Construction Waste Classification

The typical classifications of waste generated during construction at a typical site includes the following:

- Concrete, bricks, tiles, and cement
- Wood
- Glass
- Plastics
- Bituminous mixtures, coal tar, and tarred products
- Metals (including their alloys)
- Soil and stones
- Insulation materials (possibly including asbestos-containing materials)
- Gypsum-based construction material
- Materials containing mercury
- PCB-containing materials (e.g. sealants, resin-based floorings, capacitors, etc.)
- Waste electrical and electronic equipment
- Oil wastes and waste of liquid fuels
- Batteries and accumulators
- Packaging (paper/cardboard, plastic, wood, metal, glass, textile, etc.)

As referred to under sub-section 5.1, the EPA issued the European Waste Catalogue (EWC) in January 2002 and this system is used to classify all wastes and hazardous wastes according to a consistent EU-wide system. The EWC classification for typical waste materials to be expected to be generated during construction of the subject development is given in Table 1 (page 14).

## 6.2 Waste Management and Mitigation Measures

The following measures are proposed to ensure effective management of construction waste at the development site, to maximise recycling of construction waste, and to minimise the environmental impact of construction waste.

- On-site segregation of all waste materials into appropriate categories, including:
  - top-soil, sub-soil, bedrock.
  - concrete, bricks, tiles, ceramics, plasterboard.
  - asphalt, tar, and tar products.
  - metals;
  - dry recyclables (e.g. cardboard, plastic, timber).
- All waste material will be stored in skips or other suitable receptacles in a designated waste storage area on the site.
- Wherever possible, the Contractor shall find a site-specific use for left-over materials (e.g. timber off cuts) and any suitable demolition materials. These methods will be detailed in the site-specific Construction & Demolition Waste Management Plan
- Uncontaminated excavated material (top-soil, sub-soil) will be reused on site in preference to the importation of clean fill, as soil to be reused or removed from site must be tested to confirm its contamination status and subsequent management requirements.
- All waste leaving the site will be transported by a suitably licensed/permitted contractor and taken to a licensed/permitted facility.
- All waste leaving the site will be recorded and copies of relevant documentation retained.