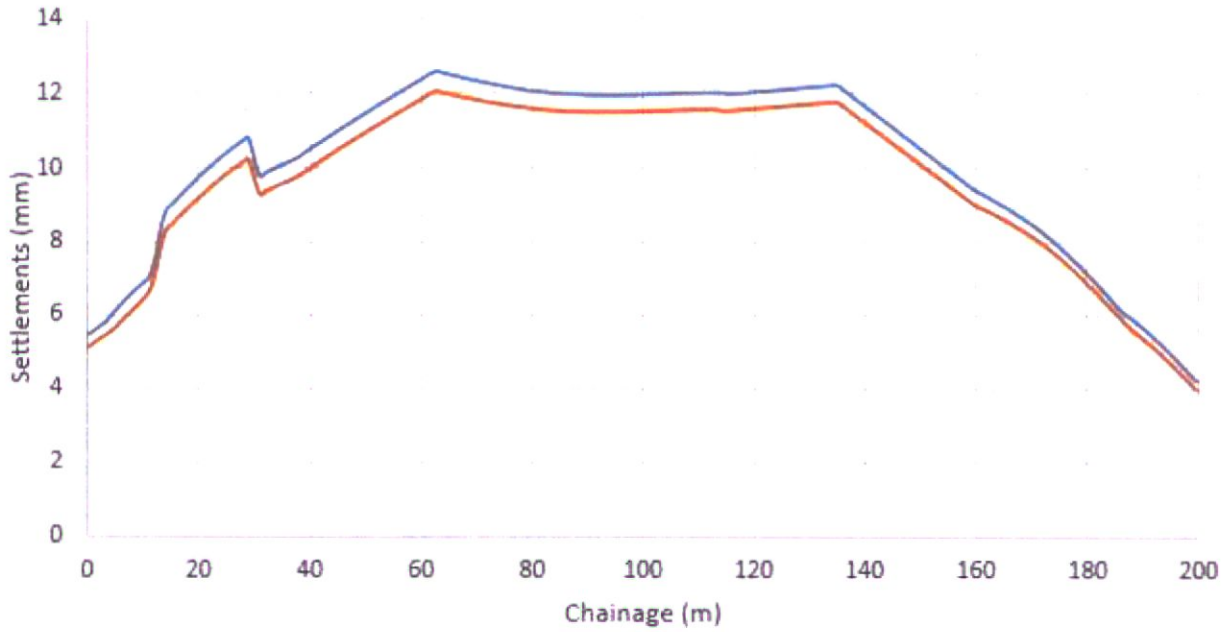


Figure 61 Vertical displacements along LUAS light railway (induced by wall installation and excavation)

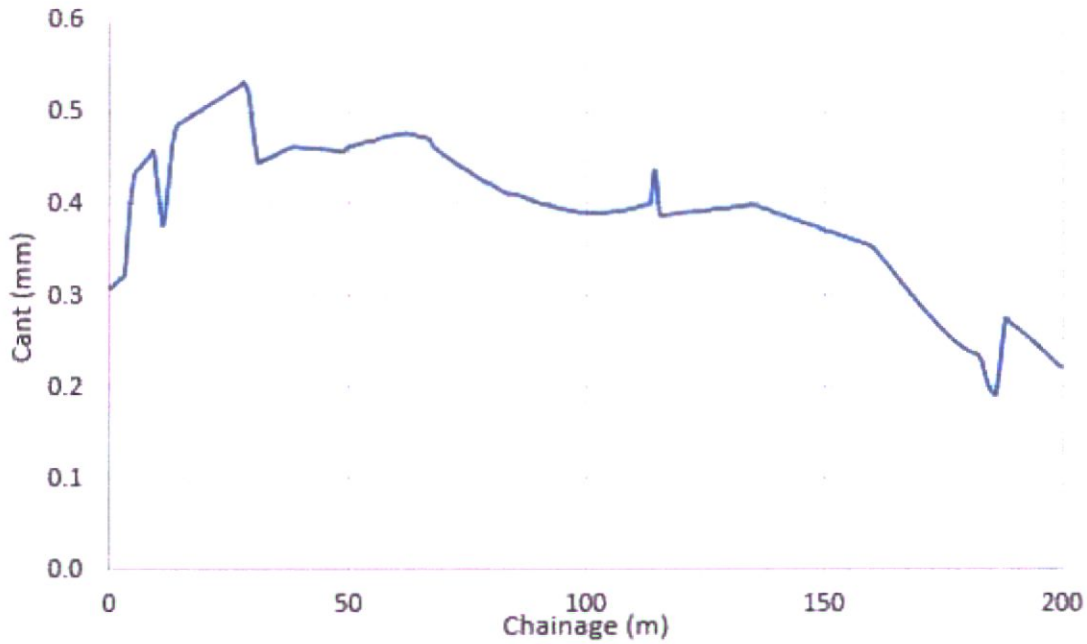


Figure 62 Cant along LUAS light railway (induced by wall installation and excavation)

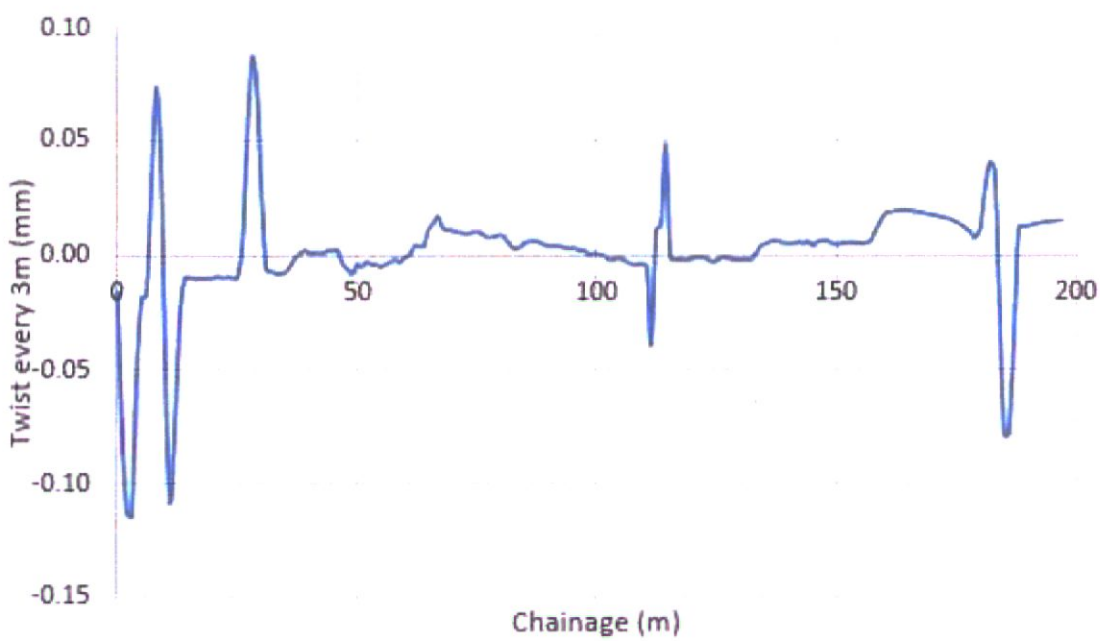


Figure 63 Twist (at 3m spacing) along LUAS light railway (induced by wall installation and excavation)

7.7 Assessment of Local Sewers

A number of utilities are present in proximity of the proposed development site. These utilities comprise sewers of varying size and materials. Details relating to the assessed utilities are shown in Table 6. The location of the assets in relation to the site and the reference names are shown in Figure 63.

All sewers are assumed to be circular in cross section (for the sake of conservatism, the maximum diameter has been considered in the analyses). In general, lining thicknesses have been assumed for the utilities where no information is available, as shown in Table 5. The assumptions should be confirmed/revised as appropriate during design development.

The impact assessment on the sewers has been undertaken focusing on the key deformation mechanisms and performance criteria applicable to the utility types noted, including tensile strains (induced by axial elongation and bending mechanisms), joint rotation and pull-out. Limit criteria are based on typical figures representative of the types of utilities under consideration, generally based on Thames Water's guidance for developers. The adopted values are summarised in Tables 7 and 8.

In the assessment, a neutral axis position at the edge of the pipes has been considered, in order to evaluate tensile strains arising as a result of bending mechanisms. The axial strains (i.e. tensile strains due to pipe extension) that the concrete/vitrified clay sewers are subjected to have been factored to 20% to model the soil/pipe interface.

Table 6 Sewer names and dimensions

Asset Name	Material	Internal Diameter (mm)	Wall Thickness (mm)
Sewer 1	Masonry	1750	300
Sewer 1b	Masonry	2200	300
Sewer 2a	Masonry	810	300
Sewer 2b	Masonry	810	300
Sewer 2c	Masonry	810	300
Sewer 3	Vitrified Clay	300	50
Sewer 4	Vitrified Clay	300	50
Sewer 5	Unreinforced concrete	300	50
Sewer 6	Vitrified Clay	300	50
Sewer 7	Vitrified Clay	225	50
Sewer 8	Masonry	810	300

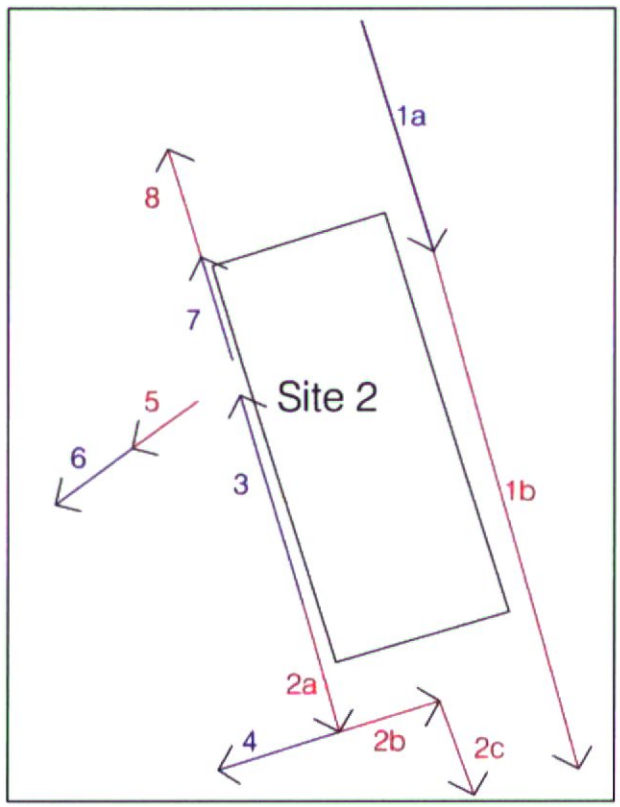


Figure 64 Sewers locations (arrows indicate positive distance direction along utility assumed in assessment)

An indicative view of the Xdisp models, including the excavation/retaining system installation areas, is presented in Figure 62.

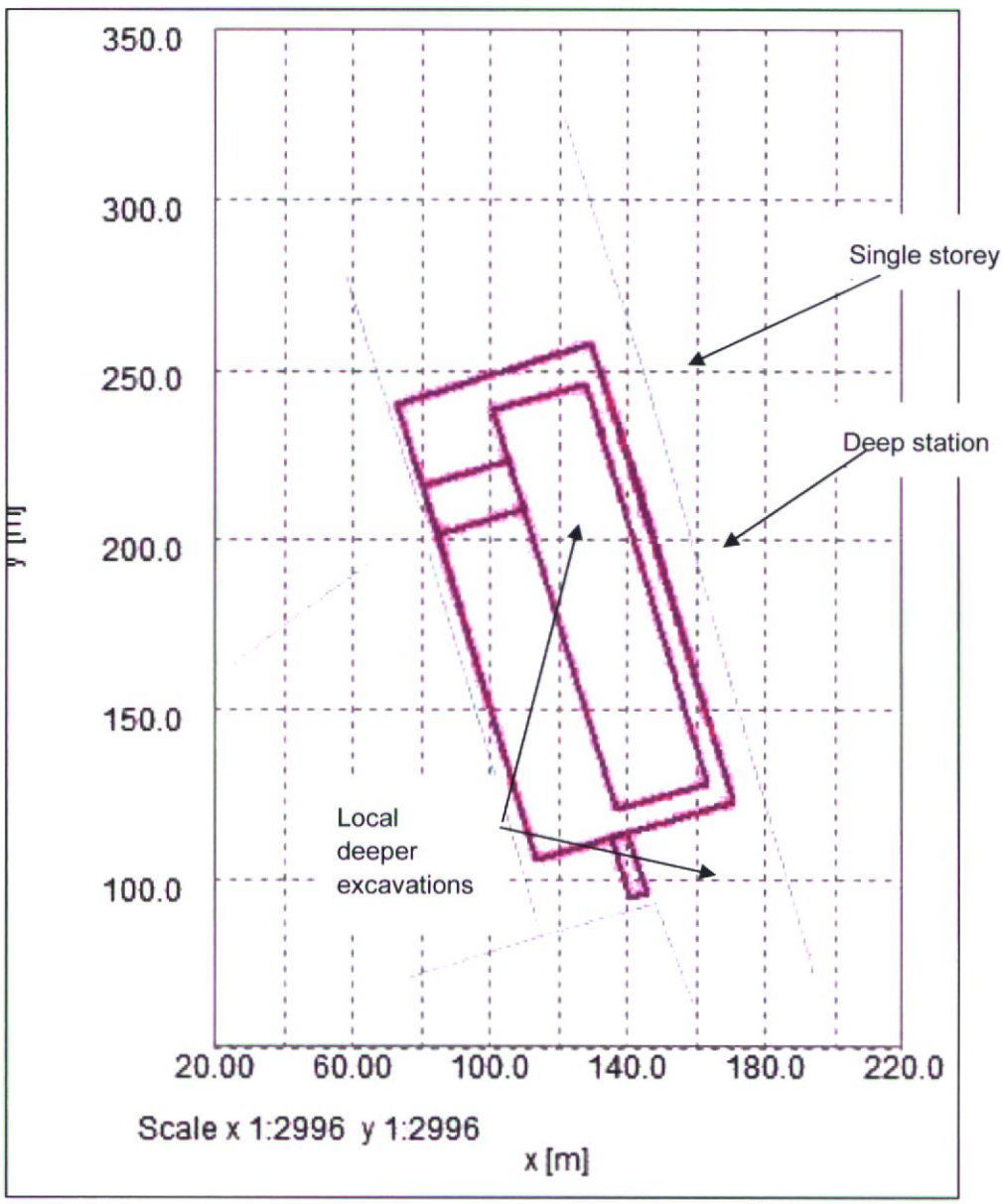


Figure 65 Indicative view of the Xdisp model (plan view)

7.8 Impact Assessment

Tables 6 and 7 below summarise the results of the assessment.

The output *greenfield* deflected profiles for multiple utilities include a series of sharp discontinuities which induce apparent exceedances of the limit strain criteria. These discontinuities are a consequence of the relatively simplistic analytical approach adopted and are considered unrealistic. Therefore, a smoothing exercise has been undertaken, fitting polynomial relationship curves to the displacement profiles affected. The process has been carried out using an automated algorithm which

eliminates the abrupt displacement changes. The smoothed profiles have subsequently been imported in a new Xdisp file in which the damage assessment is carried out.

The results indicate that maximum tensile strains are within the allowable limits with the exception of Sewer 5. Plot of displacements and strains at the various stages are presented in Figures 65 to 108.

Table 7 Sewers impact assessment summary - demolition

Asset	Material	Internal Diameter (mm)	Maximum Tensile Strain (με)	Tensile Strain Limit (με)	Maximum Compressive Strain (με)	Compressive Strain Limit (με)	Maximum Rotation	Rotation Limit	Maximum Pull-out(mm)	Pull-out Limit (mm)
Sewer 1a	Masonry	1750	28	500	-	-	-	-	-	-
Sewer 1b	Masonry	2200	18	500	-	-	-	-	-	-
Sewer 2a	Masonry	810	189	500	-	-	-	-	-	-
Sewer 2b	Masonry	810	0	500	-	-	-	-	-	-
Sewer 2c	Masonry	810	0	500	-	-	-	-	-	-
Sewer 3	Vitrified Clay	300	74	80	37	400	0.0	2.0	0.0	3.0
Sewer 4	Vitrified Clay	300	0	80	0	400	0.0	2.0	0.0	3.0
Sewer 5	Concrete	300	0	40	0	400	0.0	2.0	0.0	3.0
Sewer 6	Vitrified Clay	300	0	80	0	400	0.0	2.0	0.0	3.0
Sewer 7	Vitrified Clay	225	5	80	3	400	0.0	2.0	0.0	3.0
Sewer 8	Masonry	810	8	500	-	-	-	-	-	-

Table 8 Sewers impact assessment summary - end of excavation

Asset	Material	Internal Diameter (mm)	Maximum Tensile Strain (με)	Tensile Strain Limit (με)	Maximum Compressive Strain (με)	Compressive Strain Limit (με)	Maximum Rotation	Rotation Limit	Maximum Pull-out(mm)	Pull-out Limit (mm)
Sewer 1a	Masonry	1750	149	500	-	-	-	-	-	-
Sewer 1b	Masonry	2200	239	500	-	-	-	-	-	-
Sewer 2a	Masonry	810	323	500	-	-	-	-	-	-
Sewer 2b	Masonry	810	295	500	-	-	-	-	-	-
Sewer 2c	Masonry	810	483	500	-	-	-	-	-	-
Sewer 3	Vitrified Clay	300	74	80	26	400	0.0	2.0	0.2	3.0
Sewer 4	Vitrified Clay	300	60	80	18	400	0.0	2.0	0.1	3.0

Asset	Material	Internal Diameter (mm)	Maximum Tensile Strain (με)	Tensile Strain Limit (με)	Maximum Compressive Strain (με)	Compressive Strain Limit (με)	Maximum Rotation	Rotation Limit	Maximum Pull-out(mm)	Pull-out Limit (mm)
Sewer 5	Concrete	300	169	40	20	400	0.0	2.0	0.4	3.0
Sewer 6	Vitrified Clay	300	74	80	2	400	0.3	2.0	1.5	3.0
Sewer 7	Vitrified Clay	225	30	80	108	400	0.0	2.0	0.1	3.0
Sewer 8	Masonry	810	334	500	-	-	-	-	-	-

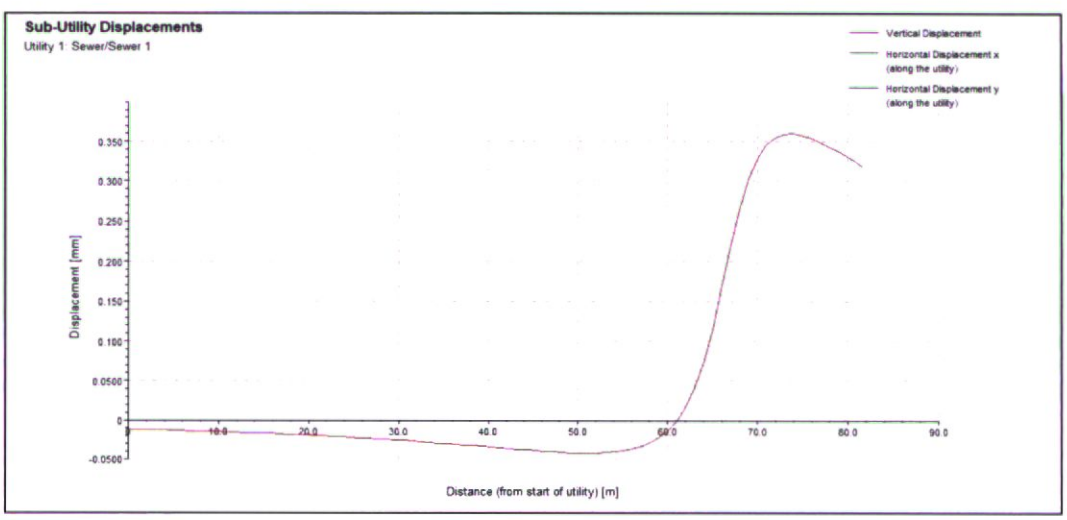


Figure 66 Displacements along sewer 1a induced by demolition works

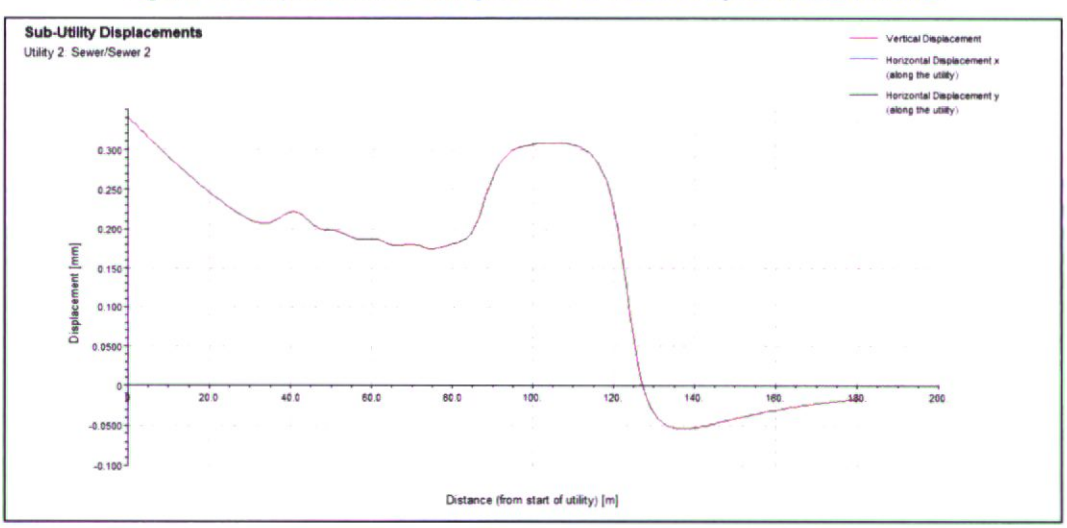


Figure 67 Displacements along sewer 1b induced by demolition works

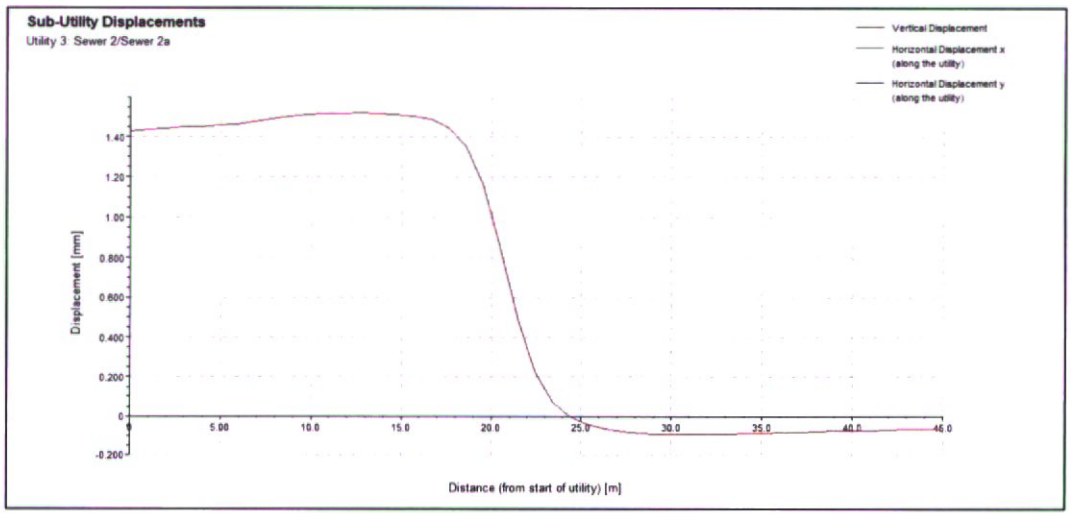


Figure 68 Displacements along sewer 2a induced by demolition works

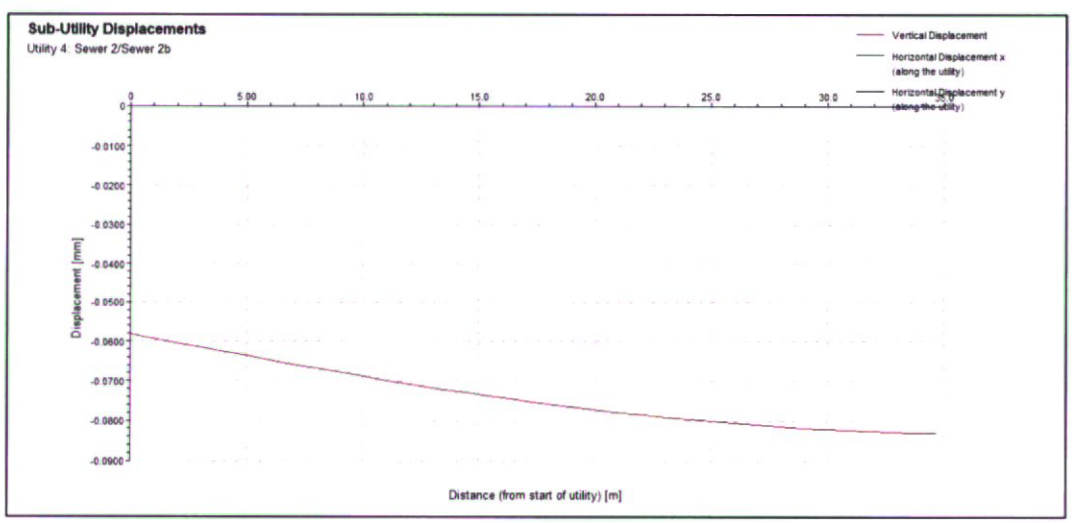


Figure 69 Displacements along sewer 2b induced by demolition works

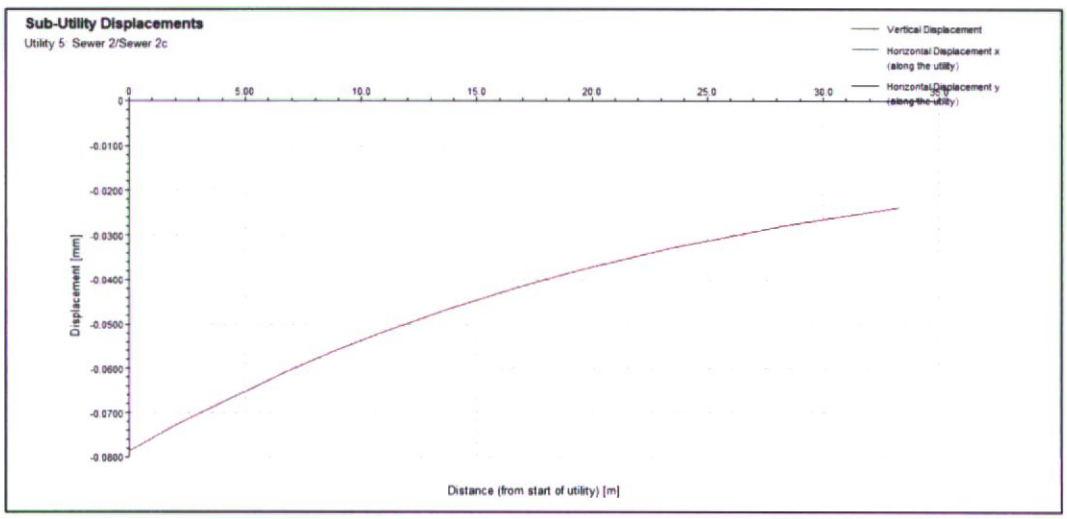


Figure 70 Displacements along sewer 2c induced by demolition works

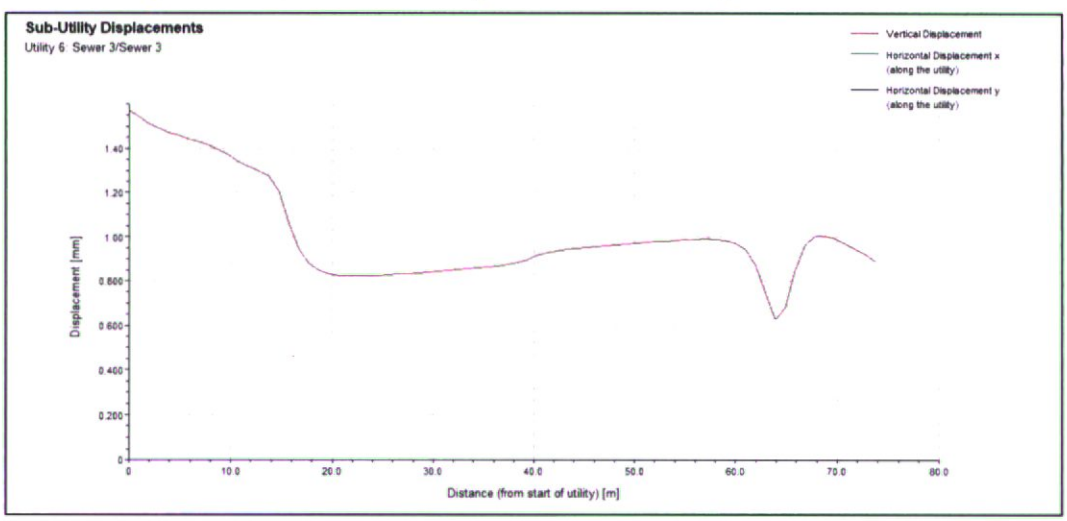


Figure 71 Displacements along sewer 3 induced by demolition works

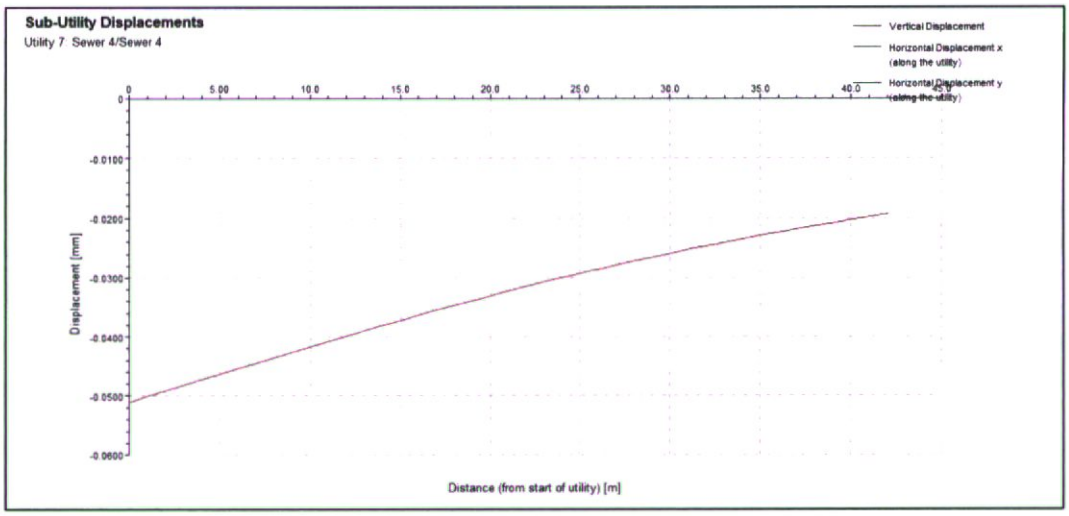


Figure 72 Displacements along sewer 4 induced by demolition works

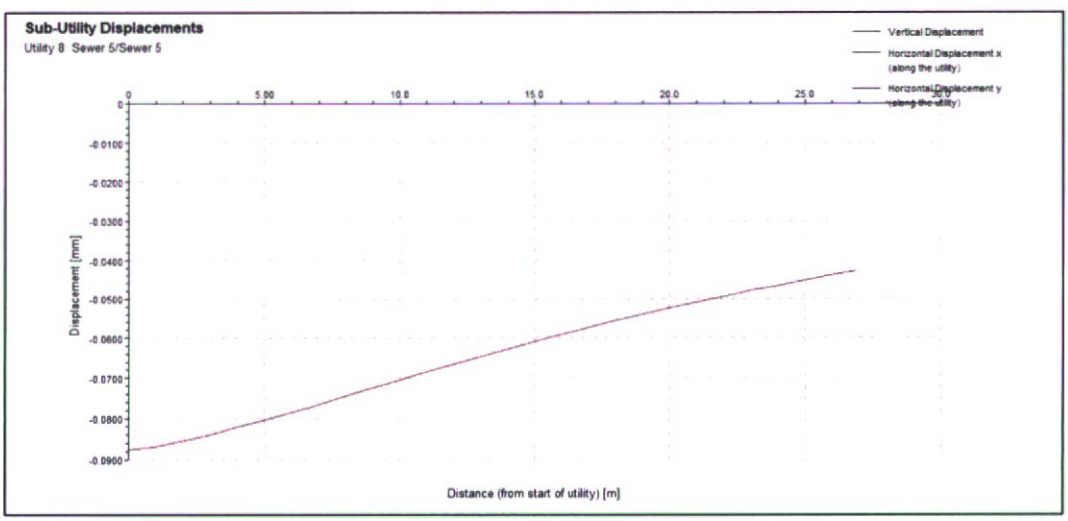


Figure 73 Displacements along sewer 5 induced by demolition works

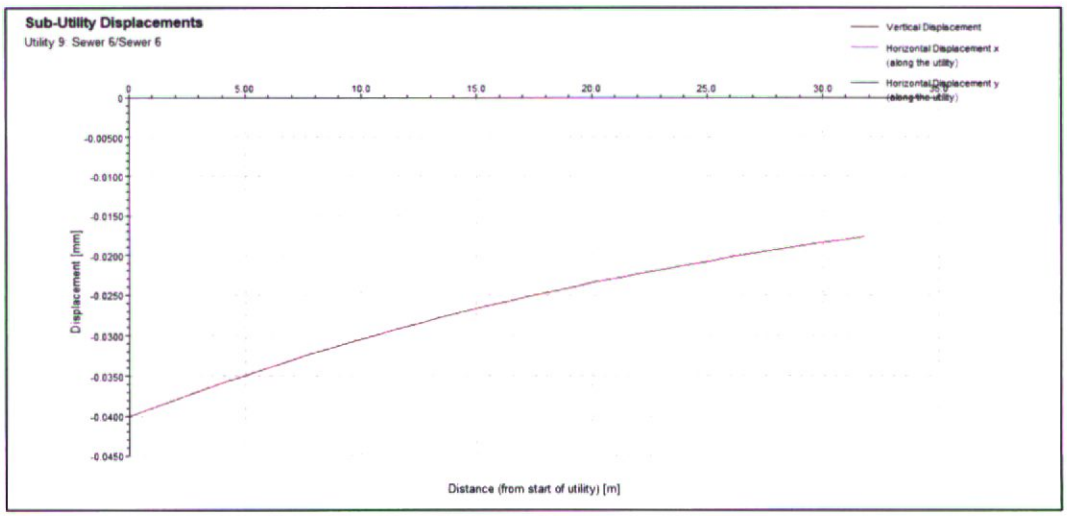


Figure 74 Displacements along sewer 6 induced by demolition works

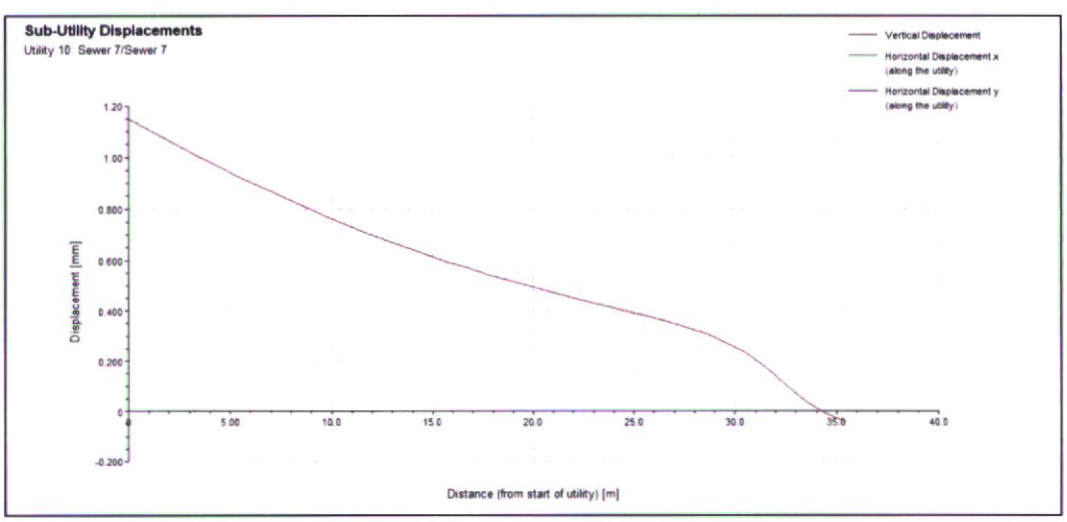


Figure 75 Displacements along sewer 7 induced by demolition works

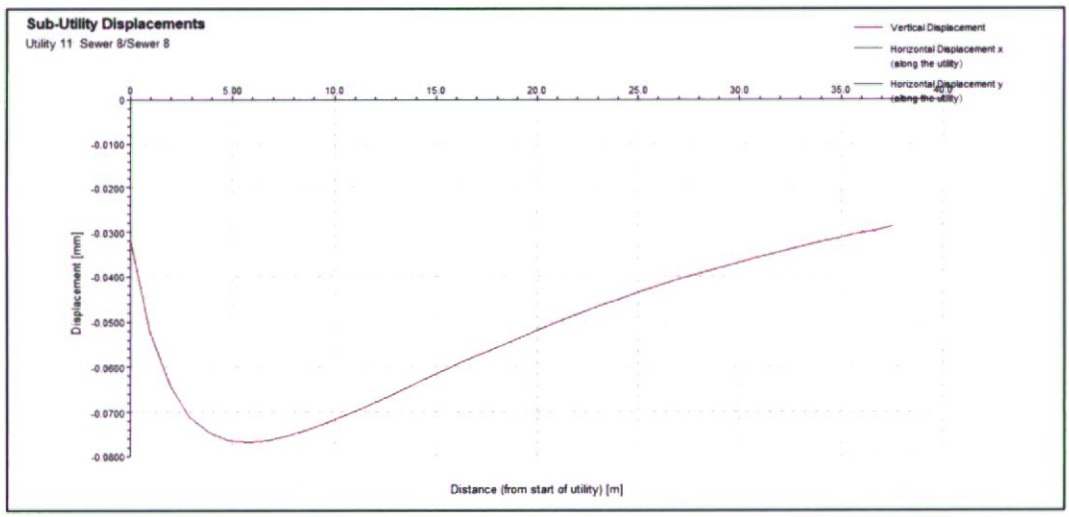


Figure 76 Displacements along sewer 8 induced by demolition works

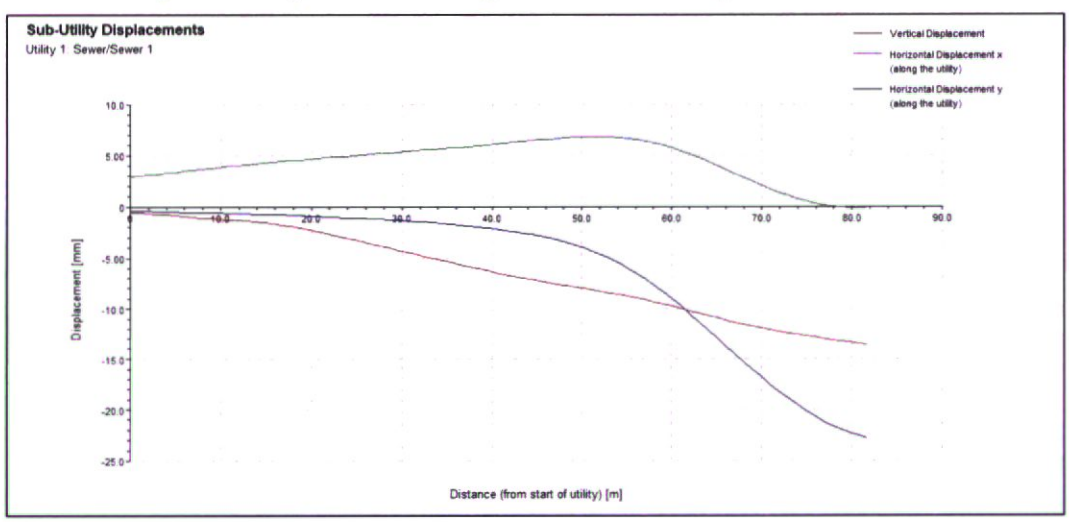


Figure 77 Displacements along sewer 1a induced by walls installation and excavation works

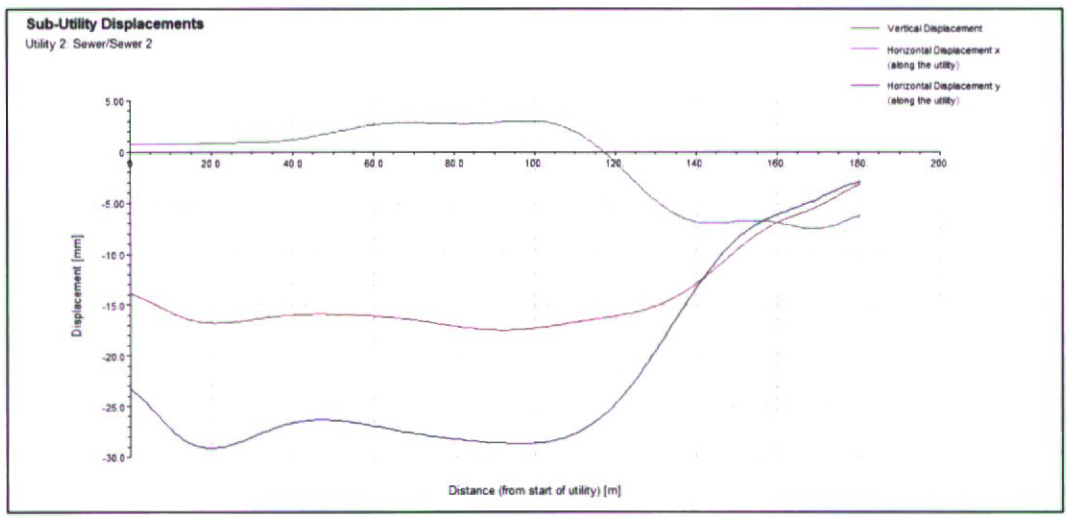


Figure 78 Displacements along sewer 1b induced by walls installation and excavation works

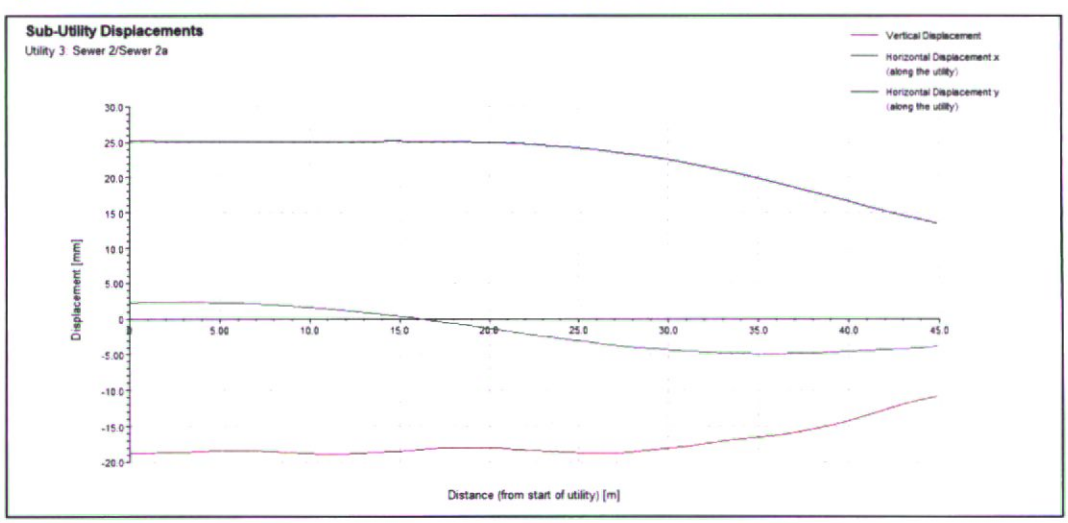


Figure 79 Displacements along sewer 2a induced by walls installation and excavation works

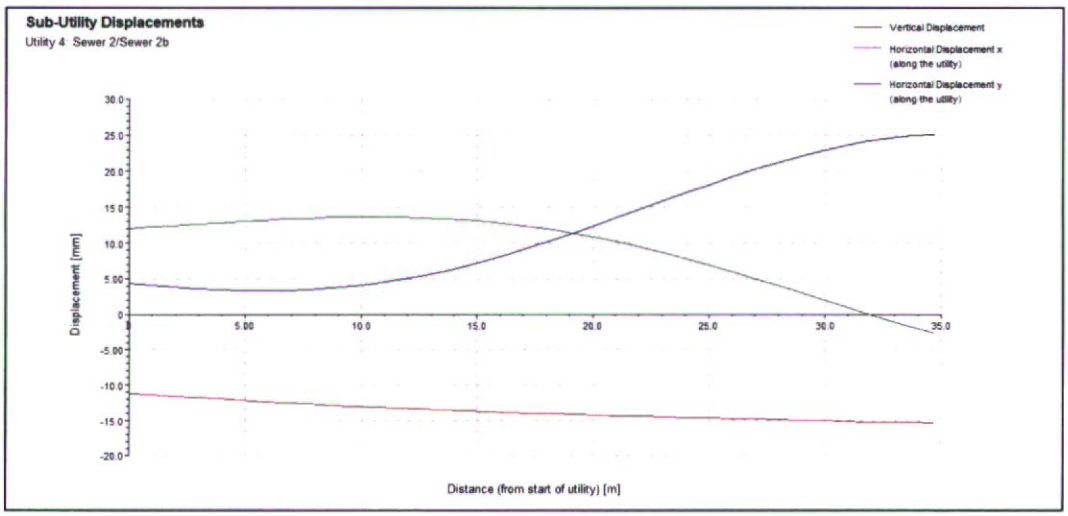


Figure 80 Displacements along sewer 2b induced by walls installation and excavation works

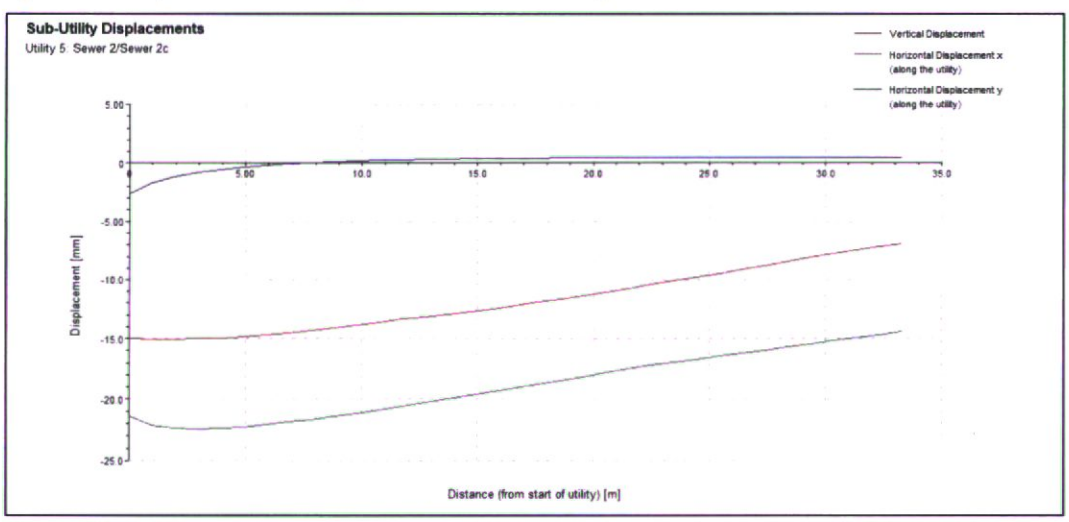


Figure 81 Displacements along sewer 2c induced by walls installation and excavation works

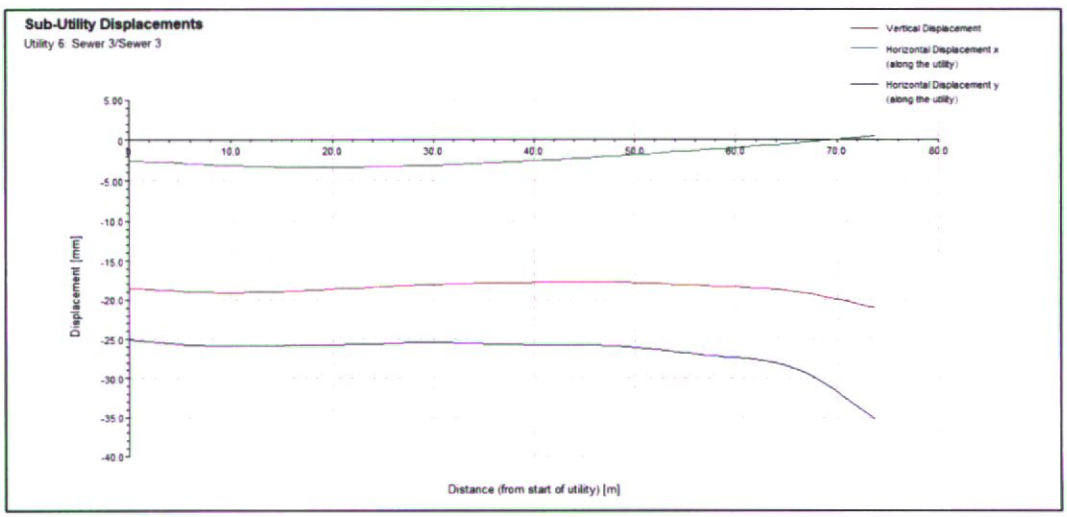


Figure 82 Displacements along sewer 3 induced by walls installation and excavation works

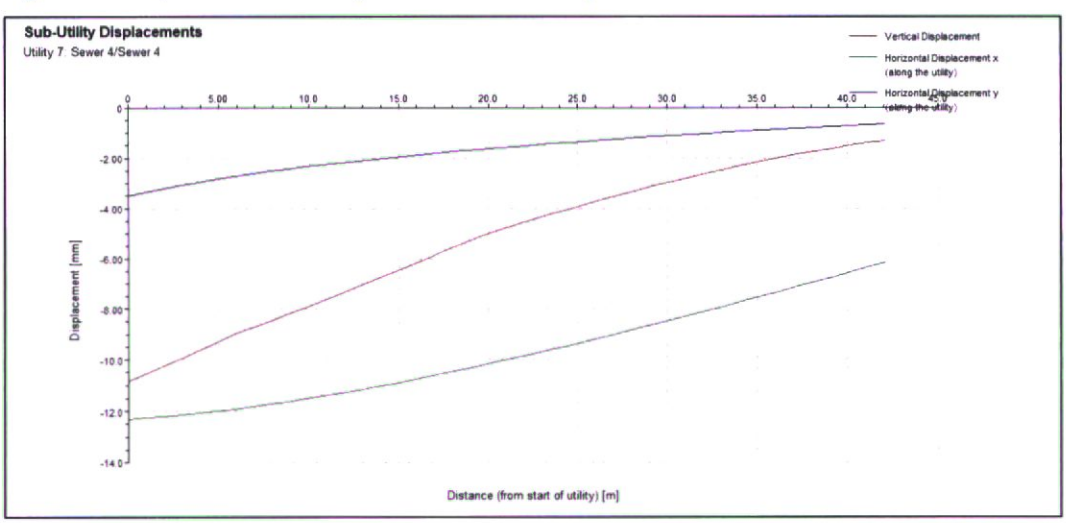


Figure 83 Displacements along sewer 4 induced by walls installation and excavation works

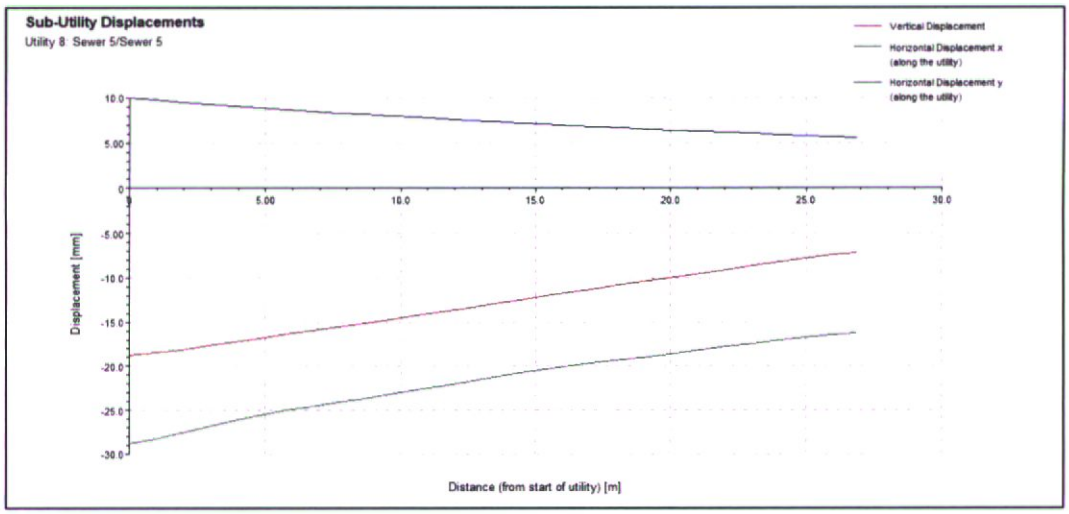


Figure 84 Displacements along sewer 5 induced by walls installation and excavation works

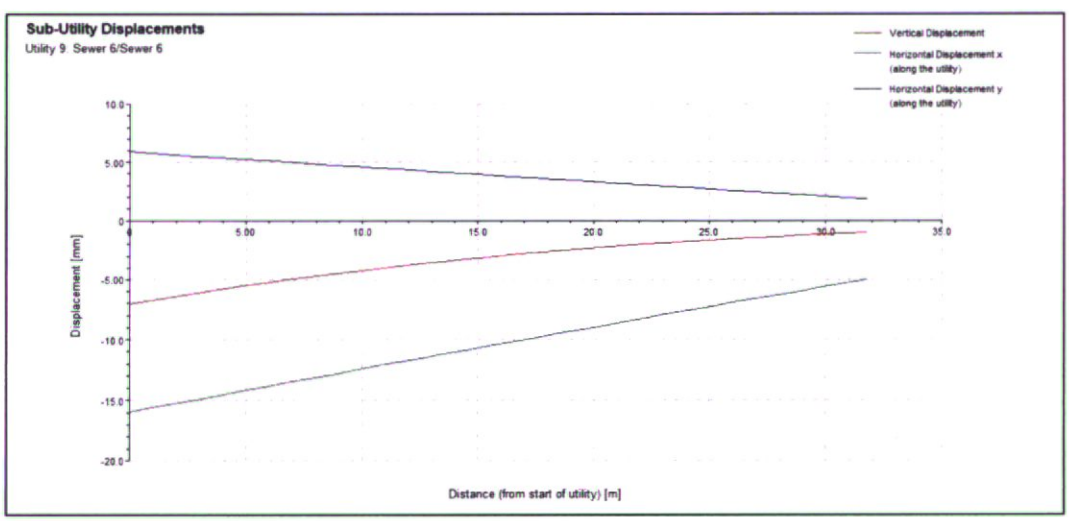


Figure 85 Displacements along sewer 6 induced by walls installation and excavation works

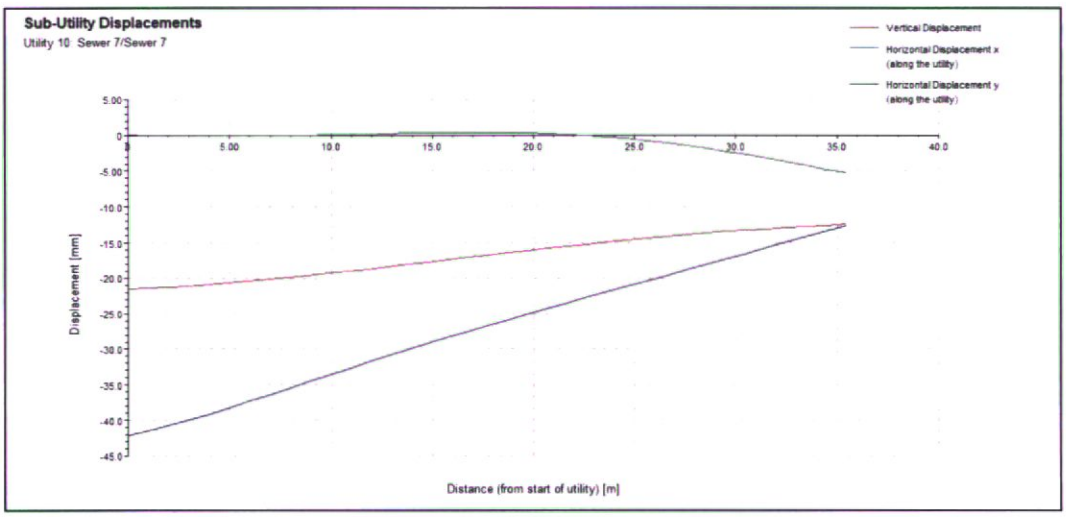


Figure 86 Displacements along sewer 7 induced by walls installation and excavation works

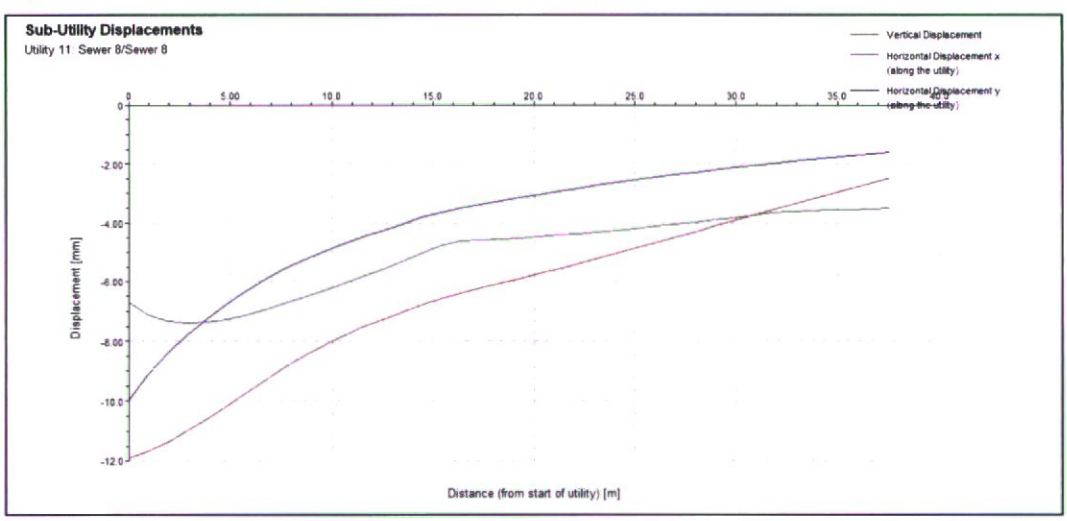


Figure 87 Displacements along sewer 8 induced by walls installation and excavation works

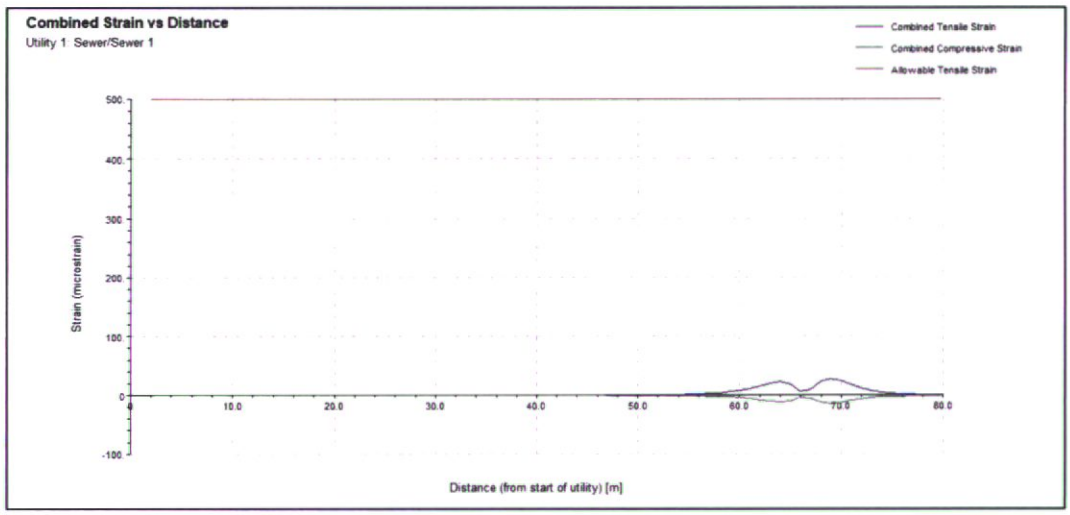


Figure 88 Strains induced in sewer 1a by demolition works

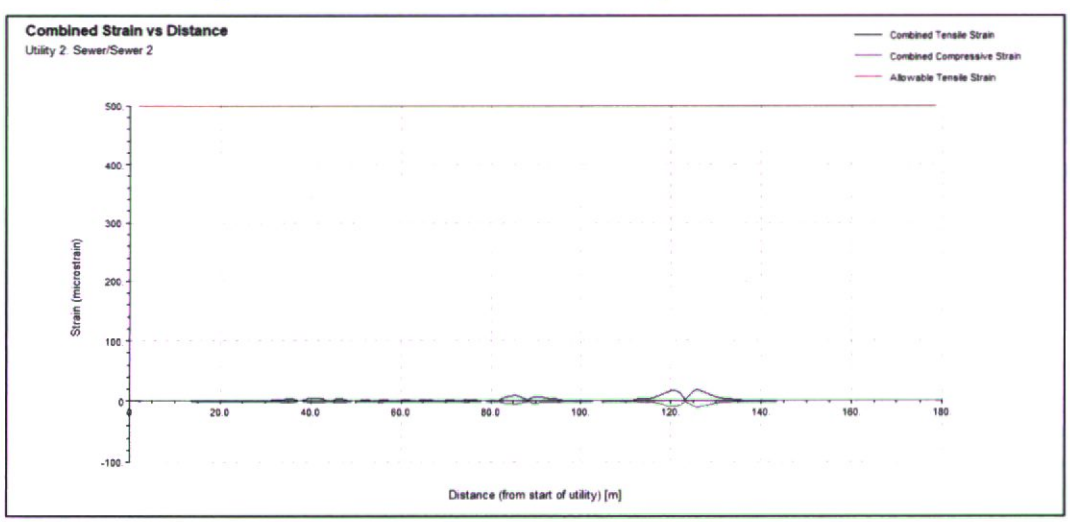


Figure 89 Strains induced in sewer 1b by demolition works

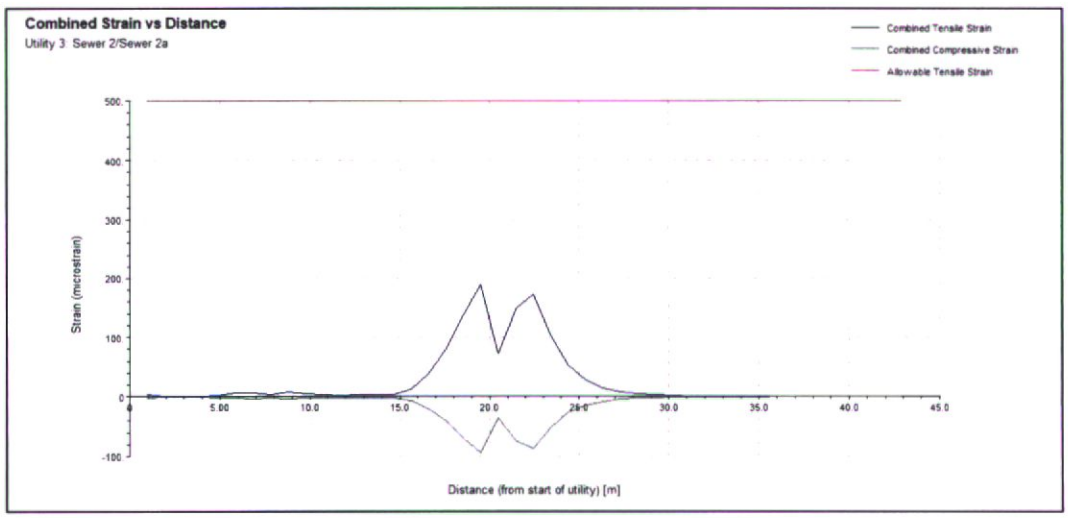


Figure 90 Strains induced in sewer 2a by demolition works

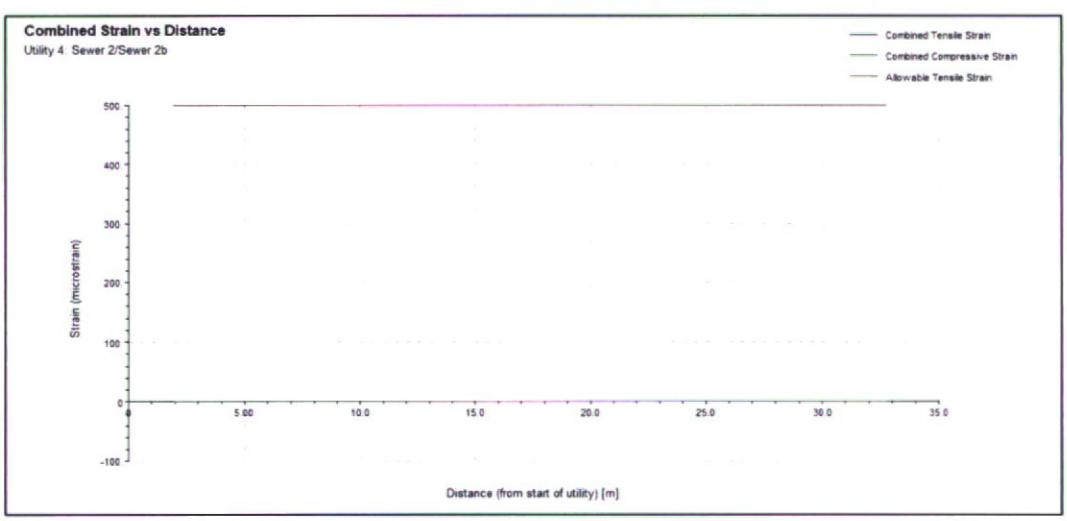


Figure 91 Strains induced in sewer 2b by demolition works

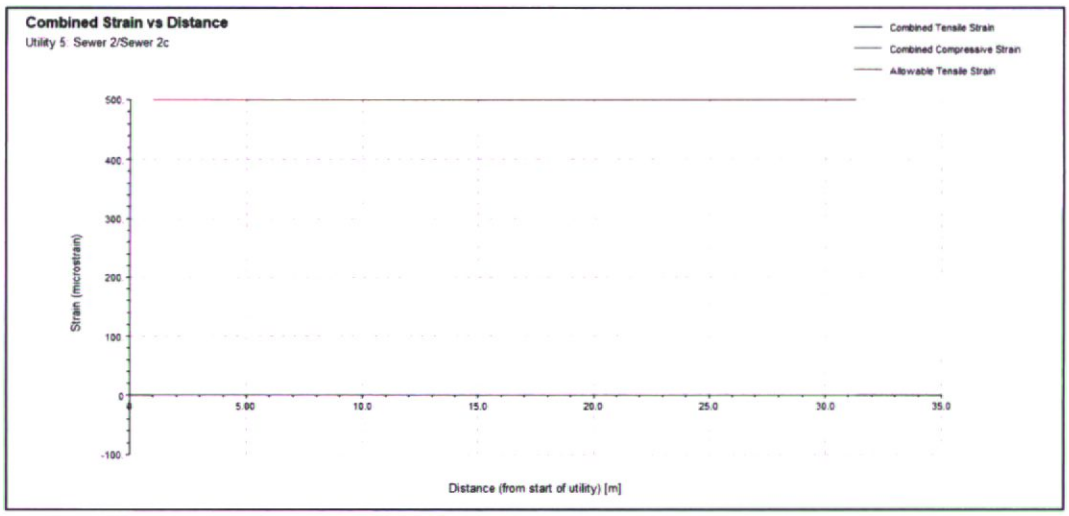


Figure 92 Strains induced in sewer 2c by demolition works

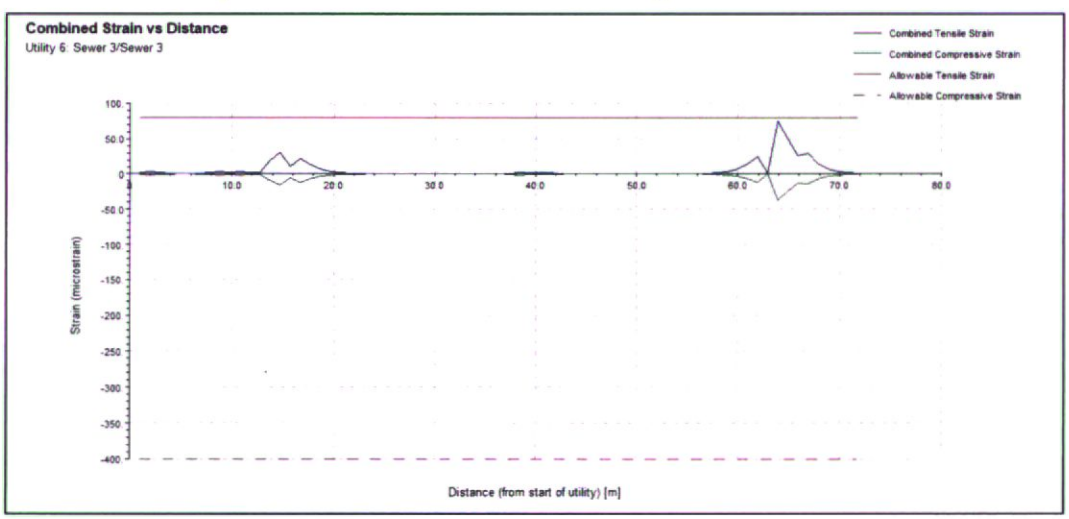


Figure 93 Strains induced in sewer 3 by demolition works

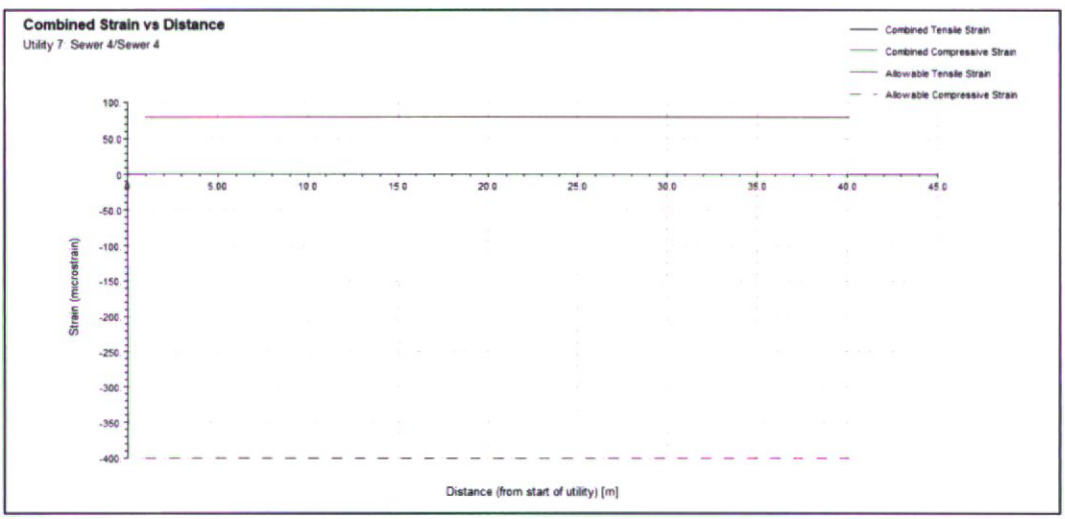


Figure 94 Strains induced in sewer 4 by demolition works

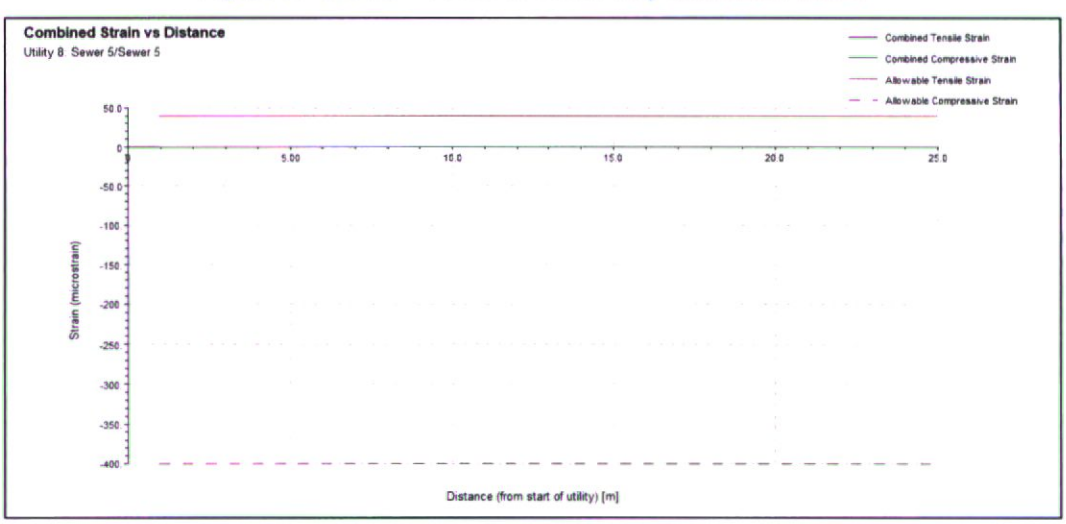


Figure 95 Strains induced in sewer 5 by demolition works

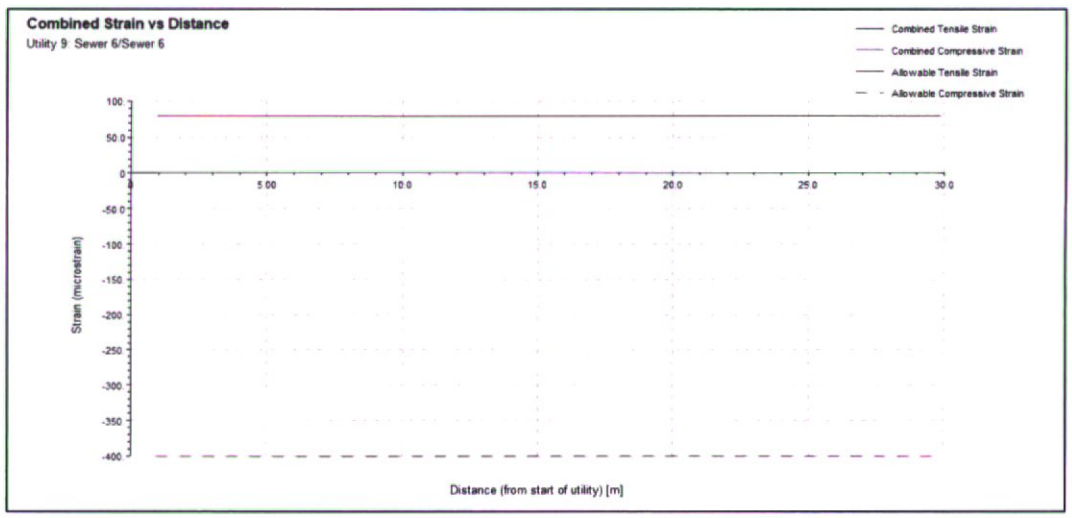


Figure 96 Strains induced in sewer 6 by demolition works

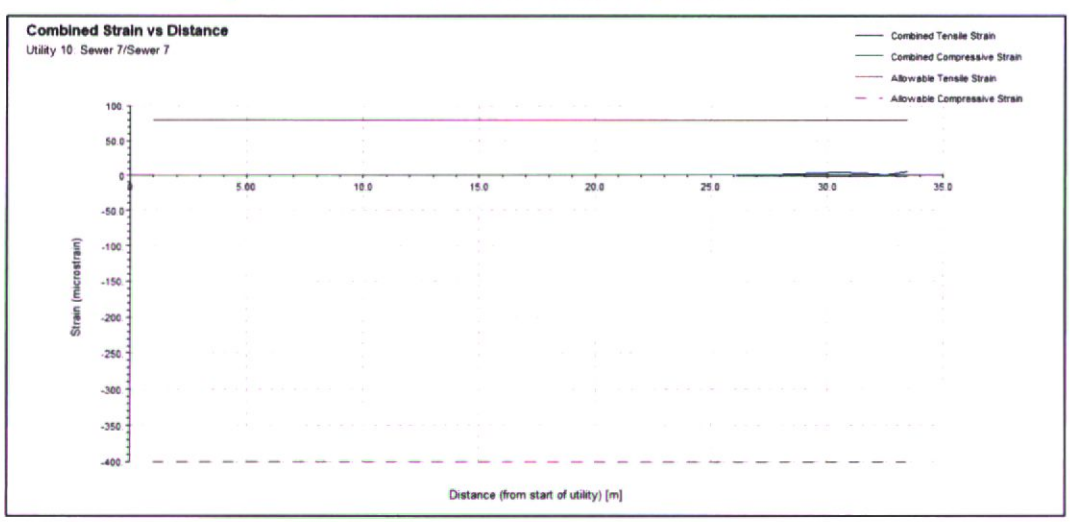


Figure 97 Strains induced in sewer 7 by demolition works

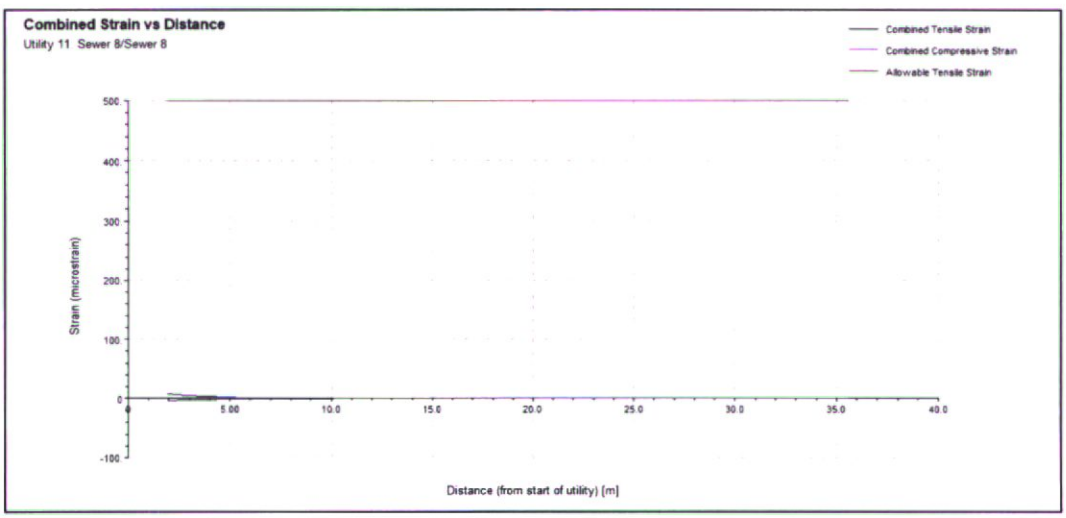


Figure 98 Strains induced in sewer 8 by demolition works

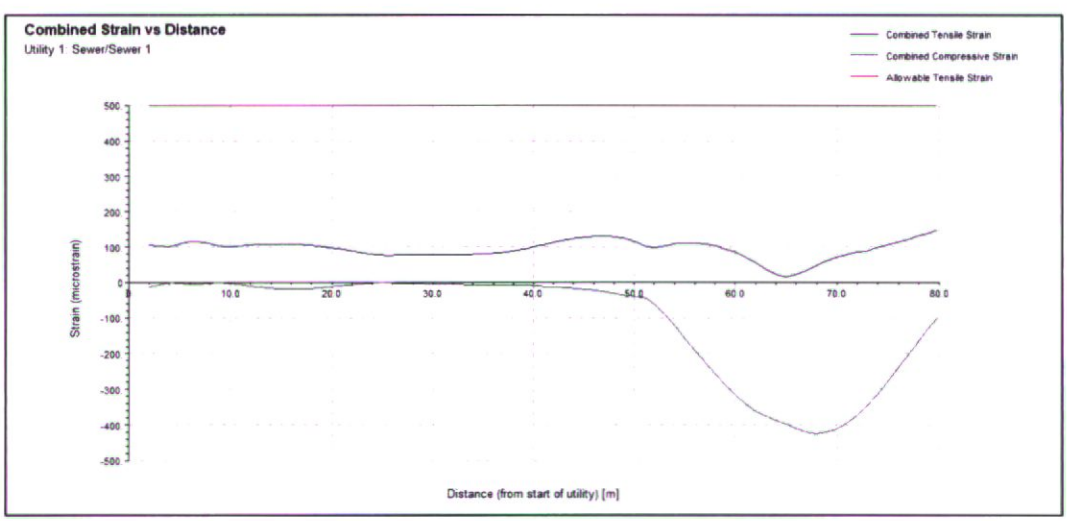


Figure 99 Strains induced in sewer 1a by walls installation and excavation works

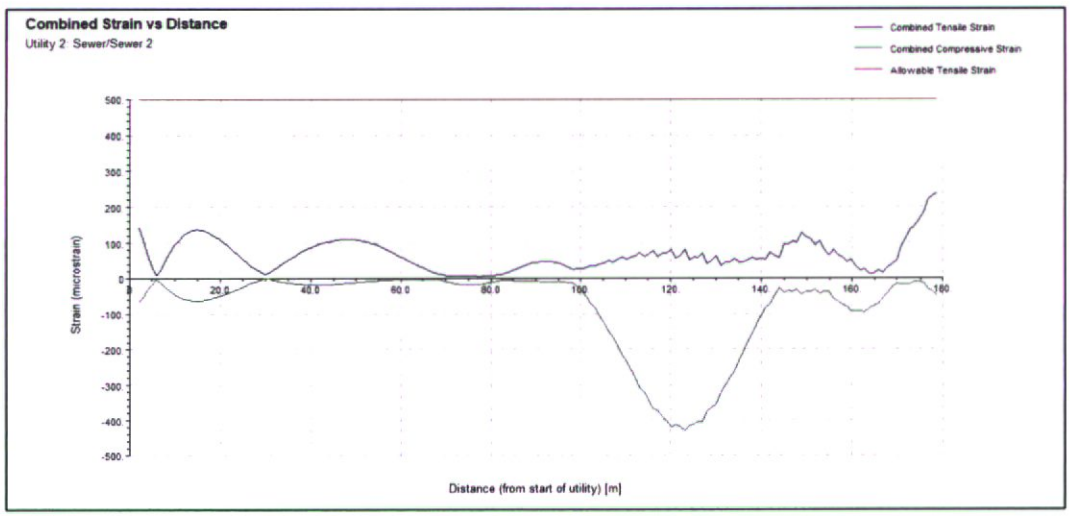


Figure 100 Strains induced in sewer 1b by walls installation and excavation works

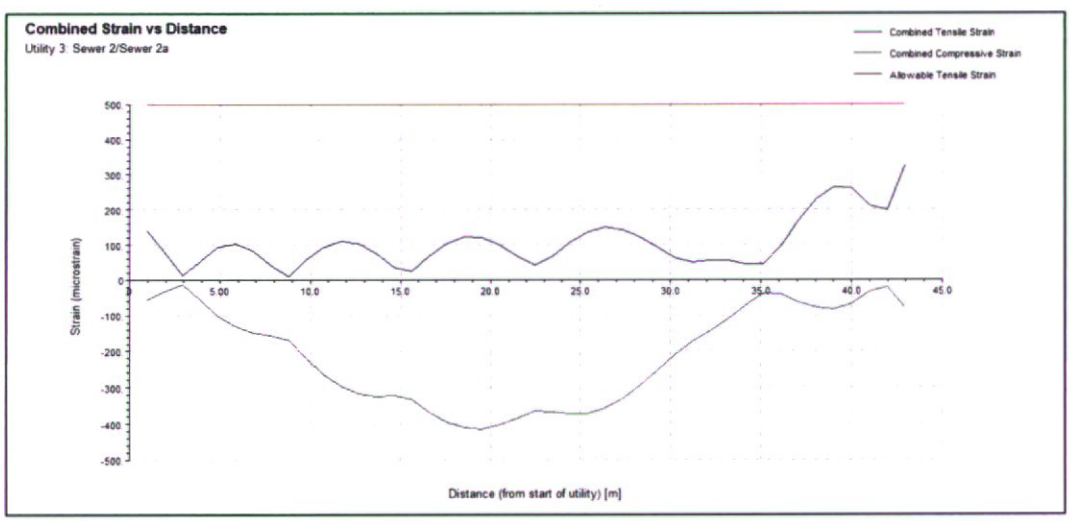


Figure 101 Strains induced in sewer 2a by walls installation and excavation works

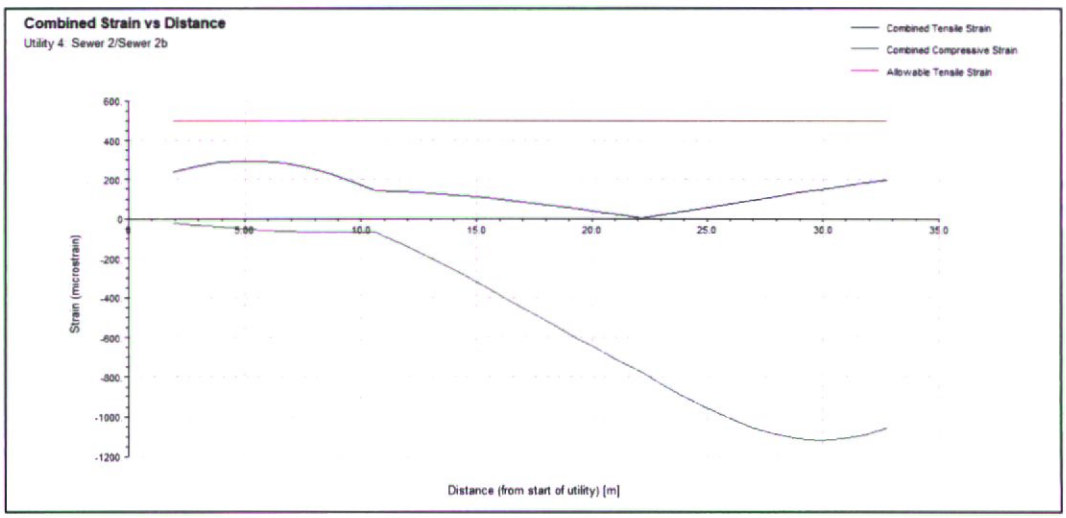


Figure 102 Strains induced in sewer 2b by walls installation and excavation works

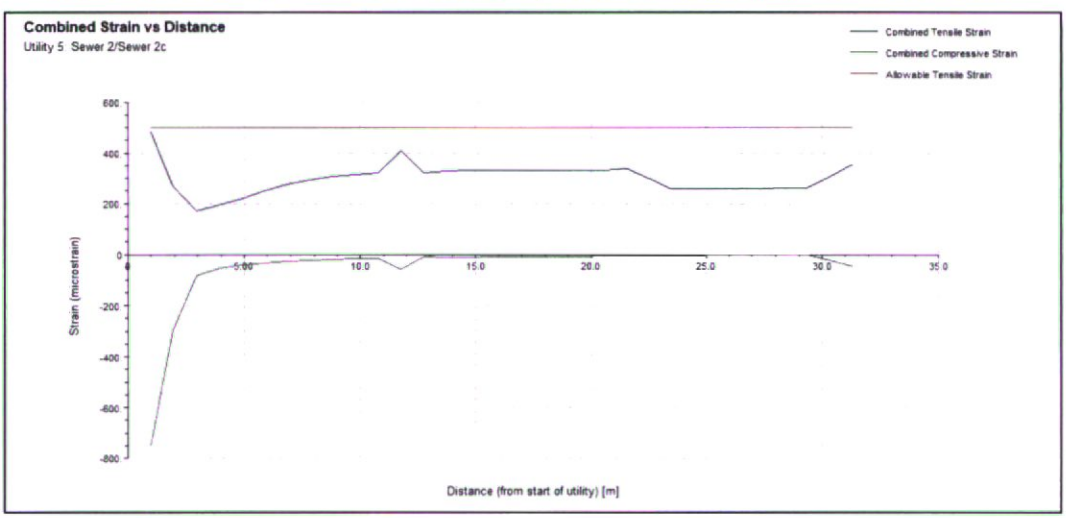


Figure 103 Strains induced in sewer 2c by walls installation and excavation works

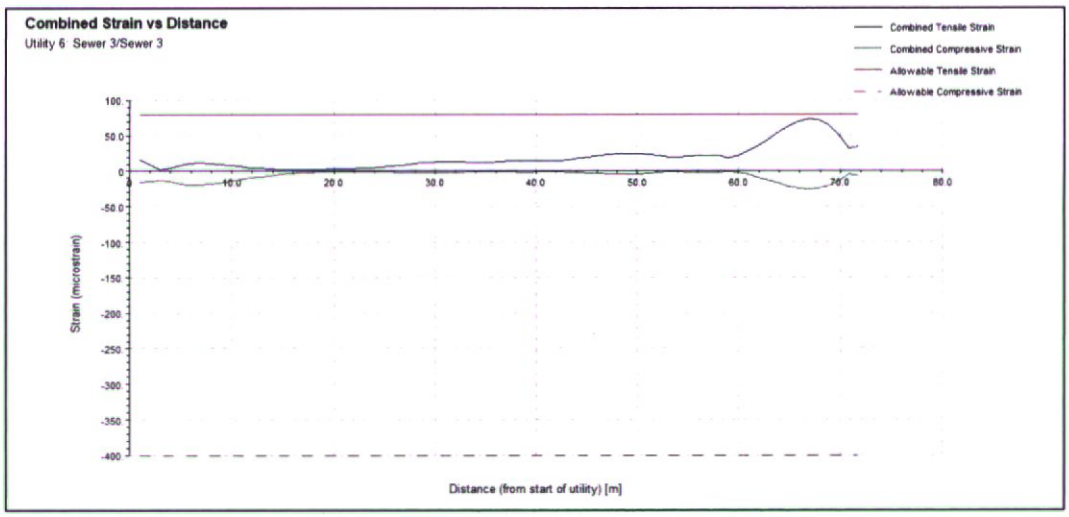


Figure 104 Strains induced in sewer 3 by walls installation and excavation works

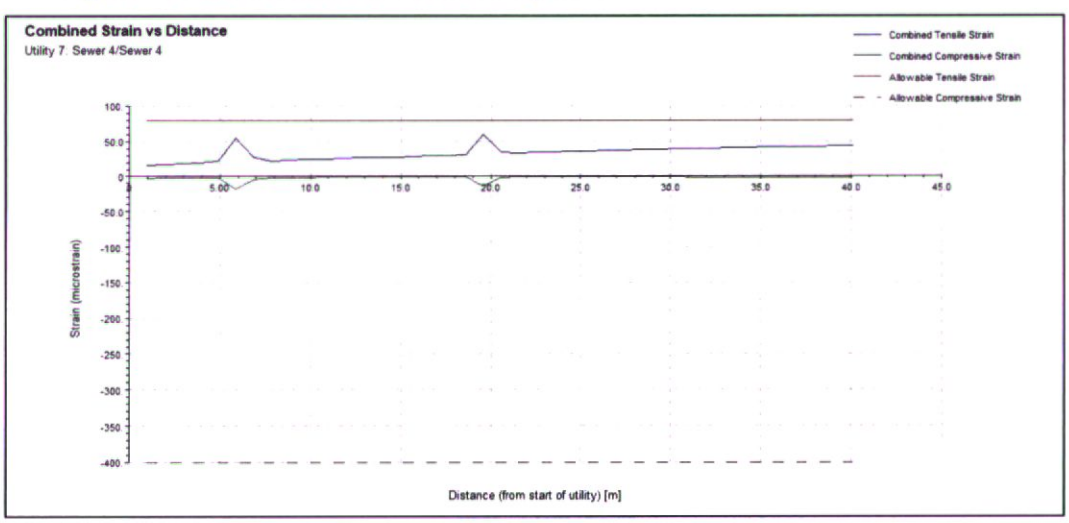


Figure 105 Strains induced in sewer 4 by walls installation and excavation works

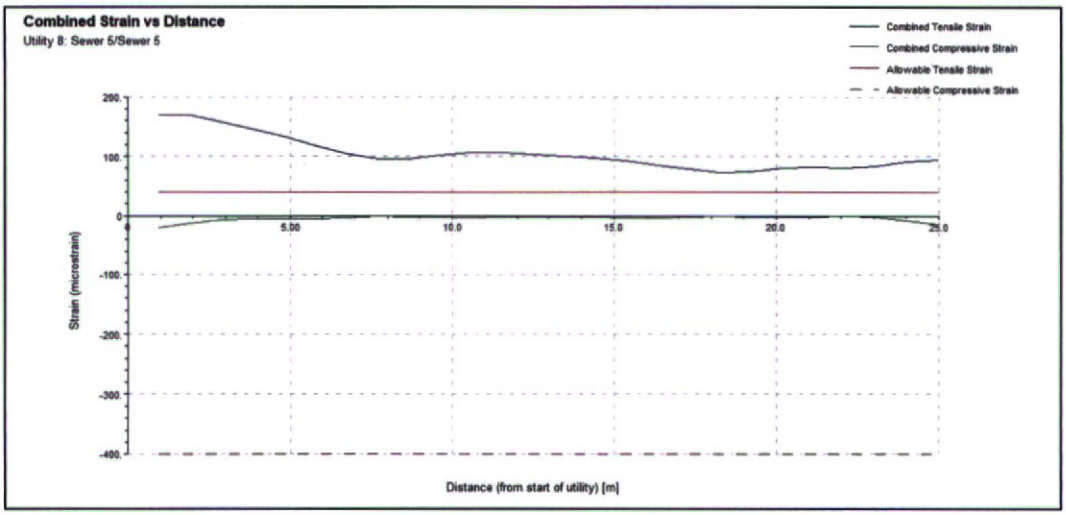


Figure 106 Strains induced in sewer 5 by walls installation and excavation works

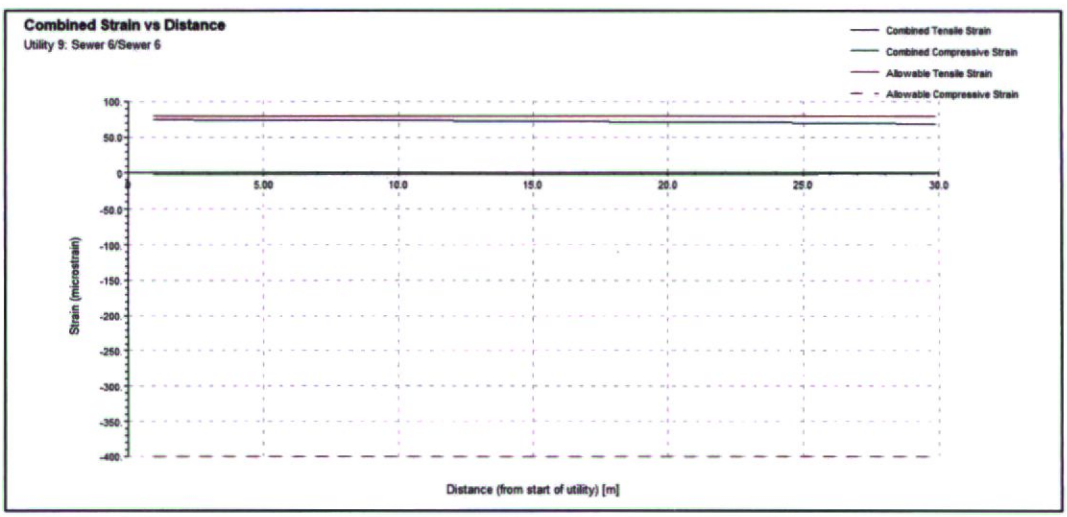


Figure 107 Strains induced in sewer 6 by walls installation and excavation works

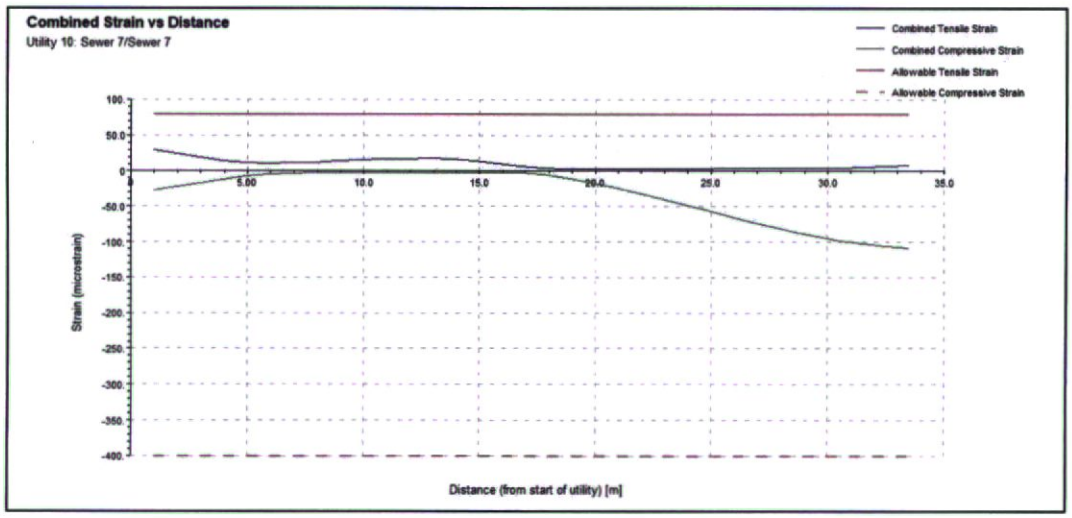


Figure 108 Strains induced in sewer 7 by walls installation and excavation works

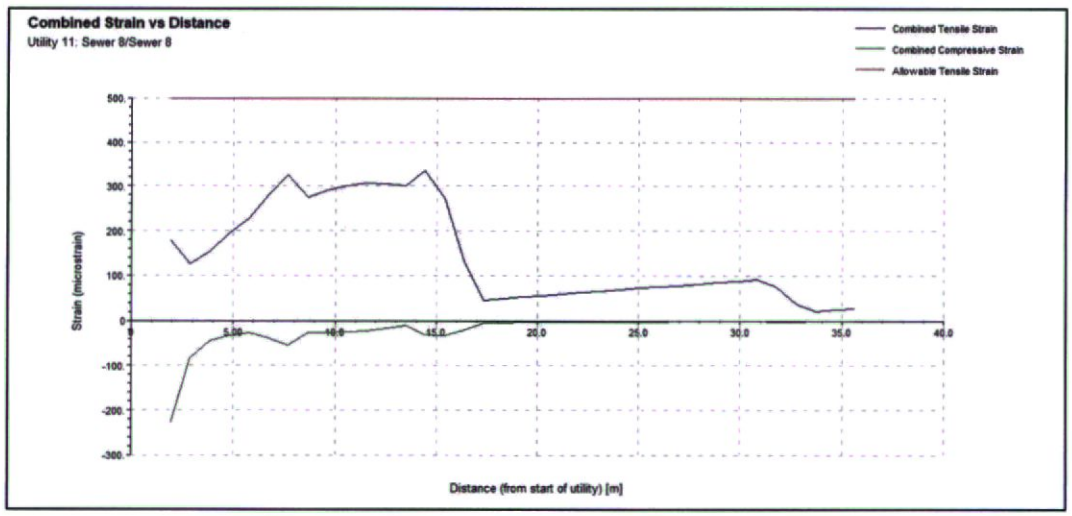


Figure 109 Strains induced in sewer 8 by walls installation and excavation works

7.9 Conclusion

The interaction between the proposed Dublin Central development (Site 2) and the neighbouring properties within the zone of influence of the scheme has been reviewed as part of the GMA study presented herein.

The proposed works primarily involve the demolition of a number of existing buildings present across the Site 2 plot, the excavation of a new one-storey basement across the entire site footprint and the excavation of a deep box, forming the new O'Connell Street Station.

The GMA presented focuses on the temporary work construction stages, primarily comprising existing buildings demolition and basement/box excavation and construction works.

The impact of the various construction stages has been reviewed, evaluating the effects of unloading using Pdisp and simulating the excavation-induced ground movement fields using empirical CIRIA curves in Xdisp. In the latter case, a propped retaining wall solution (during the temporary works stage) has been considered, utilising the CIRIA C760 ground movement curves for excavation in front of high stiffness walls in stiff clay. The curves have been scaled in order to simulate a maximum wall deflection approximately equal to 20mm, as estimated from a number of retaining wall analyses.

In order to best limit ground movements in proximity to movement sensitive neighbouring buildings, due consideration should be given to suitable means and methods of construction.

The results from the GMA analyses are presented in Table 2 (denoting the evaluated damage categorisation in accordance with the Burland criteria described herein). It is observed that the maximum damage classification for the neighbouring properties is *Category 1 – Very Slight*.

Specific wall/façade deflection limits/trigger levels will be developed as part of the proposed monitoring regime (based on the findings presented herein). These will be provided to the design and build contractors with the tender documentation and they will be required to agree and implement a monitoring regime.

It is noted that the predicted ground movements, the associated wall tensile strains, and the level of damage categorisation, are considered to be moderately conservative in view of the relatively cautious data selection and *greenfield* nature of the assessment undertaken.

The interaction between the proposed Dublin Central development (Site 2) and the LUAS light railway within the zone of influence of the scheme has been reviewed as part of the GMA study.

The results from the GMA analysis are presented in Table 3 and Table 4. The maximum track settlement at any point is approximately 12.5mm. The maximum calculated cant and twist of the track during the proposed works is 0.5mm (cant) and 0.1mm (twist at 3m spacing).

The predicted ground movements and the associated LUAS light rail track movements are considered to be moderately conservative, in view of the relatively cautious data selection and *greenfield* nature of the assessment undertaken.

The predicted movement results for the Luas light rail tracks do not show any onerous conditions for the assets and the calculated movements are below the limits proposed by the Code of engineering practice for works on, near, or adjacent the Luas light rail system. Therefore, the proposed Site 2 works do not highlight any concerns regarding the day-to-day operations.

In view of the above findings, the risk of impact on the LUAS light railway associated with the proposed development construction, is considered to be low.

It is concluded that the sewers in proximity of the site will be subject to movements and strains within the allowable criteria (generally based on experience of similar projects) except for Sewer 5, for which the estimated tensile strain exceeds the allowable limit.

In view of the above, with the exception of Sewer 5, the risk to the utilities in proximity to the development, due to the ground movements induced by the proposed scheme construction, is considered to be low.

The assessment presented herein is dependent and reliant on the works being undertaken by an experienced contractor, high quality workmanship, and appropriate supervision of construction means and methods by experienced personnel. In addition, the assessment is based on the assumption that the buildings structures surrounding the proposed development footprint are in a good state.

It is recommended that this report is reviewed and understood in full by the project team and major stakeholders. Where significant changes are made to items such as construction sequencing, temporary propping arrangements and scheme design the engineer should thoroughly review the discrepancy and evaluate any potential impacts on ground movement and building damage. If necessary, the building damage categories should be re-evaluated.

It should be noted that the findings of this report shall be revisited in detailed design stage to include, any significant change in the proposed construction sequence, and/or update structural loads according to the final proposed foundation layout.

It is critical that the permanent and temporary works designs are carried out in a coordinated manner between performance specified elements and substructure contractors, with the aim to ensure that such design elements are in alignment with the assumptions/findings of the GMA and overall design intent.

8. References

1. British Geological Survey, British Regional Geology Publication for London, and the Thames Valley (2013) (www.bgs.ac.uk).

2. British Standards (1986). BS8004: 1986 Code of Practice for Foundations.

3. BTS/ICE (2010), Specification for tunnelling, third edition.

4. CIRIA C760 (2017). Guidance on embedded retaining wall design. London, CIRIA.

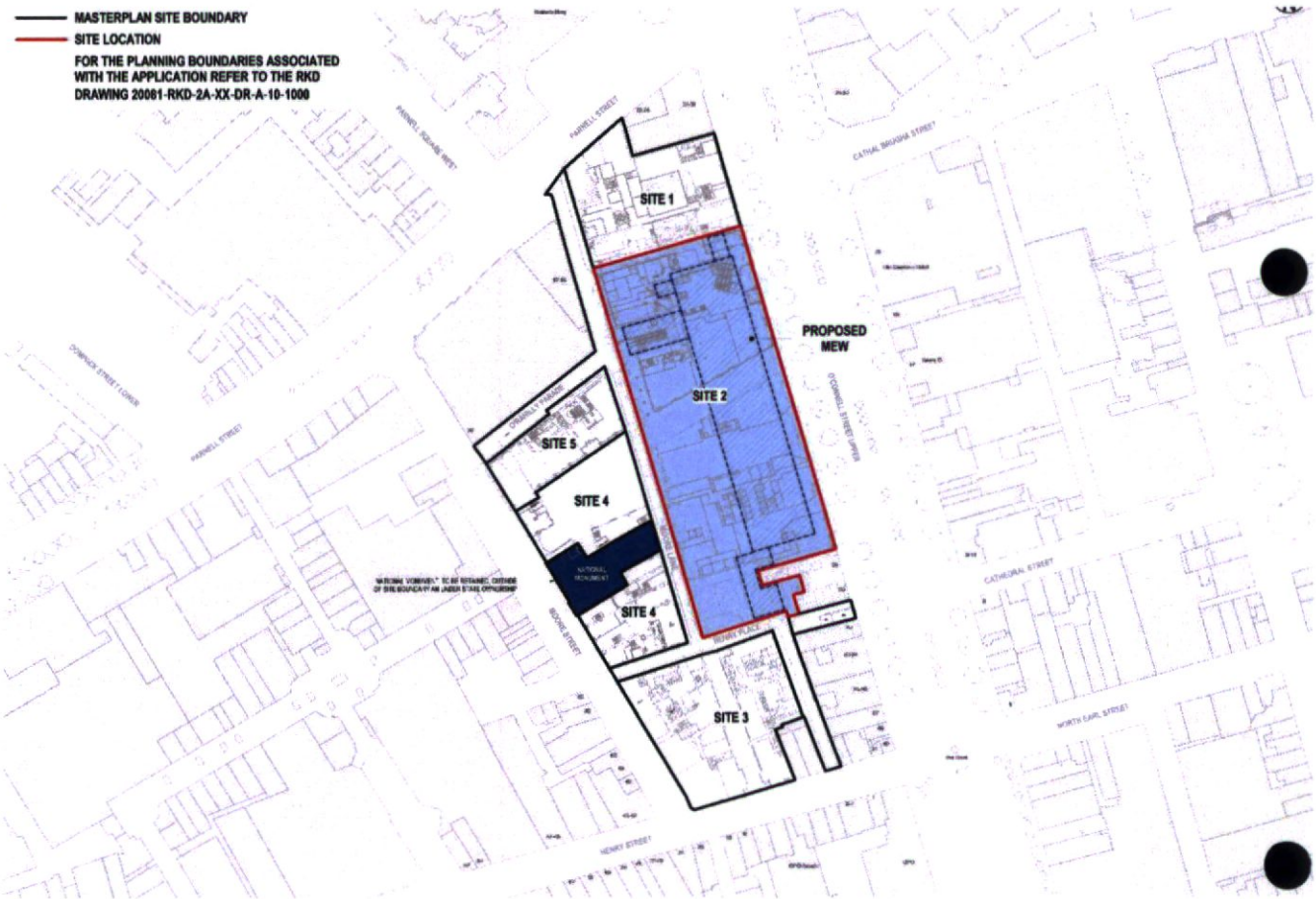
5. Transport Infrastructure Ireland (2015). Code of engineering practice for works on, near, or adjacent the Luas light rail system.

6. Plaxis 2D CE V21.00:0 Manual, September 2020.

7. Tomlinson, M.J. (2001). Foundation Design and Construction, Pearson Prentice Hall, Harlow England.

APPENDICES

A. Overall Development Boundary and Existing Structures



B. Site 2 Architectural Drawings

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

A1

notes

- APPLICATION BOUNDARY
- OWNERSHIP BOUNDARY
- × APPROXIMATE LOCATION OF SITE NOTICE
- DENOTES EXTENT OF BASEMENT BELOW GROUND

N

ORDNANCE SURVEY IRELAND
LICENSE No. AR 0002821

OS MAP No. 3197-25, 3198-21, 3264-01 & 3263-05

OS DATUM TAKEN AT MALIN HEAD

Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning

PROJECT: Dublin Central - Block 2A

PROJECT ADDRESS: O'Connell Street, Dublin 1

DWG TITLE: Site Location Map

DWG NO: DC-RKD-2A-ZZ-DR-A-10-1000

REV	STATUS	PROJECT NO	DC
P01	A3	SCALE	1 : 1000
DATE SEP 2022	DRN KC	CHK SG	

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St Northumberland Rd
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D04 W7R8, Ireland
+353 1 668 1055
mail@rkd.ie
rkd.ie

1 **SITE LOCATION MAP**
1 : 1000

1 **SITE PLAN**
1 : 500

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Notes.

APPLICATION BOUNDARY

OWNERSHIP BOUNDARY

DENOTES EXTENT OF BASEMENT BELOW GROUND

N

ORDNANCE SURVEY IRELAND
LICENSE No. AR 0002821

OS MAP No. 3197-25, 3198-21, 3264-01 & 3263-05

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STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Site Plan

DWG NO DC-RKD-2A-ZZ-DR-A-10-1001

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P01	A3	SCALE	As indicated
DATE SEP 2022	DRN KC	CHK SG	

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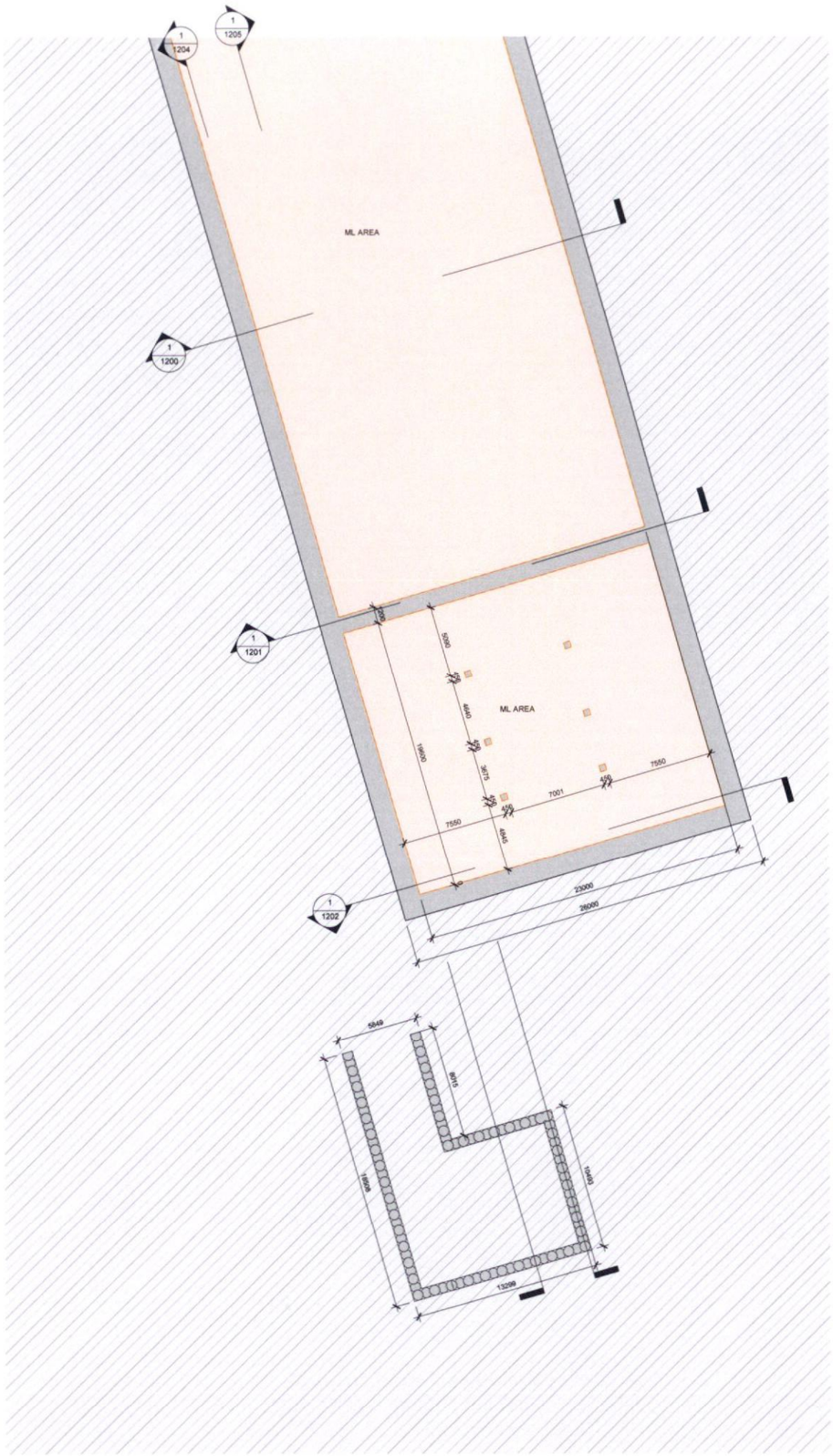

1 B06 BASEMENT LEVEL PLAN

1 : 200

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Notes:

USE

ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII

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Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Basement -06 Floor Plan

DWG NO. DC-RKD-2A-B6-DR-A-20-1096

REV	STATUS	PROJECT NO	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022		DRN KC	CHK SG

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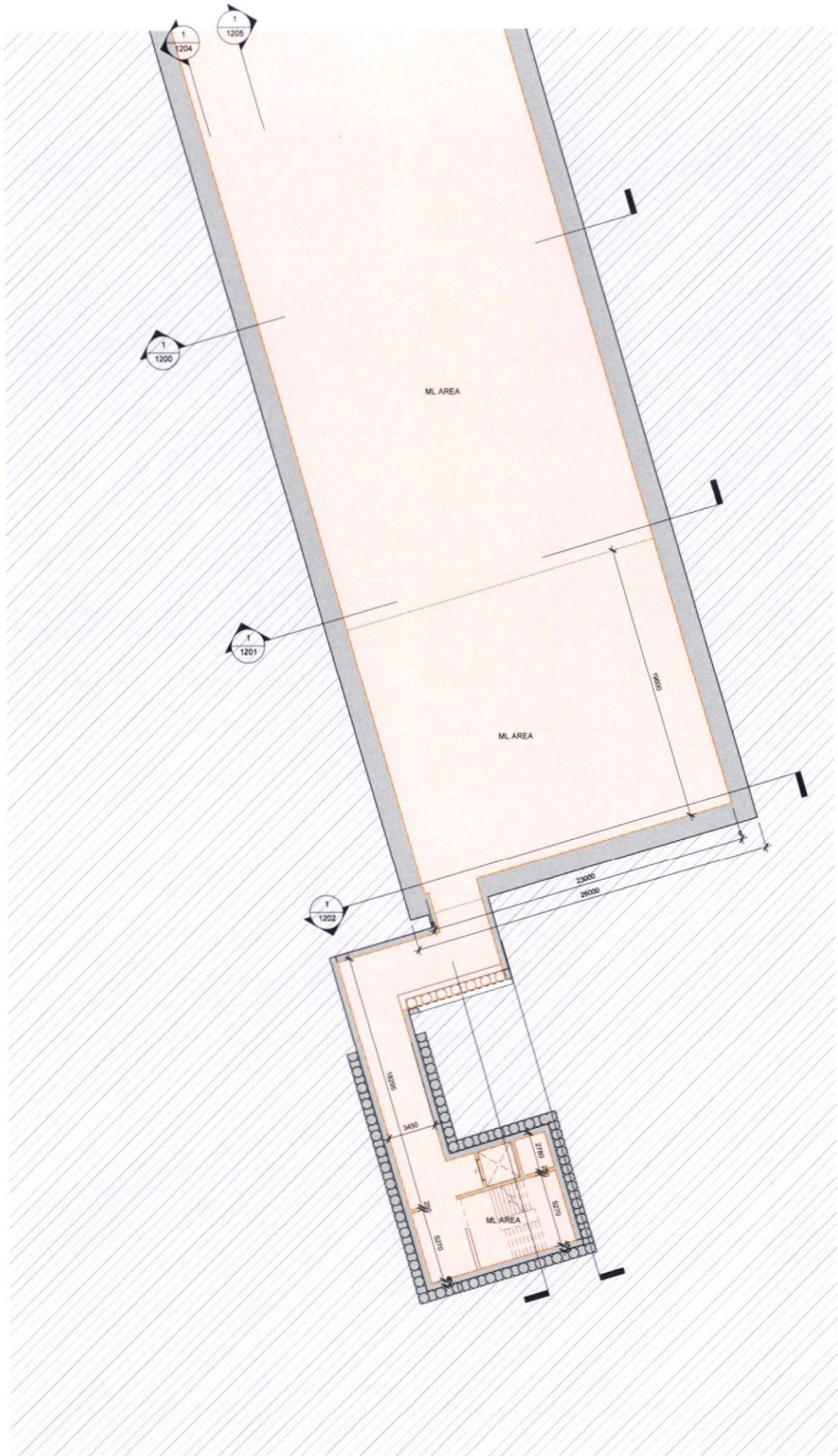

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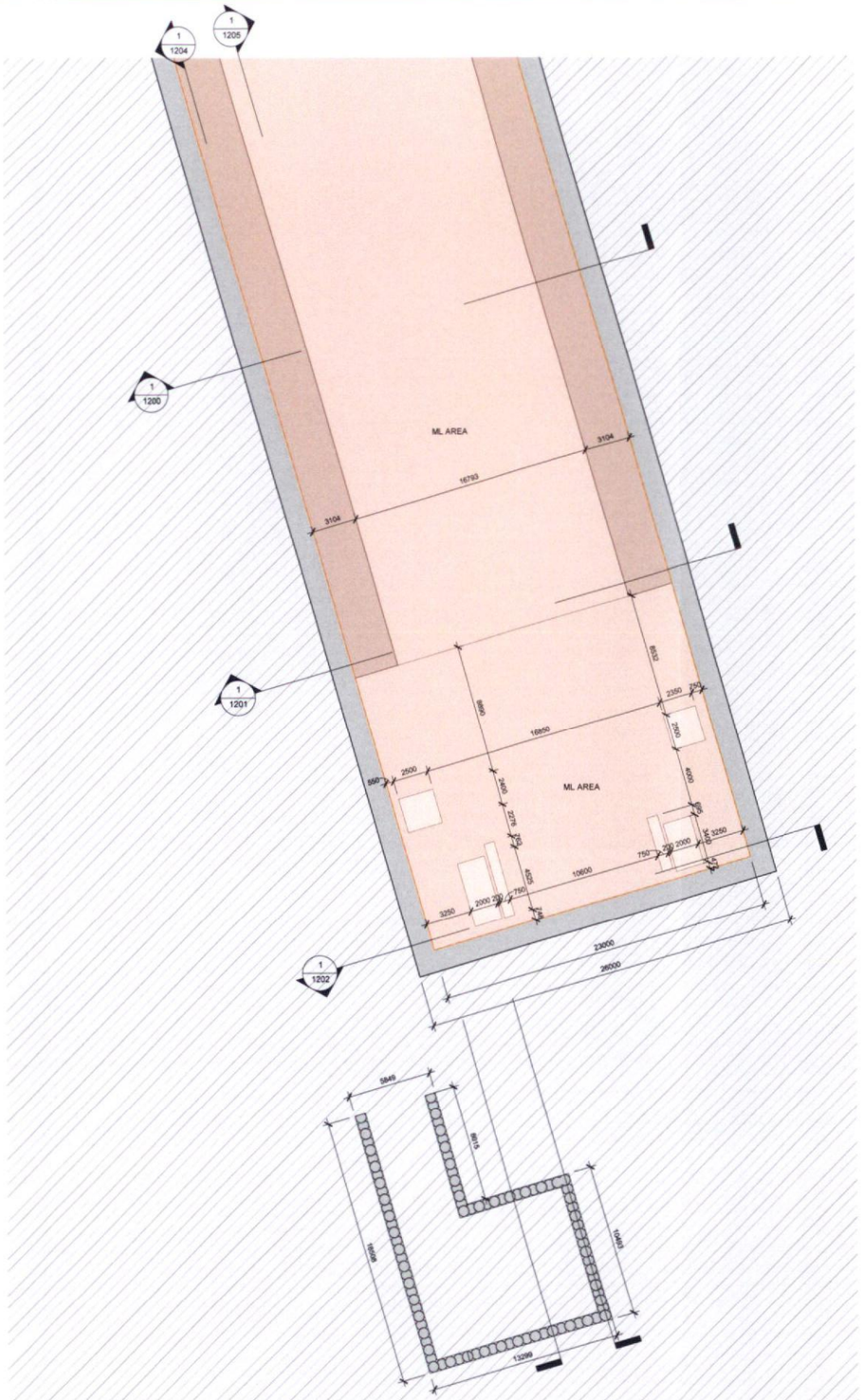

2 **B05 BASEMENT LEVEL PLAN**
1 : 200

A1

notes:

USE

ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII

N

Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS	Planning
PROJECT	Dublin Central - Block 2A
PROJECT ADDRESS	O'Connell Street, Dublin 1
DWG TITLE	Basement -04 & -05 Floor Plan
DWG NO.	DC-RKD-2A-ZZ-DR-A-20-1097
REV	P01
STATUS	A3
PROJECT NO.	DC
SCALE	1 : 200
DATE	SEP 2022
DRN	KC
CHK	SG

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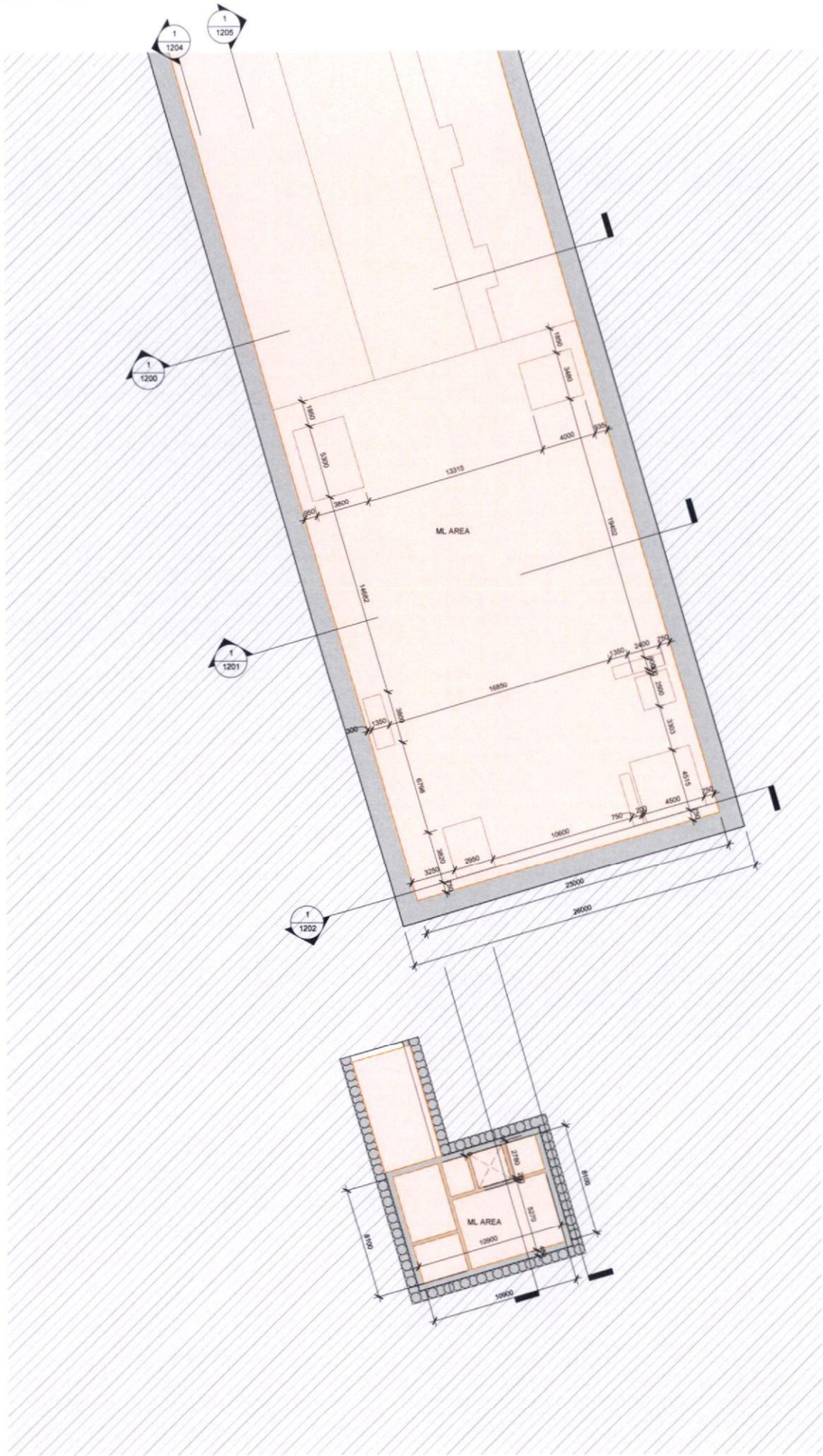

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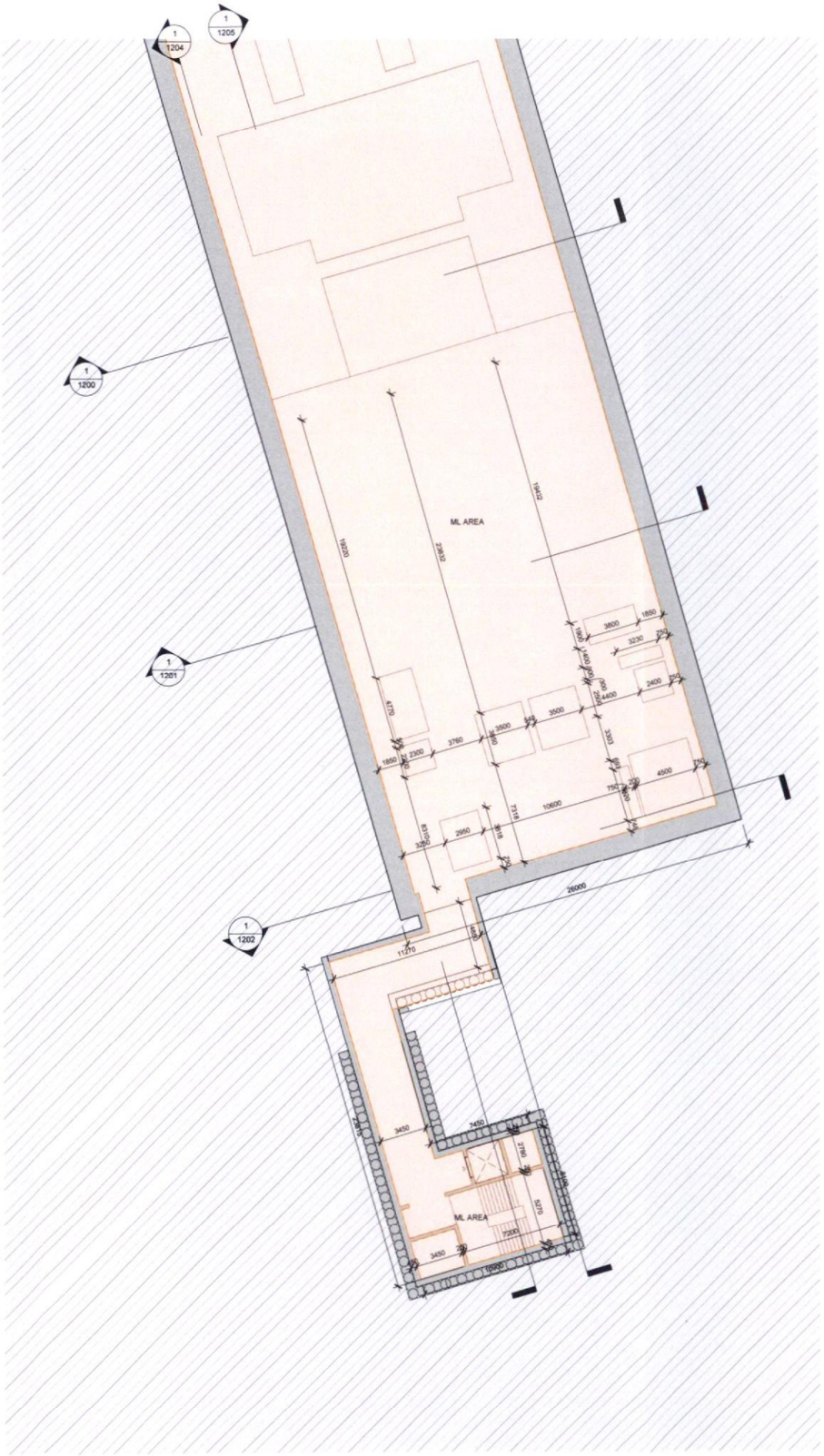

2 **B03 BASEMENT LEVEL PLAN**
1 : 200

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ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII

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P01	SEP 2022	ISSUED FOR PLANNING

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Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS	Planning
PROJECT	Dublin Central - Block 2A
PROJECT ADDRESS	O'Connell Street, Dublin 1
DWG TITLE	Basement -02 & -03 Floor Plan
DWG NO.	DC-RKD-2A-ZZ-DR-A-20-1098

REV	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022	DRN. KC	CHK. SG	

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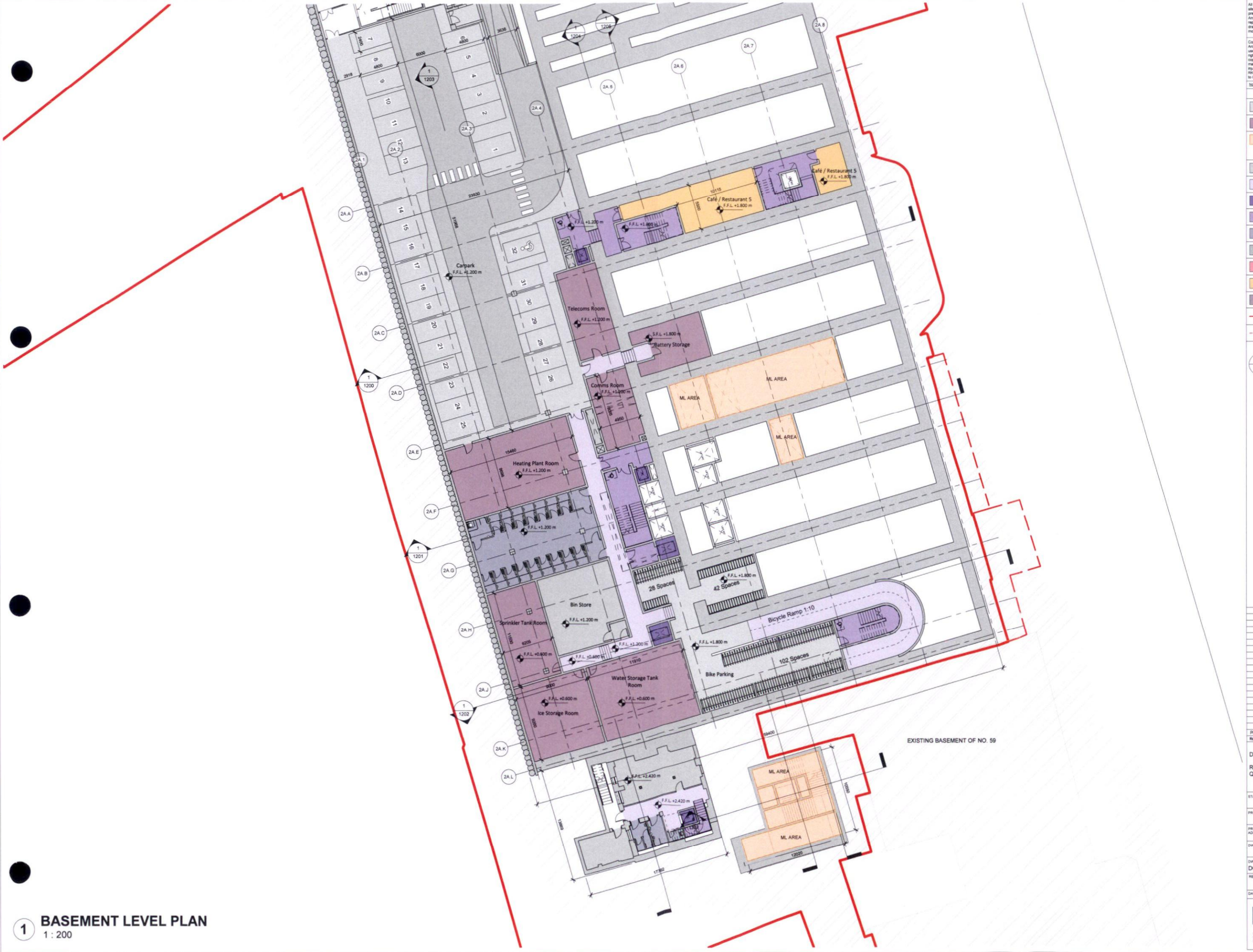

1 **BASEMENT LEVEL PLAN**
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Notes:

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Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning
PROJECT: Dublin Central - Block 2A
PROJECT ADDRESS: O'Connell Street, Dublin 1
DWG TITLE: Basement Floor Plan
DWG NO: DC-RKD-2A-B1-DR-A-20-1099

REV	STATUS	PROJECT NO	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022		DRN KC	CHK SG

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SITE 2C

O'RAHILLY PARADE

MOORE LANE

O'CONNELL STREET UPPER

HENRY PLACE

MOORE STREET

20-21

19,18

17

16

15

14

13

12

11

62

61

Retail 1
F.F.L. +4.950 m

Retail 2
F.F.L. +4.940 m

Retail 3
F.F.L. +4.940 m

Retail 4
F.F.L. +4.870 m

Café / Restaurant 1
F.F.L. +5.030 m

Café / Restaurant 2
F.F.L. +4.880 m

Café / Restaurant 3
F.F.L. +5.050 m

Café / Restaurant 4
F.F.L. +5.565 m

Café / Restaurant 5
F.F.L. +4.940 m

Staff Welfare

Post Room
F.F.L. +4.900 m

Security Room

Atrium

ML

ML AREA

LV Switchroom
F.F.L. +4.900 m

Switchroom

ESB Sub.

ESB Hybrid Sub.

Client MV Sub.

Bicycle Ramp 1:10

Ramp 1:25

F.F.L. +4.950 m

F.F.L. +4.960 m

F.F.L. +5.045 m

F.F.L. +4.970 m

F.F.L. +4.975 m

F.F.L. +5.000 m

F.F.L. +4.900 m

F.F.L. +4.914 m

F.F.L. +4.981 m

F.F.L. +4.897 m

F.F.L. +4.925 m

F.F.L. +4.875 m

F.F.L. +4.867 m

F.F.L. +5.040 m

1 GROUND FLOOR PLAN
1 : 200

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Notes.

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- STORAGE
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- DENOTES EXTENT OF BASEMENT BELOW GROUND

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LICENSE No AR 0002821

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P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Ground Floor Plan

DWG NO DC-RKD-2A-00-DR-A-20-1100

REV.	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022		DRN KC	CHK SG

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56 Northumberland Rd
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1 **FIRST FLOOR PLAN**
1 : 200

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- ML AREA - METROLINK PROJECT AREA - SUBJECT OF SEPARATE FUTURE PLANNING APPLICATION BY TII
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- CORES / LIFTS
- CORES / STAIRS
- WC
- OFFICE
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- DENOTES EXTENT OF BASEMENT BELOW GROUND

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STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE First Floor Plan

DWG NO. DC-RKD-2A-01-DR-A-20-1101

REV.	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022		DRN KC	CHK SG

RKD
59 Northumberland Rd
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1 SECOND FLOOR PLAN
1 : 200

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	USE
	CARPARK / BICYCLE PARKING
	PLANT
	ML AREA - METROLINK PROJECT AREA - SUBJECT OF SEPARATE FUTURE PLANNING APPLICATION BY TII
	SERVICES / BOH
	CIRCULATION
	CORES / LIFTS
	CORES / STAIRS
	WC
	OFFICE
	RETAIL
	CAFÉ / RESTURANT
	STORAGE
	APPLICATION BOUNDARY
	DENOTES EXTENT OF BASEMENT BELOW GROUND

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STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Second Floor Plan

DWG NO. DC-RKD-2A-02-DR-A-20-1102

REV	STATUS	PROJECT NO	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022		DRN KC	CHK SG

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59 Northumberland Rd
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1 THIRD FLOOR PLAN
1 : 200

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NAME

USE

- CARPARK / BICYCLE PARKING
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- SERVICES / BOH
- CIRCULATION
- CORES / LIFTS
- CORES / STAIRS
- WC
- OFFICE
- RETAIL
- CAFÉ / RESTURANT
- STORAGE
- APPLICATION BOUNDARY
- DENOTES EXTENT OF BASEMENT BELOW GROUND

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LICENSE No. AR 0002821

OS MAP No. 3197-25, 3198-21, 3264-01 & 3263-05

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STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Third Floor Plan

DWG NO DC-RKD-2A-03-DR-A-20-1103

REV	STATUS	PROJECT NO	DC
P01	A3	SCALE	1 : 200
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1 FOURTH FLOOR PLAN
1 : 200

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notes:

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- SERVICES / BOH
- CIRCULATION
- CORES / LIFTS
- CORES / STAIRS
- WC
- OFFICE
- RETAIL
- CAFÉ / RESTURANT
- STORAGE
- APPLICATION BOUNDARY
- DENOTES EXTENT OF BASEMENT BELOW GROUND

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LICENSE No. AR 0002821

OS MAP No. 3197-25, 3198-21, 3264-01 & 3263-05

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Rev.	Date	Description
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DUBLIN CENTRAL GP LIMITED

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STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Fourth Floor Plan

DWG NO DC-RKD-2A-04-DR-A-20-1104

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P01	A3	SCALE	1 : 200
DATE SEP 2022	DRN KC	CHK SG	

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59 Northumberland Rd
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1 FIFTH FLOOR PLAN
1 : 200

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Notes

USE

- CARPARK / BICYCLE PARKING
- PLANT
- ML AREA - METROLINK PROJECT AREA - SUBJECT OF SEPARATE FUTURE PLANNING APPLICATION BY TII
- SERVICES / BOH
- CIRCULATION
- CORES / LIFTS
- CORES / STAIRS
- WC
- OFFICE
- RETAIL
- CAFÉ / RESTURANT
- STORAGE
- APPLICATION BOUNDARY
- DENOTES EXTENT OF BASEMENT BELOW GROUND

ORDNANCE SURVEY IRELAND
LICENSE No. AR 0002821

OS MAP No. 3197-25, 3198-21, 3264-01 & 3263-05

OS DATUM TAKEN AT MALIN HEAD

Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS Planning

PROJECT Dublin Central - Block 2A

PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Fifth Floor Plan

DWG NO. DC-RKD-2A-05-DR-A-20-1105

REV	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022	DRN KC	CHK SG	

RKD
59 Northumberland Rd
Ballsbridge, Dublin 4
D04 W7R6, Ireland
+353 1 668 1055
mail@rkd.ie
rkd.ie

1 **SIXTH FLOOR PLAN**
1 : 200

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

A1

Notes:

USE

- CARPARK / BICYCLE PARKING
- PLANT
- ML AREA - METROLINK PROJECT AREA - SUBJECT OF SEPARATE FUTURE PLANNING APPLICATION BY TII
- SERVICES / BOH
- CIRCULATION
- CORES / LIFTS
- CORES / STAIRS
- WC
- OFFICE
- RETAIL
- CAFÉ / RESTURANT
- STORAGE
- APPLICATION BOUNDARY
- DENOTES EXTENT OF BASEMENT BELOW GROUND

ORDNANCE SURVEY IRELAND
LICENSE No. AR 0002821

OS MAP No. 3197-25, 3198-21, 3264-01 & 3263-05

OS DATUM TAKEN AT MALIN HEAD

Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS Planning

PROJECT Dublin Central - Block 2A

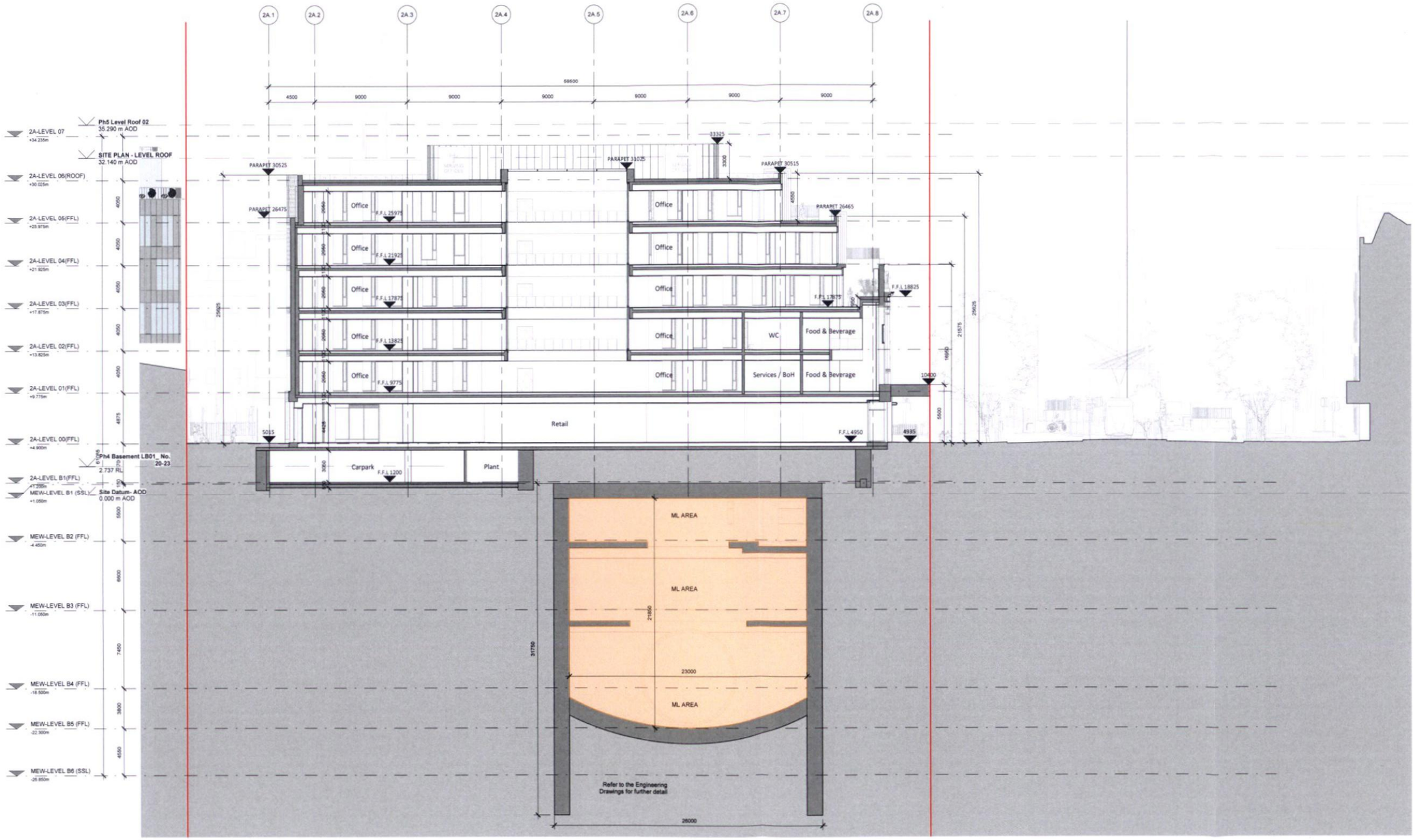
PROJECT ADDRESS O'Connell Street, Dublin 1

DWG TITLE Sixth Floor Plan

DWG NO. DC-RKD-2A-06-DR-A-20-1106

REV	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022	DRN KC	CHK SG	

RKD
Sir Northumberland Rd
Ballsbridge, Dublin 4
D04 W868, Ireland
+353 1 668 1055
mail@rkd.ie
rkd.ie



1 SECTION A-A
1 : 200

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

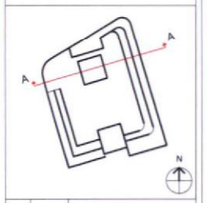
A1

Notes:

USE

- ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII
- APPLICATION BOUNDARY

REFER TO ARCHITECTURAL ELEVATIONS (DRAWING NO.'S A1300-A1307) AND ARCHITECT'S DESIGN STATEMENT FOR MATERIAL FINISHES.



Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning

PROJECT: Dublin Central - Block 2A

PROJECT ADDRESS: O'Connell Street, Dublin 1

DWG TITLE: Section A-A

DWG NO.: DC-RKD-2A-ZZ-DR-A-30-1200

REV.	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022	DRN KC	CHK SG	

RKD
59 Northumberland Rd
Ballsbridge, Dublin 4
D04 W9E6, Ireland
+353 1 668 1055
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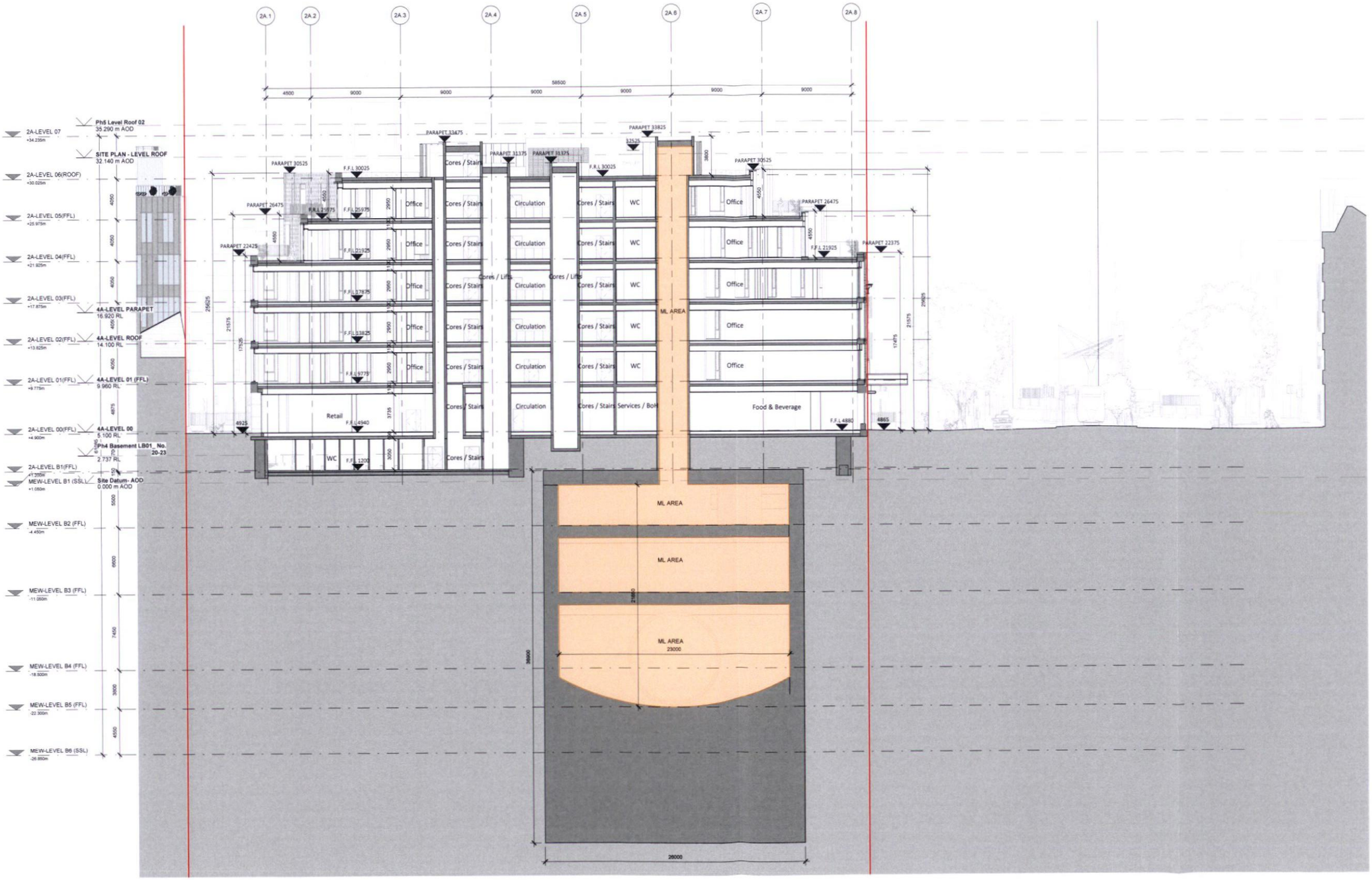
rkd.ie



1 **SECTION B-B**
1 : 200

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

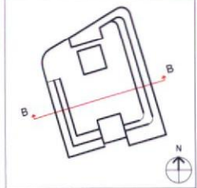
A1

Notes:

USE

	ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII
	APPLICATION BOUNDARY

REFER TO ARCHITECTURAL ELEVATIONS (DRAWING NO.'S A1300-A1307) AND ARCHITECT'S DESIGN STATEMENT FOR MATERIAL FINISHES.



Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning

PROJECT: Dublin Central - Block 2A

PROJECT ADDRESS: O'Connell Street, Dublin 1

DWG TITLE: Section B-B

DWG NO: DC-RKD-2A-ZZ-DR-A-30-1201

REV	STATUS	PROJECT NO	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022	DRN KC	CHK SG	

RKD
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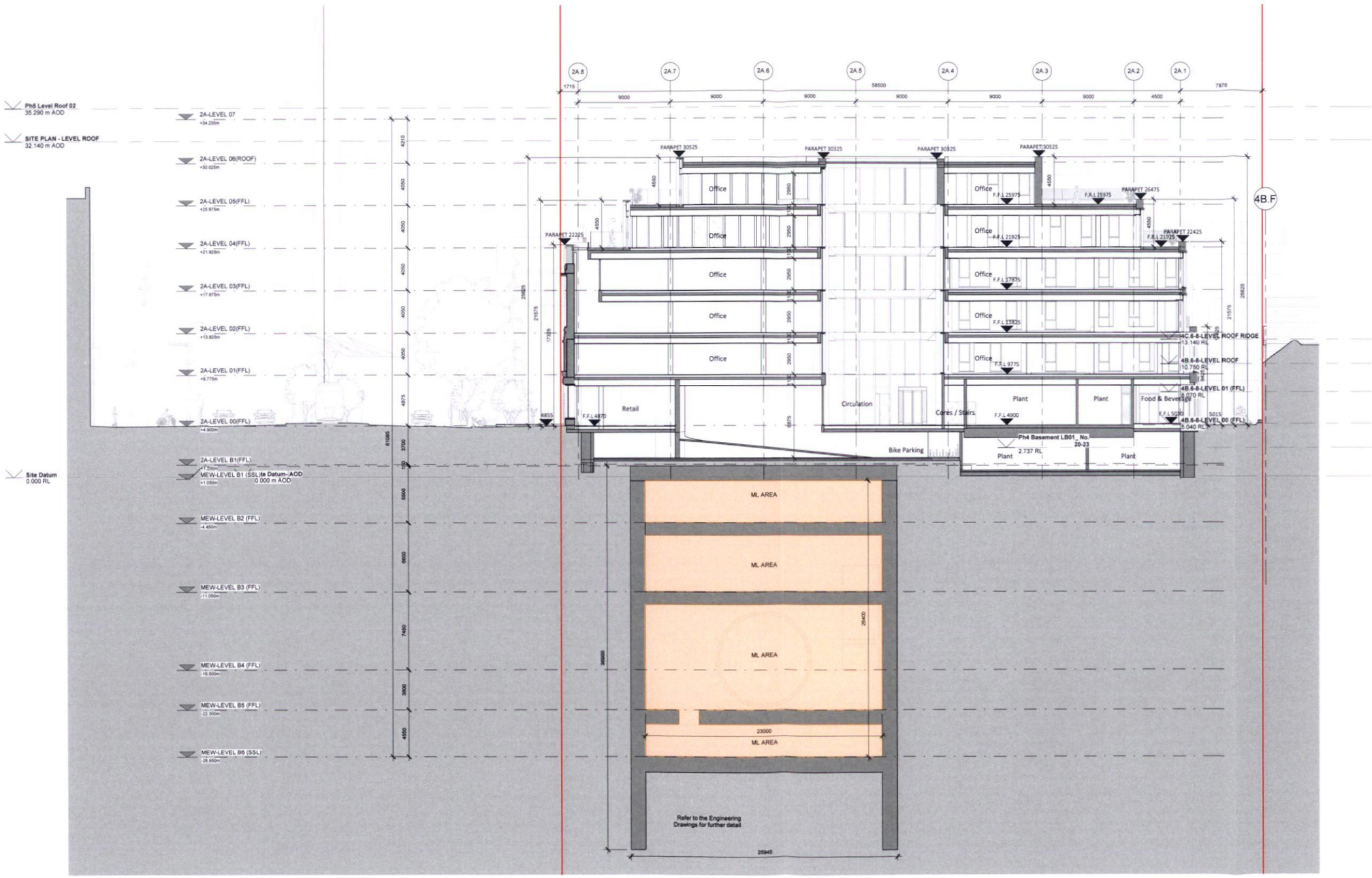
+353 1 668 1055
mail@rkd.ie
rkd.ie



1 **SECTION C-C**
1 : 200

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

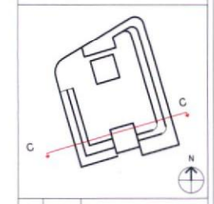
A1

Notes.

USE

	ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII
	APPLICATION BOUNDARY

REFER TO ARCHITECTURAL ELEVATIONS (DRAWING NO.'S A1300-A1307) AND ARCHITECTS DESIGN STATEMENT FOR MATERIAL FINISHES.



Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning

PROJECT: Dublin Central - Block 2A

PROJECT ADDRESS: O'Connell Street, Dublin 1

DWG.TITLE: Section C-C

DWG NO.: DC-RKD-2A-ZZ-DR-A-30-1202

REV	STATUS	PROJECT NO	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022	DRN KC	CHK SG	

RKD
59 Northumberland Rd
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D04 W7R8, Ireland
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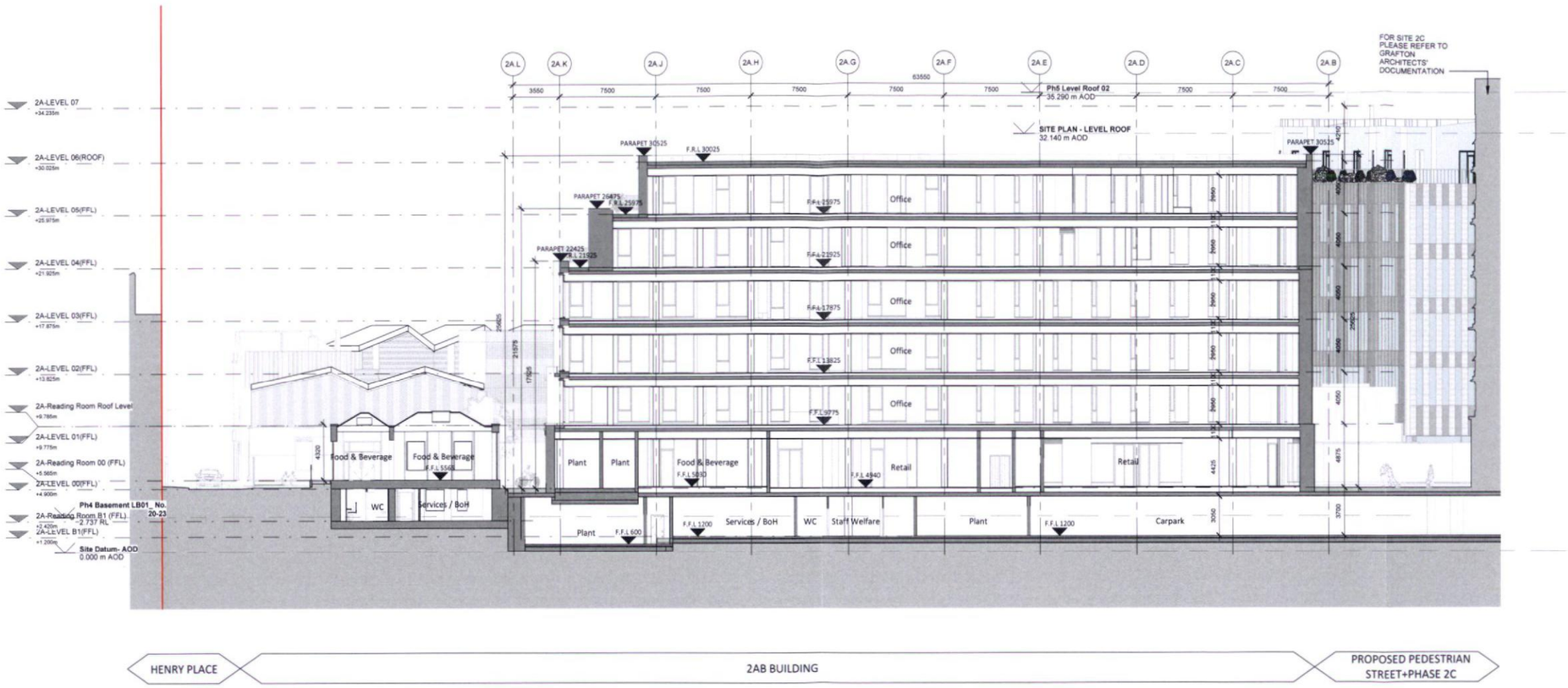
rkd.ie



1 SECTION D-D
1 : 200

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

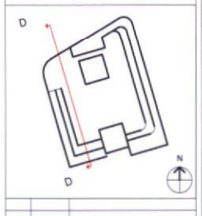
A1

Notes:

USE

	ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII
	APPLICATION BOUNDARY

REFER TO ARCHITECTURAL ELEVATIONS (DRAWING NO.'S A1300-A1307) AND ARCHITECT'S DESIGN STATEMENT FOR MATERIAL FINISHES.



Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning
PROJECT: Dublin Central - Block 2A
PROJECT ADDRESS: O'Connell Street, Dublin 1
DWG TITLE: Section D-D
DWG NO: DC-RKD-2A-ZZ-DR-A-30-1203

REV.	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022		DRN. KC	CHK. SG

RKD
50 Northumberland Rd
Ballsbridge, Dublin 4
D04 WP89, Ireland
+353 1 668 1005
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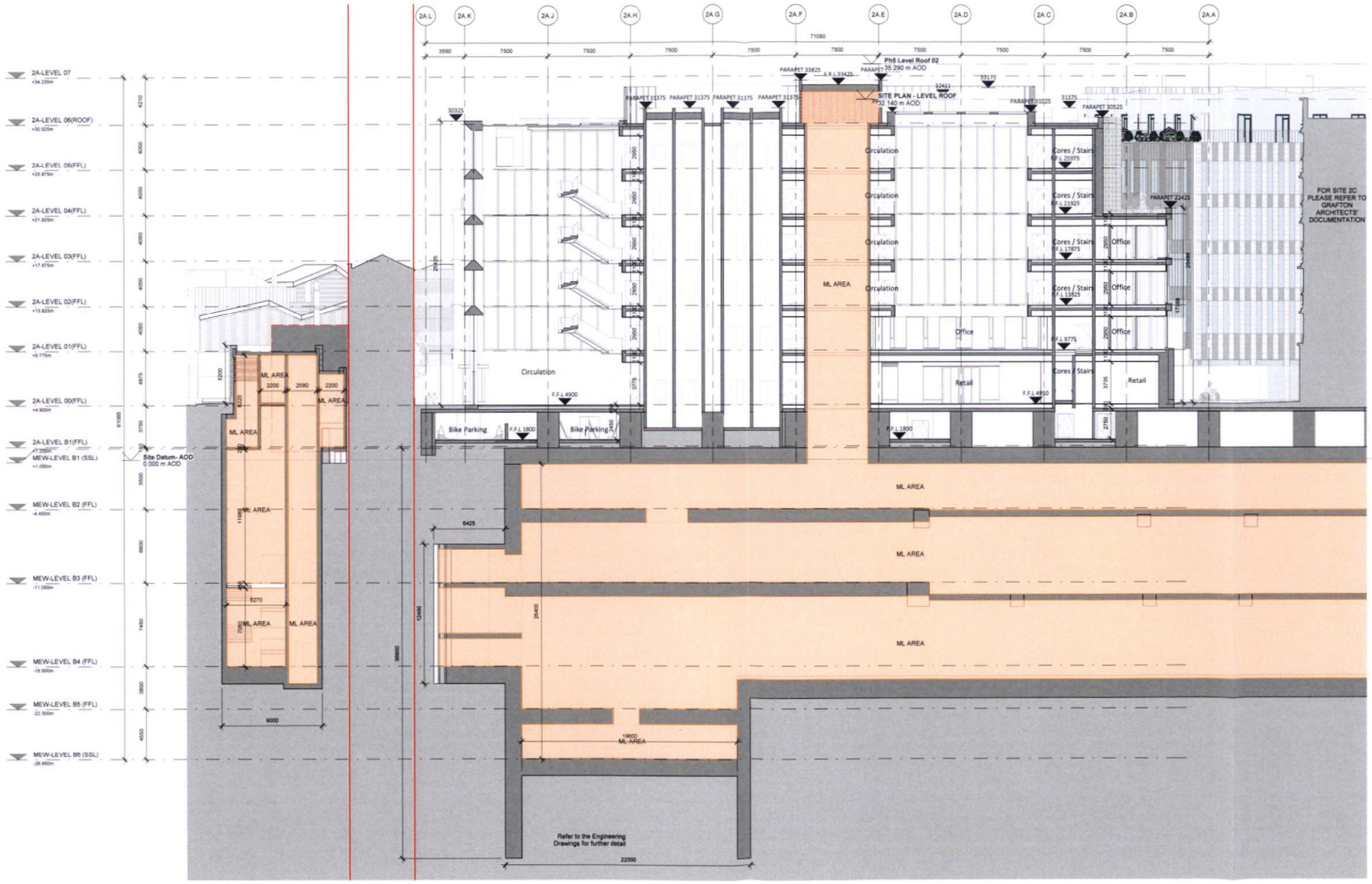
rkd.ie



1 SECTION E-E
1 : 200

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

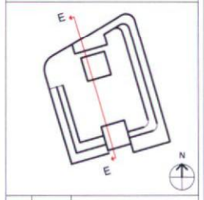
A1

Notes.

USE

	ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII
	APPLICATION BOUNDARY

REFER TO ARCHITECTURAL ELEVATIONS (DRAWING NO.'S A1300-A1307) AND ARCHITECTS DESIGN STATEMENT FOR MATERIAL FINISHES.



Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

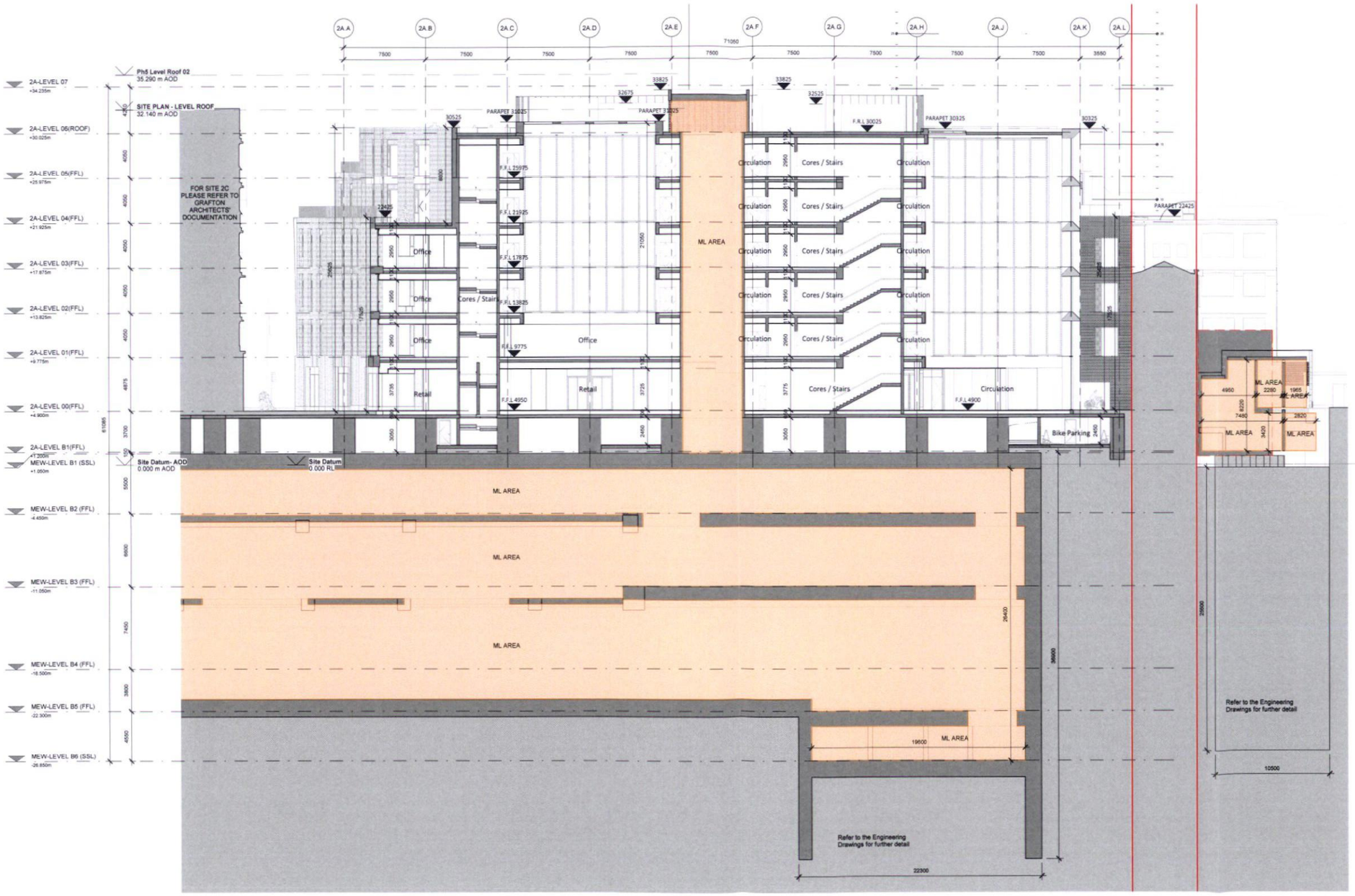
DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning
PROJECT: Dublin Central - Block 2A
PROJECT ADDRESS: O'Connell Street, Dublin 1
DWG TITLE: Section E-E
DWG NO.: DC-RKD-2A-ZZ-DR-A-30-1204

REV	STATUS	PROJECT NO.	DC
P01	A3	SCALE	1 : 200
DATE SEP 2022		DRN KC	CHK SG

RKD
59 Northumberland Rd
Ballsbridge, Dublin 4
D04 W9R8, Ireland
+353 1 668 1035
mail@rkd.ie
rkd.ie



PROPOSED PEDESTRIAN STREET+PHASE 2C | 2AB BUILDING | No. 59 | METRO

1 SECTION F-F
1 : 200

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects.This drawing may not be edited or modified by the recipient.

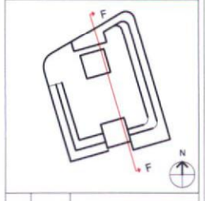
A1

Notes:

USE

	ML Area - MetroLink Project Area - Subject of Separate Future Planning Application by TII
	APPLICATION BOUNDARY

REFER TO ARCHITECTURAL ELEVATIONS (DRAWING NO.'S A1300-A1307) AND ARCHITECT'S DESIGN STATEMENT FOR MATERIAL FINISHES.



Rev.	Date	Description
P01	SEP 2022	ISSUED FOR PLANNING

DUBLIN CENTRAL GP LIMITED

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

STATUS: Planning
PROJECT: Dublin Central - Block 2A
PROJECT ADDRESS: O'Connell Street, Dublin 1
DWG TITLE: Section F-F
DWG NO: DC-RKD-2A-ZZ-DR-A-30-1205
REV: P01 | STATUS: A3 | PROJECT NO: DC | SCALE: 1 : 200
DATE: SEP 2022 | DRN: KC | CHK: SG

RKD
59 Northumberland Rd
Ballsbridge, Dublin 4
D04 WP89, Ireland
+353 1 668 1055
mail@rkd.ie
rkd.ie

KEY MATERIAL
SITE 2A/B

10 GLAZING

2AB.10 Retail Base - Metal Framed Glazing Shop Fronts - Dark Colour
**Curved glazing on NE / NW corners + Carlton Facade front.*

2AB.11 Main Body - Metal Framed Glazing - Dark Colour.
**Curved glazing on NE / NW corners.*

2AB.12 Upper Floors - Metal Framed Glazing - Dark Colour.

2AB.15 Frameless glazed balustrade.

2AB.16 Metal Balustrade - light grey colour

20 SOUTH EAST FACADE

2AB.20 Reckon Stone

2AB.21 Perforated Metal Screen - Bronce Colour

2AB.22 Brick - Red/Brown Colour

2AB.23 Brick openings / louvre for air extract integrated

30 CARLTON

2AB.30 Re-instated Canopies - Light Colour.

2AB.31 Retained Carlton Facade - Light Colour.

2AB.32 Stone Pilasters - Light Colour

40 NORTH FACADE

2AB.40 Triangular Profiled Recon-Stone - Light Colour (Type A).
**Overall shape to follow flat / wavy cladding above.*
**Feature curved archway on NE corner*
**Escape doors to be metal clad / profiled to match adjacent facade.*

2AB.41 Flat / Wavy Brick - Red Colour. (Type B)
**Feature stepping out on NE corner*

50 SOUTH WEST FACADE

2AB.50 Precast panels with a variety of brick, stone and concrete finishes found in the existing buildings on site.
**Substation doors to allow for perforated metal cladding*

2AB.51 Two common brick textures and two unique brick textures per bay - Various red Colours. (Type C)

2AB.52 Two common brick textures and two unique brick textures per bay - Various Grey Colours. (Type C)

**Finishes vary based on existing plots.*

OTHERS

2AB.60 Dark Grey Recon-Metal Frame with Bronze Coloured Metal Reveals.

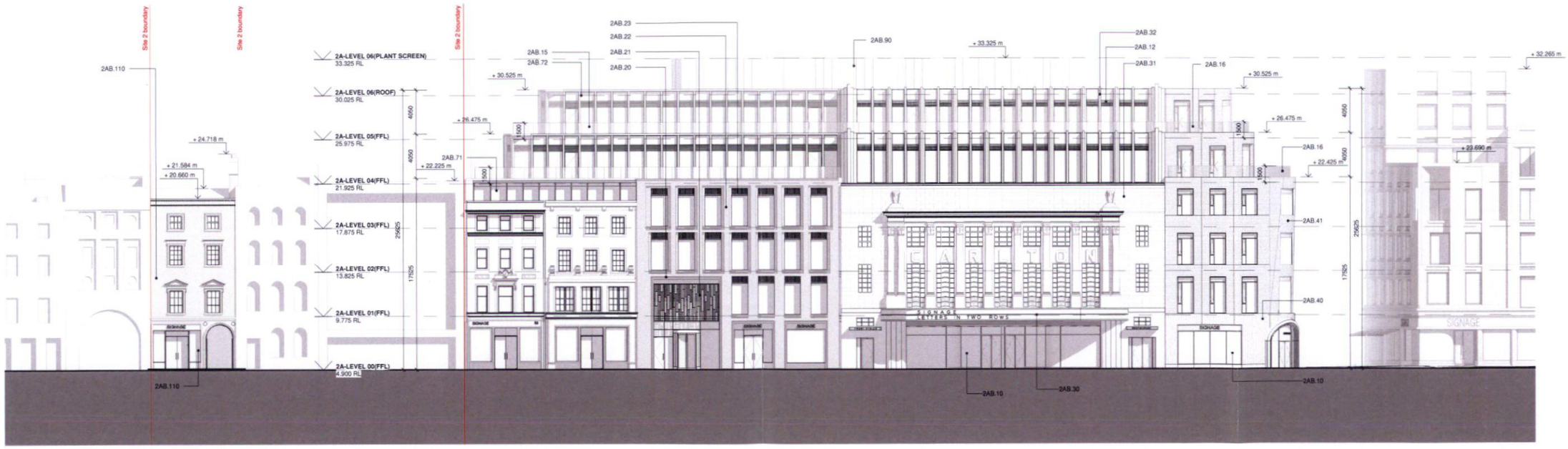
2AB.71 Clearstory - Glazing Above Parapet.

2AB.72 Upper Floor - Metal Cladding - Dark grey Colour.

2AB.90 Metal plant screen - Light grey Colour.

2AB.100 Reading Room Refurbishment

2AB.110 Refurbishment & Archway



0m 2 10 20

NOTES.

1. This drawing is to be read in conjunction with all relevant architect's and engineers' drawings, specifications and reports
Codes refer to the System Reference Sheet and Architectural Specification
3. All details are indicative and are subject to confirmation by main contractor's chosen specialist subcontractors and suppliers
4. Any landscaping shown is indicative, for details of public realm design refer to Landscape Architect's information
5. For existing and proposed external levels refer to Landscape Architect's drawings

OS License: 50174270

OS Map Sheets::
1:1,000 | 3197-25
1:1,000 | 3198-21
1:1,000 | 3264-01
1:1,000 | 3263-05

OS Datum: Malin Head

ALL LEVELS REFER TO ORDNANCE SURVEY DATUM, MALIN HEAD.

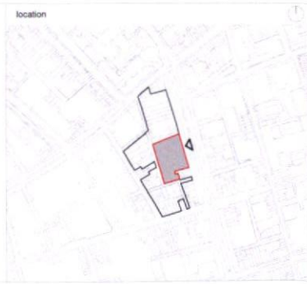
in abeyance schedule

P01 - PLANNING APPLICATION
revision schedule

rev	date	issue description		
P01	November 2021	PLANNING APPLICATION	MV	JD
P00	XX.XX.2021	FOR INFORMATION	MGB	JD

revisions

location



designer
acme
76 Tabernacle Street, London EC2A 4EA, UK
Tel +44 (0)20 7251 5122
M: mail@acme.ac W: www.acme.ac

client
DUBLIN CENTRAL GP LIMITED
Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

notes
Dimensions govern. Do not scale drawings.
All dimensions are in millimeters unless noted otherwise.
All dimensions shall be verified on site before proceeding.
All discrepancies to be notified in writing to ACME.
This drawing is to be read in conjunction with all relevant architectural and engineers information.

Area measurements must not be taken to represent contractual documentation.

project	DUBLIN CENTRAL - SITE 2B
number	186
drawing	**ELEVATION EAST**
scale	1:200 @ A1 (1:200@A3)
status	PLANNING APPLICATION
date	SEP 2022
drawn by	MGB checked JD
drawing code	drawing no revision
	DC-ACM-2AB-ZZ-DR-A-40-1310 P01

KEY MATERIAL
SITE 2A/B

10 GLAZING

2AB.10 Retail Base - Metal Framed Glazing Shop Fronts - Dark Colour
**Curved glazing on NE / NW corners + Carlton Street front.*

2AB.11 Main Body - Metal Framed Glazing - Dark Colour.
**Curved glazing on NE / NW corners.*

2AB.12 Upper Floors - Metal Framed Glazing - Dark Colour.

2AB.15 Frameless glazed balustrade.

2AB.16 Metal Balustrade - light grey colour

20 SOUTH EAST FACADE

2AB.20 Reckon Stone

2AB.21 Perforated Metal Screen - Bronce Colour

2AB.22 Brick - Red/Brown Colour

2AB.23 Brick openings / louvre for air extract integrated

30 CARLTON

2AB.30 Re-instated Canopies - Light Colour.

2AB.31 Retained Carlton Facade - Light Colour.

2AB.32 Stone Pilasters - Light Colour

40 NORTH FACADE

2AB.40 Triangular Profiled Recon-Stone - Light Colour (Type A).
**Overall shape to follow flat / wavy cladding above.*
**Feature curved archway on NE corner*
**Escape doors to be metal clad / profiled to match adjacent facade.*

2AB.41 Flat / Wavy Brick - Red Colour. (Type B)
**Feature stepping out on NE corner*

50 SOUTH WEST FACADE

2AB.50 Precast panels with a variety of brick, stone and concrete finishes found in the existing buildings on site.
**Substation doors to allow for perforated metal cladding*

2AB.51 Two common brick textures and two unique brick textures per bay - Various red Colours. (Type C)

2AB.52 Two common brick textures and two unique brick textures per bay - Various Grey Colours. (Type C)

**Finishes vary based on existing plots.*

OTHERS

2AB.60 Dark Grey Recon-Metal Frame with Bronze Coloured Metal Reveals.

2AB.71 Clearstory - Glazing Above Parapet.

2AB.72 Upper Floor - Metal Cladding - Dark grey Colour.

2AB.90 Metal plant screen - Light grey Colour.

2AB.100 Reading Room Refurbishment

2AB.110 Refurbishment & Archway

NOTES

1. This drawing is to be read in conjunction with all relevant architect's and engineers' drawings, specifications and reports
2. Codes refer to the System Reference Sheet and Architectural Specification
3. All details are indicative and are subject to confirmation by main contractor's chosen specialist subcontractors and suppliers
4. Any landscaping shown is indicative, for details of public realm design refer to Landscape Architect's information
5. For existing and proposed external levels refer to Landscape Architect's drawings

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OS Map Sheets::
1:1,000 | 3197-25
1:1,000 | 3196-21
1:1,000 | 3264-01
1:1,000 | 3263-05

OS Datum: Malin Head

ALL LEVELS REFER TO ORDNANCE SURVEY DATUM, MALIN HEAD.

in abeyance schedule

P01 - PLANNING APPLICATION
revision schedule

rev	date	issue description		
P01	November 2021	PLANNING APPLICATION	MV	JD
P00	XX.XX.2021	FOR INFORMATION	MGB	JD

revisions

location

designer
acme
76 Tabernacle Street, London EC2A 4EA, UK
Tel +44 (0)20 7251 5122
M: mail@acme.ac W: www.acme.ac

client
DUBLIN CENTRAL GP LIMITED
Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

notes
Dimensions govern. Do not scale drawings.
All dimensions are in millimeters unless noted otherwise.
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This drawing is to be read in conjunction with all relevant architectural and engineers information.

Area measurements must not be taken to represent contractual documentation.

project	DUBLIN CENTRAL - SITE 2B
number	186
drawing	**ELEVATION NORTH**
scale	1:200 @ A1 (1:400@A3)
status	S2: SUITABILITY FOR INFORMATION
date	SEP 2022
drawn by	MGB checked JD

drawing code | drawing no | revision
DC-ACM-2AB-ZZ-DR-A-40-**1311** **P01**

KEY MATERIAL
SITE 2A/B

10 GLAZING

2AB.10 Retail Base - Metal Framed Glazing Shop Fronts - Dark Colour
**Curved glazing on NE / NW corners + Carlton Shopfront.*

2AB.11 Main Body - Metal Framed Glazing - Dark Colour.
**Curved glazing on NE / NW corners.*

2AB.12 Upper Floors - Metal Framed Glazing - Dark Colour.

2AB.15 Frameless glazed balustrade.

2AB.16 Metal Balustrade - light grey colour

20 SOUTH EAST FACADE

2AB.20 Reckon Stone

2AB.21 Perforated Metal Screen - Bronce Colour

2AB.22 Brick - Red/Brown Colour

2AB.23 Brick openings / louvre for air extract integrated

30 CARLTON

2AB.30 Re-instated Canopies - Light Colour.

2AB.31 Retained Carlton Facade - Light Colour.

2AB.32 Stone Pilasters - Light Colour

40 NORTH FACADE

2AB.40 Triangular Profiled Recon-Stone - Light Colour (Type A).
**Overall shape to follow flat / wavy cladding above.*
**Feature curved archway on NE corner*
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2AB.52 Two common brick textures and two unique brick textures per bay - Various Grey Colours. (Type C)

**Finishes vary based on existing plots.*

OTHERS

2AB.60 Dark Grey Recon-Metal Frame with Bronze Coloured Metal Reveals.

2AB.71 Clearstory - Glazing Above Parapet.

2AB.72 Upper Floor - Metal Cladding - Dark grey Colour.

2AB.90 Metal plant screen - Light grey Colour.

2AB.100 Reading Room Refurbishment

2AB.110 Refurbishment & Archway

refer to drawing:
DC-GRA-2C-XX-DR-A-40-0202

NOTES

1. This drawing is to be read in conjunction with all relevant architect's and engineers' drawings, specifications and reports
2. Codes refer to the System Reference Sheet and Architectural Specification
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4. Any landscaping shown is indicative, for details of public realm design refer to Landscape Architect's information
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OS Map Sheets::
1:1,000 | 3197-25
1:1,000 | 3198-21
1:1,000 | 3264-01
1:1,000 | 3263-05

OS Datum: Malin Head

ALL LEVELS REFER TO ORDNANCE SURVEY DATUM, MALIN HEAD.

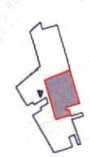
in abeyance schedule

P01 - PLANNING APPLICATION
revision schedule

rev	date	issue description	dw	ch
P01	November 2021	PLANNING APPLICATION	MV	JD
P00	XX.XX.2021	FOR INFORMATION	MGB	JD

revisions

location



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notes
Dimensions govern. Do not scale drawings.
All dimensions are in millimeters unless noted otherwise.
All dimensions shall be verified on site before proceeding.
All discrepancies to be notified in writing to ACME.
This drawing is to be read in conjunction with all relevant architectural and engineers information.

Area measurements must not be taken to represent contractual documentation.

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project	DUBLIN CENTRAL - SITE 2B
number	186
drawing	**ELEVATION WEST**
scale	1:200 @ A1 (1:200@A3)
status	PLANNING APPLICATION
date	SEP 2022
drawn by	MGB checked JD
drawing code	drawing no revision

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