

## 15 Material Assets: Land Use and Property

### 15.1 Introduction

This section describes the potential impacts of the Proposed Project on land use at, and adjacent to, College Green. This chapter describes the material assets of human origin that could be impacted by the Proposed Project at College Green. Material assets are defined in the EPA Guidelines on Information to be contained in Environmental Impact Statements' (EPA 2002) as:

*“Resources that are valued and that are intrinsic to specific places are called ‘material assets’. They may be of either human or natural origin and the value may arise for either economic or cultural reasons*

*The assessment objectives vary considerably according to the type of assets, those for economic assets being concerned primarily with ensuring equitable and sustainable use of resources.”*

Land-use considers if there will be severance, loss of rights of way or amenities, conflicts, or other changes likely to ultimately alter the character and use of the surroundings. The EPA Guidelines state the following issues should be noted in particular in the consideration of land use:

- hotels and holiday accommodation;
- tourism and recreational facilities and amenities;
- economic activities such as visitor attractions based on cultural /historic or natural assets; and
- Other premises which although located elsewhere, may be the subject of secondary impacts such as alteration of traffic flows or increased urban development should also be considered.

This section has regard to the character and type of land use activities at College Green and the location of any sensitive neighbouring occupied premises likely to be directly affected by the Proposed Project. Other premises which although located elsewhere, may be the subject of secondary impacts such as alteration of traffic flows or increased urban development are also considered in this assessment.

Refer to Chapter 16 for socio-economic impacts (i.e. ‘*Socio-Economics*’).

### 15.2 Assessment Methodology

The baseline environment is defined as the existing environment against which future changes can be measured. This section presents the methodology used in assessing the baseline land use environment. The scope for the assessment has been informed by consultation with statutory consultees, bodies with environmental responsibility and other interested parties at scoping stage and in consultation with business groups for the area.

The methodology has been devised in consideration of the following guidelines:

- CAAS, 2002, Guidelines on the Information to be Contained in Environmental Impact Statements (Environmental Protection Agency (EPA));
- CAAS, 2003, Advice Notes on Current Practice (in the Preparation of Environmental Impact Statements) (EPA);
- CAAS, 2015, Draft Revised Guidelines on the Information to be contained in Environmental Impact Statement;
- CAAS, 2015, Draft Revised Advice Notes on Current Practise in the Preparation of Environmental Impact Statements.

### 15.2.1 Study area

The baseline environment is described in the context of two study areas which have been defined considering the potential for impact of the Proposed Project:

- The core study area aligns with the Red line boundary of the Proposed Project, as described in Chapter 4 and considers the potential for direct impact on adjoining land use and property.
- The wider study area considers the potential for broader indirect impact arising changes in movement and access associated with the proposals. This has been defined as a 10 minute walk time catchment area (or isochrones) which is considered a reasonable distance people are prepared to walk to a destination.

The baseline land use environment has been defined through a desktop study and supplemented with site visits and surveys.

### 15.2.2 Desktop research

The assessment involved desk top research and analysis of existing documentation to build up profiles of the communities which would be directly impacted upon by the Proposed Project. The principal data sources used in the study are described below:

- Census 2011, Central Statistics Office (CSO);
- Pobal Maps;
- GeoDirectory;
- Map viewer of the Valuation Office of Ireland;
- Dublin City Council online planning searches of recently submitted and granted planning applications for development in the area;
- Dublin County Council data retrieved from Dublinked - <http://dublinked.com>;
- Department of Education and Skills;
- Fáilte Ireland; and,
- Property Services Regulatory Authority (PSRA).

GeoDirectory is a service, jointly established by An Post and Ordnance Survey Ireland, which provides a complete database of all of the buildings in the Republic of Ireland and their geolocation details. It holds records for 1.8 million properties. The database is regularly updated and no legacy or previous versions are retained. In this case the GeoDirectory (used under licence), provides a snapshot for a particular point in time (Q2 2016). The GeoDirectory has been utilised in this Proposed Project to determine the level of commercial activity and the sectoral base/provision of services in the study areas.

### Land use Impacts

The assessment of land use considers any significant existing trends evident in the overall growth or decline of various land uses, or any changes in the proportion of one type of activity relative to any other. Consideration is also given regarding any residential, commercial or sensitive land use activities which are likely to be directly affected, including any resultant environmental impacts.

The location of any sensitive neighbouring occupied premises likely to be directly affected, and other premises which although located elsewhere, may be the subject of secondary impacts such as alteration of traffic flows or increased urban development.

The assessment of economic effects is carried out in accordance with the criteria outlined in **Table 15.1**.

**Table 15.1 - Classification of Impacts to land-use**

Significance Level	Criteria
Significant Negative	An impact that would substantially affect land use and property (i.e. property acquisition and CPO)
Moderate Negative	An impact that causes a noticeable negative change to the character of land use in the area (including business and trading environment)
Slight Negative	An impact that causes noticeable negative changes in businesses or premises without affecting trade
Imperceptible	No appreciable impacts on land use (property use and operation)
Slight Positive	An impact that causes noticeable positive changes in land use or property
Moderate Positive	An impact that causes a noticeable positive change to land use (character, intensity etc.)
Significant Positive	An impact that would substantially positively affect land use (causing positive changes in property, intensity and nature of use and attractiveness of business or trading patterns)

## 15.3 Baseline Environment

This section addresses the land use context of the receiving environment only. The historical and cultural significance of the urban fabric is addressed under Chapter 10, 'Archaeological, Architectural and Cultural Heritage'.



**Figure 15.1 - Land use classification**

**Figure 15.1** illustrates data from the Geo Directory which presents a colour-coded overview of land use in the study area. As may be expected there is a notable concentration of retail (purple) long Grafton Street and up to the southern edge of College Green. North of College Green there is a notable concentration of accommodation and food services (green) in the Temple Bar area. The city centre location also reflects a significant concentration of professional services and technical activities (blue).

The following analysis presents an overview of baseline land use in the vicinity of the subject site at College Green, followed by a sectoral analysis based on Geo-Code data for the site and surrounding area within a 10 minute walk time catchment.

### 15.3.1 Core Study Area (Works Area)

All works for the Proposed Project are contained within the public road way and public footpaths at the subject site on College Green (primarily) and adjoining side streets (Grafton Street Lower, Church Lane, Trinity Street and Foster Place).

The land use of the site is that of roadway (including pedestrian footpaths and parking areas). The works extend to the boundary of adjoining private properties but there is no egress on boundaries (with the exception of Bank of Ireland building).

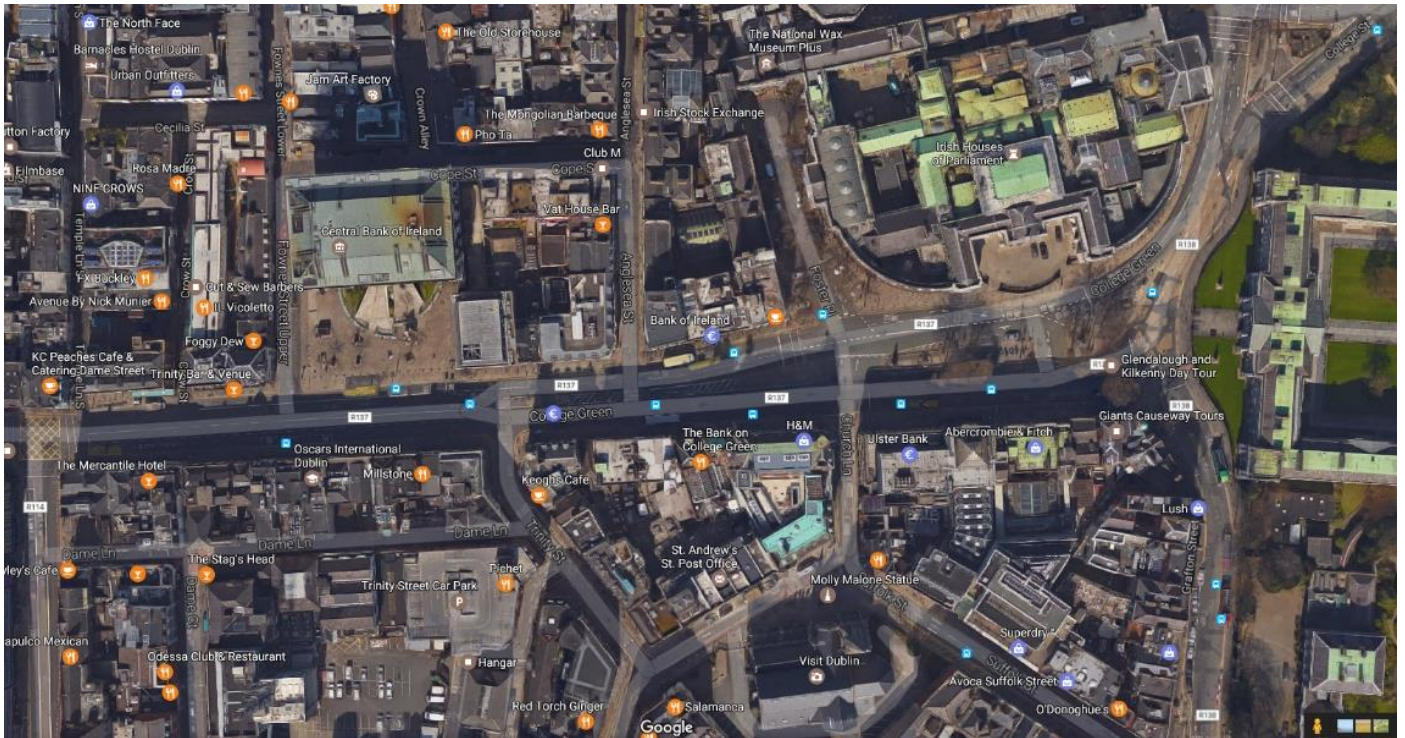


Figure 15.2 - Aerial photo of subject and adjoining land uses

### 15.3.2 Adjoining land uses

The subject site is located at the core of an historic city centre and as may be anticipated is surrounded by a broad range of uses. The predominant land uses in the surrounding streets and blocks are outlined below.

Luas Cross City is currently under construction with the permitted alignment running down Grafton Street Lower and onto Westmoreland Street and College Street/Hawkins Street. The Luas line sustains the existing road route along the eastern edge of College Green. New Luas stops are under construction at College Street and Westmoreland Street which will be the nearest point of light rail access/egress to the study area.

#### Eastern Boundary - Trinity College Dublin

The eastern edge of College Green is dominated by Trinity College Dublin (TCD); a university campus with some 17,000 students. The campus dominates the eastern boundary of College Green between Pearse Street and Nassau Street as

far as Westland Row (an area of some 165,000m<sup>2</sup>). This is a pedestrian campus with limited access for cars. There is a singular entrance to the campus from College Green which is a focal point of pedestrian movement and activity.

Trinity is also a significant tourist destination with c. 767,996 visitors to the Book of Kells in 2015. It is notable that the remainder of the boundary between College Green and TCD is impermeable and contains no further access points, curtailing activity beyond the main gate.

### **Northern boundary - Bank of Ireland/Foster Place**

The northern boundary of College Green is bounded by the Bank of Ireland former Irish Houses of Parliament building. The buildings have been in banking use since 1803 and remains in active banking use (accessed via Westmoreland Street). Parts of the building are open to tourists. While the building presents a magnificent architectural presence on the edge of the proposed plaza area, it is not a public building and it provides little animation in terms of activity or use. It is currently undergoing restoration works.

There have been several planning applications for development at the Bank building itself, including educational uses. An exhibition centre is to be incorporated as part of the investment in the structure and improved public access. At adjoining structures around Foster Place (including former National Wax Museum) several planning permissions have been granted by the Council for modernisation of buildings and facilities and incorporating change of uses at ground floor (including restaurant uses) marking a trend to a more open and animated towards Foster Place. The Foster Place cul-de-sac is dominated by taxi parking. While the space has a pleasant south-facing aspect, surrounded by graceful historic buildings, it does not currently support any active public uses, aside from the coffee shop unit on the western corner with College Green.

### **Northern Boundary - Foster Place to (entrance to Temple Bar) - former Central Bank plaza**

The northern edge of College Green is characterised by a range of commercial uses at ground floor level from the Starbucks, Costa Coffee and Londis convenience retail from the corner of Foster Place to Angelsea Street. The street section from Angelsea Street to the former Central Bank Plaza comprises office and institutional uses but does not include any active street uses. The Blooms Hotel and nightclub is located to the rear of this block. Moving westwards along Dame Street beyond the central bank plaza, the land use notably changes again with a predominance of bars, restaurants and cafes.

### **Southern edge of College Green (Grafton Street Lower to Church Lane)**

This edge to College Green includes large comparison retailing units (Ambercrombie & Fitch) accommodated within typically former institutional/banking structures, along with smaller units including Spar, Dubarry and the Dublin Tourist office. The Ulster Bank building on the corner of Church Lane is a dominant presence.

### **Southern edge of College Green (Church Lane to Trinity Street)**

This edge of College Green includes the recently opened H&M comparison clothes retailer, the Bank bar and a Tesco Express comparison retail unit.

A KBC bank outlet sits next to cafés (Jc Tornaio and Keoghs) and private Tourist Office. The Pen Corner (specialty retail) turns the corner with Trinity Street.

The character of the street changes slightly with the commencement of Dame Street, with a wide range of units including office, bars, language institutes, hotel (Mercantile) and services (Print Bureau).

### **Surrounding City Blocks:**

It is noted that the Westin Hotel (bounded by Westmoreland Street and College Street) while not directly adjoining the site, does form a prominent landmark to the northeast of College Green and Trinity.

To the south, land use is dominated by the city's primary retail street; Grafton Street and surrounding district, with a full range of city centre mixed use activities. Grafton Street was repaved in 2015 by Dublin Council and allows for servicing vehicle access only at limited times of day. There are a number of distinctive character areas within this overall envelope. Grafton Street incorporates international brand retail, luxury goods, department stores and complimentary services. Suffolk Street/Church Lane provide a range of retail, restaurants, bars, cafés and services. Wicklow Street/Exchequer Street provide a strong retail offer, whereas William Street South, Drury Street and Fade Street are characterised by a greater emphasis on recreation, bars, cafés and restaurants. The 'Dame District' is orientated around Dame Court between Exchequer Street and Dame Lane. This quarter is dominated by pedestrian activity, with private car access focused on servicing businesses and providing access to car parks (i.e. Drury Street and Clarendon Street and St Andrew's Lane (Trinity Car Park)).

The Holiday Inn Express and Central Hotel are located on Exchequer Street to the south of Dame Street.

### **Temple Bar**

Extending from College Green/Dame Street northwards to the Quays and from Westmoreland Street to Fishamble Street, Temple Bar is Dublin's primary cultural and recreational quarter. The area includes residential, office, institutional and education uses but is dominated by cafes, restaurants and bars.

While private and servicing vehicles can access the area's streets, the district is dominated by pedestrian movement. A car park is located at Parliament Row which is accessed via Fleet Street.

The Morgan Hotel on Fleet Street and Blooms Hotel on Anglesea Street are located to the north of College Green with Kinlay House, George Frederic Handel Hotel and The Clarence Hotel located at the western end of Temple Bar.





mansard-type facade to the southern (front) block and the replacement of the existing glazed facade to the northern (rear) block at fourth floor level with a facade treatment to match that proposed at fifth floor level; build-out of the existing set-backs on the northern, southern and eastern facades of the northern (rear) block at fourth floor level; build-out of the existing set-back on the northern facade of the southern (front) block at fourth floor level; construction of a 'green roof' using a sedum blanket system on each block; provision of plant areas at third, fourth, and fifth floor level of the northern facade of the southern (front) block; and for all other associated site excavation, infrastructural and site development works above and below ground. The Proposed Project will result in an overall increase in hotel bedrooms from 132 No. to 168 No. and an increase in floor area from 7,135 sq m to 8,448 sq m.

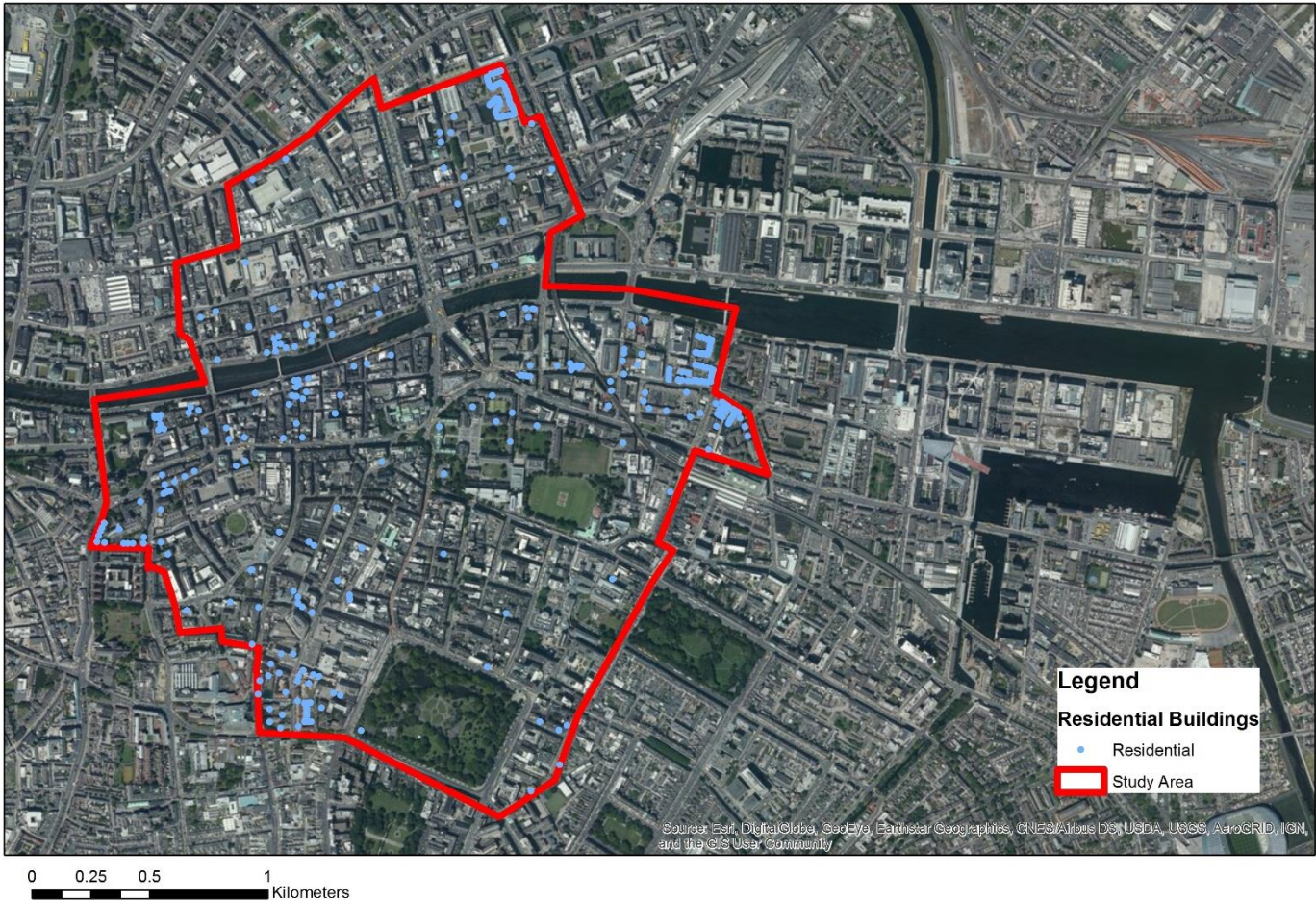
- Under Reg. Ref. 3454/16 The Irish Stock Exchange Plc were granted permission on 4th November 2016 at 24-28, Anglesea Street and The Armoury Building, Foster Place. The Proposed Project includes (i) External refurbishment and repairs and internal modifications and refurbishment of both the Armoury building and the 24-28 Anglesea Street building; (ii) Demolition of the part single, part two and part three storey rear (north) extension at the Armoury Building and demolition of the two storey rear returns to 24-28 Anglesea Street, and the construction of a new four storey over single basement level extension located to the rear (north) of the building linked to ground, first and second floor levels of 24-28 Anglesea Street by a three storey over basement link building with rooftop amenity terrace; (iii) Change of use of the original element of the existing Armoury building from museum use to office use; The Proposed Project will provide for a total of circa 1,434.43m<sup>2</sup> gross new office floor space in the proposed rear extension to the Armoury Building and the new link building between the Armoury building and 24-28 Anglesea Street. The overall gross office floor space of the amalgamated buildings, including the proposed new floor space, will be circa 3,274.5m<sup>2</sup>.
- Under Reg. Ref. 2422/11 Trinity College Dublin were Granted permission on 22nd November 2011 at 30 to 34, Anglesea Street and 3 and 4 Foster Place (a former Allied Irish Bank). The Proposed Project comprises: Change of use of the basement and ground floor level (including the original Banking Hall) from banking to restaurant (1341m<sup>2</sup>); alterations to the basement of 3 Foster Place to accommodate new air handling plant, toilets, kitchen and storage; alterations at 3 Foster Place including a freestanding, enclosed servery element within the Banking Hall and 31- 33 Anglesea Street to accommodate dining areas and toilets. It is also including the change of use from banking to shop (108m<sup>2</sup>) at ground floor, 4 Foster Place and change of use from Banking to Educational uses (2191m<sup>2</sup>) at basement, ground, first, upper first, second and third floor levels at 30- 34 Anglesea Street and nos. 3 and 4 Foster Place.
- Under Reg. Ref. 2331/15 the Governor & Company of Bank of Ireland were granted permission on 11th June 2015 at Bank of Ireland, 2, College Green, Dublin 2. The Proposed Project consists of temporary change of use of existing administrative offices, located on the east side of the complex, to a cultural and heritage centre; demolition of a 1950's courtyard infill block on

the west side of the complex and construction of a new three storey office building in the same location, with a disabled access lift and bridge links to existing buildings. It also provides for an enclosed, glazed footbridge at 1st floor level, to link the main building to the existing three storey north range; re-surfacing of the courtyard facing College Green, including provision of a lightweight and architecturally reversible disabled access ramp, located to the east side of the courtyard, and the installation of a lightweight canopy over the rear yard to the north-east of the site.

- Under Reg. Ref. 1655/08 J.J. Fox Ltd was granted Planning Permission on 30th July 2008 at 119, Grafton Street, 37 College Green and Basement of 36 College Green. The Proposed Project comprises the change of use of the existing ground floor retail unit at no. 119 Grafton Street, including basement levels of no. 119 Grafton Street, 36 and 37 College Green, from retail, office, ancillary and storage, to retail, office, ancillary storage and sale of intoxicating liquor (for consumption off the premises) at ground floor level and new signage.
- Under Reg. Ref. 3068/13 Popple Investments Ltd was granted permission on 4<sup>th</sup> November 2013 for development at 23- 27 College Green, 6 and 7, Church Lane, 25-27, St Andrew's Street. The Proposed Project includes permission to change the use of the basement, ground, mezzanine, first and second floor from banking use to retail use. The existing goods entrance on St Andrew's Street is to be converted to an additional entrance to the retail area including a new shop front and canopy. A new service access door is proposed on the Church lane elevation. The Proposed Project also included change the use of the third, fourth and attic floor from banking offices to six two bedroom apartments and two one bedroom apartments. The apartments range in size from 100m<sup>2</sup> to 136m<sup>2</sup>. The total gross area devoted to residential use is 1583m<sup>2</sup> and devoted to retail use is 3370m<sup>2</sup>.
- Under Reg. Ref 2440/13 KC Peaches Ltd was granted permission on 8<sup>th</sup> July 2013 at 54, Dame Street, Dublin 2. The Permission is for the change of use of the basement, ground and first floors (233m<sup>2</sup>) from financial institution to whole foods shop and cafe including the sale of food for consumption off the premises together with all associated reversible internal fit out works.
- Under Reg. Ref. 2339/09 Coppercove Ltd was granted permission on 23-Mar-2009 for development at 56 and 57, Dame Street. The Proposed Project provides for the replacement of two existing shop-fronts including external lighting, signage and one retractable canopy (at no. 57); Restoration of both facades to Dame Street; and renovation of the interior of both shops at ground level.
- Under Reg. Ref. 3559/15 Design Island Initiative Ltd was granted permission on 2nd December 2015 for development at the former St Andrew's Church, St Andrew's Street/Suffolk Street. The Proposed Project includes the change of use of the existing Tourism Centre to a Design and Exhibition Centre with ancillary office accommodation and ancillary cafe use.

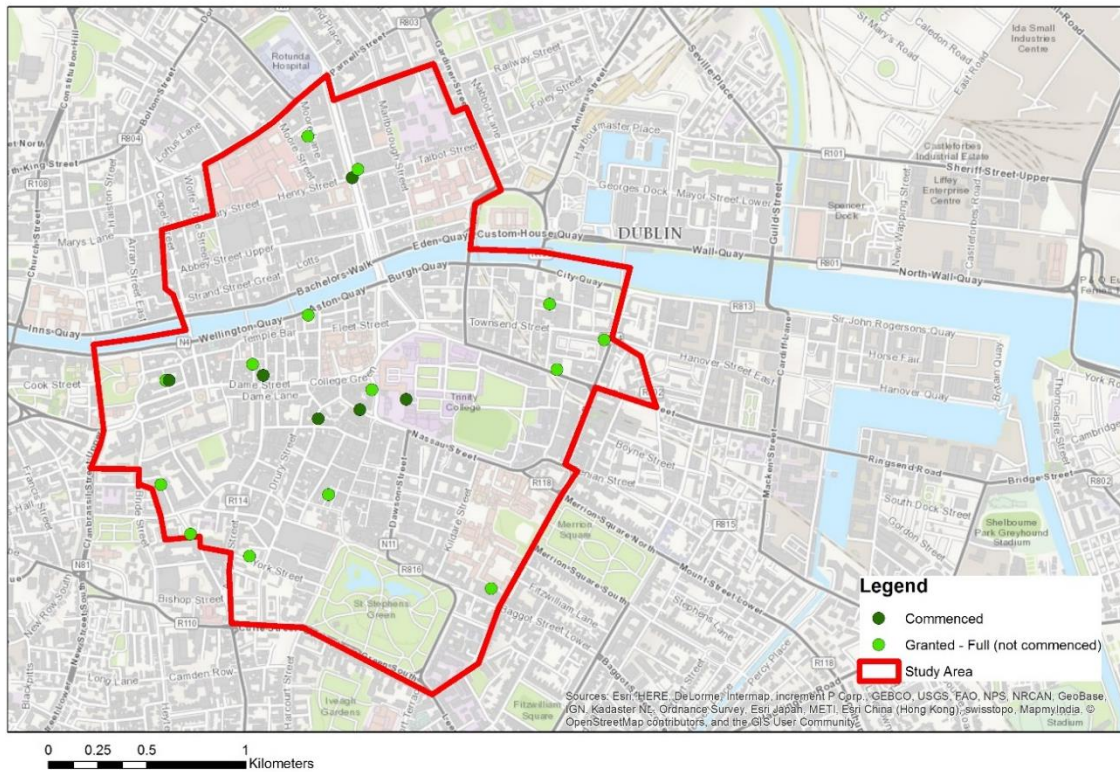
## Residential land use

As noted in Chapter 16 ‘*Socio-Economics*’ there is a small residential population in this area. Using the GeoDirectory database it has been established that there are 357 residential units located within the study area (10 minute walk isochrone). The locations of these houses are displayed on **Figure 15.3**. This shows low concentrations of dwellings to the immediate north and south of College Green, and some accommodation on the Trinity campus to the east.

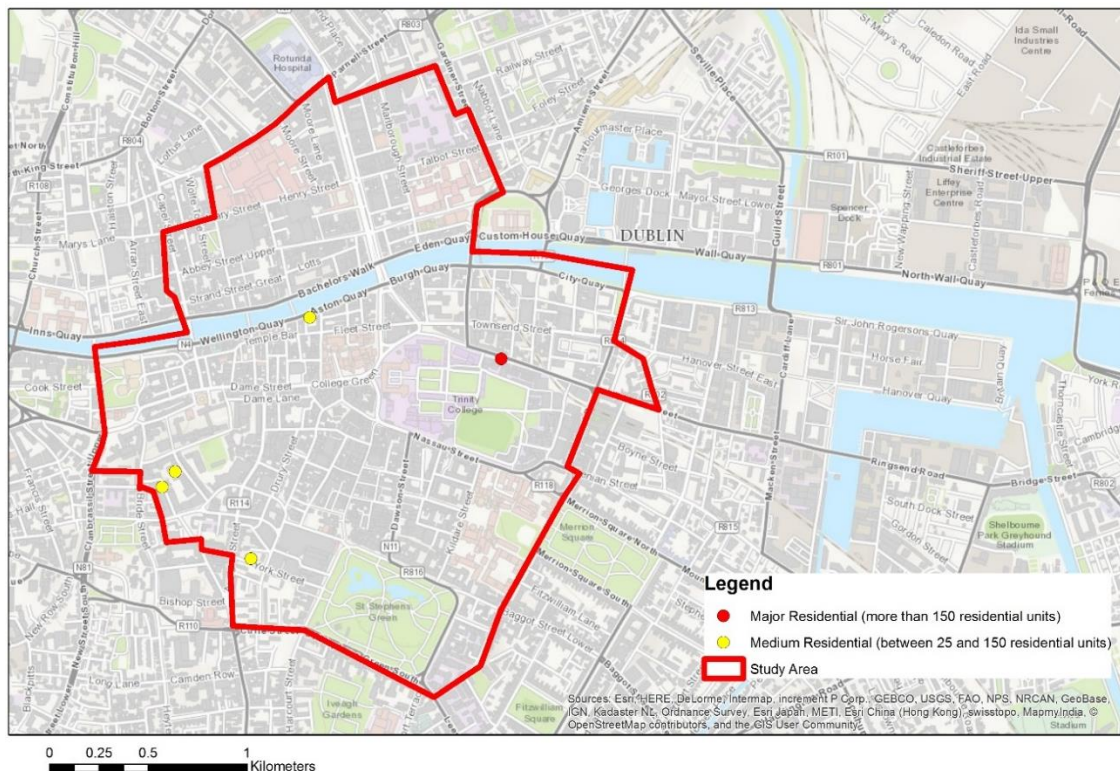


**Figure 15.3 - Residential buildings within the study areas**

A review of pending and recently granted planning applications revealed a number of development proposals at sites located within the study area (**Figure 15.4**). The medium (between 25 and 150 units) and larger (greater than 150 units) of these residential schemes are illustrated in **Figure 15.5**.



**Figure 15.4 - All residential extant planning permissions within the study area**

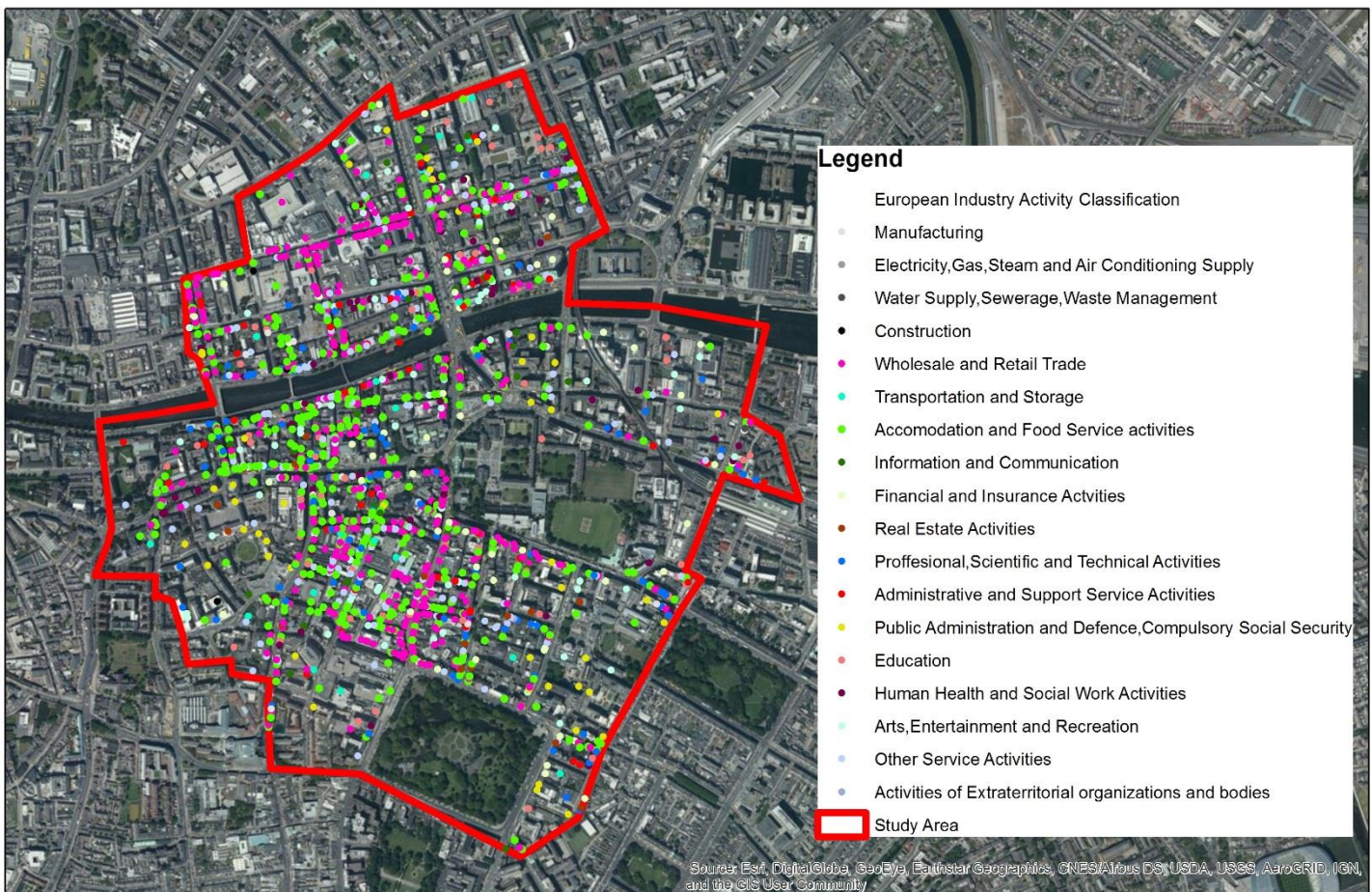


**Figure 15.5 - Extant planning permissions within the study area (large residential development schemes)**

### 15.3.3 Retail, hospitality and service industry

Analysis of commercial use within the wider study area presents a more general overview of the nature of businesses within the entire study area. This analysis was utilising the GeoDirectory database which lists commercial activity and sectoral base/provisions of services in any given location at a specific point in time (Q2 2016). This high-level overview of the study area allows an appreciation of landuse patterns and concentrations at a strategic scale. **Figure 15.2** below verifies the concentrations of retail activity along Grafton and Henry Streets (purple dots), while identifying concentrations of Food and Services premises on Dame Street and in Temple bar. This mapping exercise helps to indicate the intensification of use, and allows for quantification of same.

Commercial use in the wider study area is illustrated in **Figure 15.6**, and defined in **Table 15.2**.



**Figure 15.6 - Commercial land uses in the wider study area**

**Table 15.2 - Sectoral base of the study areas (Source: GeoDirectory Q2 2016)**

<b>European industry activity classification</b>	<b>Total</b>	<b>% Total</b>
C. Manufacturing	17	1
D. Electricity, Gas, Steam and Air Conditioning Supply	1	0
E. Water Supply, Sewerage, Waste Management and Remediation Activities	1	0
F. Construction	4	0
G. Wholesale and Retail Trade, Repair of Motor Vehicles and Motorcycles	446	16
H. Transportation and Storage	19	1
I. Accommodation and Food Service activities	416	15
J. Information and Communication	37	1
K. Financial and Insurance Activities	57	2
L. Real Estate Activities	22	1
M. Professional, Scientific and Technical Activities	105	4
N. Administrative and Support Service Activities	53	2
O. Public Administration and Defence, Compulsory Social Security	45	2
P. Education	58	2
Q. Human Health and Social Work Activities	69	3
R. Arts, Entertainment and Recreation	73	3
S. Other Service Activities	146	5
U. Activities of Extraterritorial organizations and bodies	1	0
Commercial (not stated)	463	17
Both – Commercial and Residential (not stated)	157	7
Residential	357	13
Unknown	132	5
Total (Total)	2709	

### 15.3.4 Healthcare facilities

There are 18 General Practitioners practices located inside the wider study area. Dublin Dental University Hospital is the only hospital in the area, as indicated on **Figure 15.7**. No healthcare facilities immediately adjoin College Green.

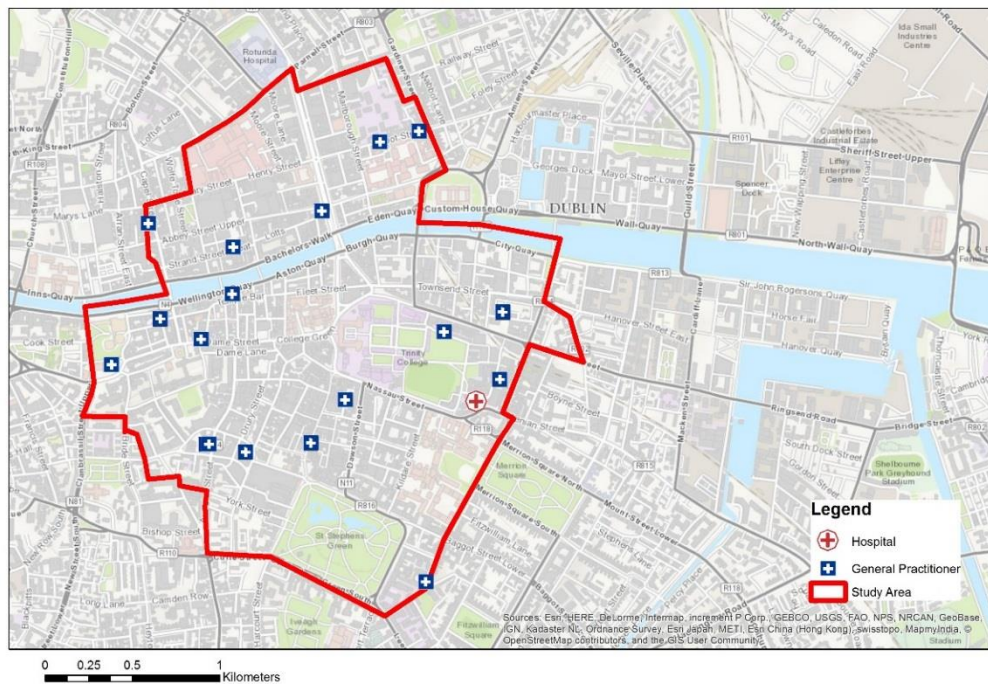


Figure 15.7 - General Practitioners and Hospital within Study Area

### 15.3.5 Educational Facilities

A list of schools situated within the wider study area (10 minute isochrone) is provided in **Table 15.3**, the locations of which are indicated on **Table 15.3**.

Table 15.3 - Schools within the study areas

Schools within the study areas	
Type	Name
Post-Primary	Larkin Community College
Post-Primary	Loreto College
Primary	Central Senior MXD NS
Primary	Central INFS School
Primary	City Quay Boys NS
Primary	St Enda Primary School
Private Higher Education Institutions	Dublin Business School
Private Higher Education Institutions	IBAT College Dublin
Private Higher Education Institutions	ICD Business School
Private Higher Education Institutions	Independent College Dublin
Private Higher Education Institutions	Dublin Business School
Private Higher Education Institutions	IBAT College Dublin
Private Higher Education Institutions	ICD Business School
Private Higher Education Institutions	Independent College Dublin
Private Higher Education Institutions	College of Computing Technology
Universities	Trinity College Dublin (TCD)

Universities	Royal College of Surgeons in Ireland
Universities	Trinity College Dublin (TCD)
Universities	Royal College of Surgeons in Ireland
Language Schools	IBAT College
Language Schools	Kaplan Dublin
Language Schools	International House Dublin
Language Schools	ATC Language Schools - Dublin
Language Schools	International Study Centre - Trinity College
Language Schools	Swan Training Institute
Language Schools	Malvern House Dublin
Language Schools	CES Dublin
Language Schools	ECM School of English

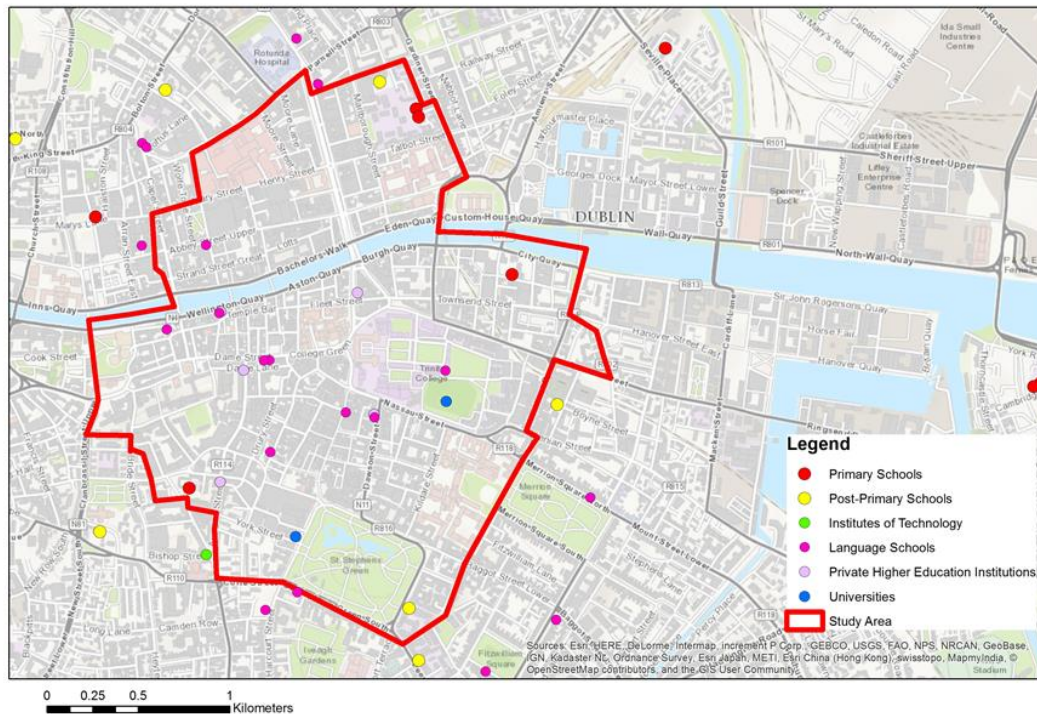


Figure 15.8 - Schools within the study area

## 15.4 Predicted Impacts

### 15.4.1 Construction Phase

The construction of the Proposed Project will require temporary use of lands, which shall transition to a permanent change. Lands will be permanently required for the construction and operation of the Proposed Project. These permanent impacts are discussed in **Section 15.4.2**.

There will be no direct impact on any property adjoining the subject site. However, there is the potential for indirect slight negative impacts arising due to the proximity of premises to the works. Premises bounding the site at College



Green may experience temporary disruption to pedestrian and vehicular access to their premises. In addition, there is the potential for dust and noise due to the construction works. These impacts are addressed in Chapter 7 '*Air Quality and Climate Factors*', Chapter 8, '*Noise and Vibration*' and Chapter 15 '*Socio-economics*'.

The construction phase shall provide for the removal of through-traffic at College Green. This phase shall also see the removal of taxi parking at Foster Place and the taxi rank at College Green. The Proposed Project entails the removal of a number of bus stops at College Green and Dame Street as a result of route changes. Passengers waiting for buses or alighting from buses, do so on the public footpath. The socio-economic impact of these measures are discussed in Chapter 16, '*Socio-economics*'.

Construction phase impacts on land use and property are expected to be slight negative, temporary impacts.

### 15.4.2 Operational Phase

The impact of the Proposed Project on land use is considered to be direct positive significant and permanent. The use of College Green as a pedestrian plaza will significantly improve the functionality, attractiveness and integration of the location. The Proposed Project will also facilitate and host regular public events and activities which will be a significant positive long-term to the area in terms of activity. The removal of the taxi rank from Foster Place will have a direct significant positive impact on the space replacing stationary vehicles with amenity and recreation space. The secondary impacts arising from traffic re-routing has been considered as part of this assessment and no significant negative impact is expected with regards land use and property.

The indirect impact of the Proposed Project on adjoining property to the north and south of College Green is considered significant positive and long term in terms of land use. It is expected that the proximity to the public space will provide an opportunity at ground floor level to support active uses and activities. Moderate land use change would be expected on an incremental basis including uses such as new or extended cafés and restaurants. Subject to licencing arrangements it is likely that cafes may include outdoor seating areas spilling over onto the plaza.

The impact on land use at the Trinity edge of the plaza is likely to be imperceptible, as no change in the educational use is likely to arise. The impact on the Bank of Ireland use is considered moderate positive and long-term as the plaza will support tourist activities of diversity of uses. In addition, access to the bank will be maintained. It is considered that impacts on land use in districts to the north (Temple Bar) and south of College Green (Grafton Street, Dame District) will be indirect and moderately positive in the long-term, arising from improvements in the pedestrian facilities at the new plaza.

It is notable that the positive impacts on property and land use are also affected by cumulative impacts depend on other factors including national economic growth, availability of development investment and finance, public transport access to the city centre, and investment by the City Council in other public realm

improvements. The cumulative impact of the Proposed Project taken with other measures is considered to significant positive and long-term.

## **15.5 Mitigation Measures**

### **15.5.1 Construction Phase**

During the construction phase, site management measures including the provision of high quality hoarding and proactive communication with business and public regarding phasing, extent and duration of works will be carried out. Access to all properties will be maintained during the construction phase. Signage will be provided as necessary.

### **15.5.2 Operational Phase**

No mitigation measures are required as it is expected that the Proposed Project will have a positive impact on land use and property.

The management of land use is a function of the Dublin City Council's planning department in accordance with the policies of the Dublin City Development Plan 2016-22.

The careful management of proposals for change of use in a coherent manner is likely to complement the investment in the plaza is a very important role to mitigate negative impacts arising from value and use changes in property beside the plaza.

The taxi rank will to be removed at College Green (five spaces). The taxi parking facility at Foster Place is to be removed entirely. It is proposed to introduce a taxi rank on the outbound lane on Dame Street, East of South Great George's Street and West of Trinity Street. Adjoining this would be 35 metres of Loading Bay which would be a Night time taxi rank. A loading Bay will act as Night time taxi rank, is proposed for the East side of Trinity Street just prior to the junction of St Andrew's Street. A loading Bay which will act as Night time taxi rank, is proposed for the West side of Church Lane. The impact on property and land use from these measures is considered neutral.

## **15.6 Residual Impacts**

### **15.6.1 Construction Phase**

A moderate inconvenience to business deliveries and access will be experienced as a result of the establishment and ongoing use of the construction site. However, the mitigation measures outlined will maintain access arrangements and ensure no significant negative effects arise.

## 15.6.2 Operational Phase

In the long-term the College Green plaza is expected to become one of the core focal points of the city centre, sustaining a permanent positive legacy for the city.

## 15.7 Difficulties Encountered

In some cases, it was not possible to determine the exact land use from the desktop study and supplementing site visits. Examples of this include residential uses on upper floors or unoccupied upper floors of buildings in the city centre.

## 15.8 References

Dublin City Council (2017) *Find a Planning Application* Available at: <http://www.dublincity.ie/main-menu-services-planning/find-planning-application>

Dublin City Council (2016) *Dublin City Development Plan 2016-2022*, Dublin Ireland

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Department of Education and Skills map resource [tbc]

Conservation and Amenity Advice Service (CAAS) (2002). *Guidelines on the Information to be contained in Environmental Impact Statements*. Environmental Protection Agency (EPA), Johnstown Castle Estate, Wexford, Ireland.

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Valuation Office of Ireland map viewer.

<https://www.tcd.ie/students/>

Fáilte Ireland's Visitor attitudes Survey for 2015 (<http://www.failteireland.ie>)