

SITE NOTICE

Planning & Development Act, 2000, as amended Notice of Direct Planning Application to An Bord Pleanála

In accordance with Section 175 of the Planning and Development Act 2000, as amended, Dublin City Council and PSQ Developments Ltd (Joint Applicants) are seeking approval from An Bord Pleanála for the proposed development of a **New Dublin City Library**, and all ancillary site development and landscape works at Nos. 23 – 28 Parnell Square (former Colaiste Mhuire school, All Protected Structures) and Nos. 20 – 21 Parnell Square (All Protected Structures), located either side of Hugh Lane Gallery (Protected Structure), Parnell Square, Dublin 1, and otherwise generally bounded by Parnell Square North, East & West, the Garden of Remembrance to the south, Granby Row, Parnell Court, Bethesda Place, Sheridan Place/Court, Frederick Lane North and Frederick Street North to the North.

The Proposed **Parnell Square Cultural Quarter Development**, including the New Dublin City Library and associated public realm works along Parnell Square North, comprising change of use, adaptive re-use of and extension to Nos. 23 - 28 Parnell Square North and the change of use and adaptive reuse of Nos. 20 - 21 Parnell Square North to provide a new library & cultural development, described as follows:

1. The adaptive reuse works to the Protected Structures Nos. 23 – 28 Parnell Square and Nos. 20 - 21 Parnell Square North include:

Change of use to all Protected Structures, from Institutional to Library & Cultural use, and including c.344 sq.m restaurant (basement and ground floor level), in Nos. 27 – 28. Alterations to rear façade to facilitate interconnection of the new extension to the rear of Nos. 23 - 27 including new bridge connections. Additional storey (plant room) part to rear of No. 27. Alterations to rear fenestration including provision of fire rated screens. Provision of secondary glazing screens in No. 27. Façade remedial repair works and pointing renewal. Restoration of stone façade entrance to No. 23 including alterations to reinstate entrance with provision of new stepped entrance. Removal of entrance steps to No. 27 and provision of new ramped entrance with new door surround. Removal of existing signage and provision of new signage. Reordering of entrance to Nos. 20 & 21 including removal of steps to No.21 and provision of new ramped entrance. Relocation of Memorial to Miami Showband. Provision of new internal lift to No. 26. Removal of 20th Century staircase in No.26. Removal of staircase in No.24 serving third floor level. Provision of external platform lift and new stairs serving basement level to Nos. 27 and 28. Provision of new stair serving basement to No. 23. Removal of existing cement render to the gables of No.20 (west elevation) and No.23 (east elevation) and the repair, repoint and / or renewal of render to existing brick work. Roof renewal works to retained roofs of Nos. 20, 21, 23, 24 and 28 and the provision of new roofs to Nos. 25, 26 and 27 including roof terrace to Nos. 25 and 26. Provision of new rooflights. Reordering of internal layouts including removal of existing 20th Century subdivision and provision of new internal subdivision. Formation of new internal openings and alteration of existing openings. Alteration to and repair of external railings with provision of new gates and service hoist lift in front of No. 28. Structural upgrade strengthening works to floors. Acoustic upgrade works to floors. Improvement of the fire safety standard of the building incorporating improvement of the fire resistance of the building fabric including walls and floors; improvements to the fire protection of escape routes including upgrading of doors, lighting, services installation, signage, fire detection and alarm systems and life safety systems. Provision of new mechanical and electrical service installation including provision of vertical risers and horizontal distribution service ducts. Structural upgrade works to stairs and strengthening work to balustrades. Decoration and finishes renewal and repair. Provision of new stair to No. 27. Removal of 20th Century external balcony to front elevation of Nos. 20 and 21. Upgrade work to windows to be retained and replacement of twentieth century timber sash windows. External render renewal works. Internal plaster renewal works. Repair and renewal of internal joinery. Alteration of floor levels and provision of internal ramps to accommodate changes in level. Repair and renewal of floor finishes. Lowering of basement floors and under pinning. Repairs and refurbishment works to front areas including ironworks & stonework. Conservation works to stone elements.

2. Demolition of: a 3 storey Amharclann (theatre) building and single storey link to the rear of Nos. 23 – 28 Parnell Square, and a two storey return to the rear of No. 23 Parnell Square. The combined floor area of buildings to be demolished on site is c.2,000 sq.m.
3. A new extension cultural building, 5,720 sq.m gross floor area, 5 storey in height over a single level basement (779 sq.m) to the rear of Nos. 23 – 28 Parnell Square. The new building will accommodate: Library & Cultural Facilities and associated facilities including: 200 seater conference room and performance space, including 8no. staff cycle parking spaces.
4. The total gross floor area (existing and new building) of the proposed Library & Cultural use amounts to c.11,198 sq.m.
5. Associated site development and boundary works, plant area, external roof garden and terraces.
6. Improvements to the public realm including a reconfigured roadway to facilitate a new public realm area, covering c.0.56 Ha of the existing public realm along Parnell Square North from Parnell West to Parnell East and between the Garden of Remembrance (to the south) and the New Dublin City Library, Hugh Lane Gallery (to the north). The public realm area includes for a two lane vehicular road, design including: widened footpaths, street furniture and the retention of historic paving, public street lighting, the reconfiguration of pedestrian crossing junctions at Parnell East and Parnell West, the relocation of 5no. mobility impaired on street parking spaces, reconfigured set down areas including the removal of 47no. on street car parking spaces, and the relocation of the existing Dublin Bikes Facility and 100no. cycle parking spaces.
7. Reconfiguration and site level changes at Bethesda Place and Frederick Lane North to facilitate fire tender, loading bay and service vehicles access.

The overall application site area is c.0.99 hectares.

An **Environmental Impact Assessment Report (EIAR)** has been prepared in respect of the Proposed Development.

This application for permission and EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours excluding Bank Holidays, at the following locations:

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1,
- The Offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

The application may also be viewed at / downloaded from the following website: <http://parnellsquare.ie/about-the-project/planning-application>

Submissions or observations may be made only to An Bord Pleanála (“the Board”) 64 Marlborough Street, Dublin 1, in respect of:

- I. The implications of the Proposed Development for proper planning and sustainable development of the area concerned.
- II. The likely effects on the environment of the Proposed Development, if carried out.

Any submissions /observations must be accompanied by a fee of **€50** (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on **18th December 2018** and must include the following information:

1. the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
2. the subject matter of the submission or observation, and
3. the reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an Oral Hearing on the application. (For further details see 'A Guide to Public participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie.)


The Board may in respect of an application for permission decide to:

(a) (i) grant the permission, or (ii) make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or (iii) grant permission in respect of part of the Proposed Development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions, or

(b) refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Board (Telephone No. 01-8588100).

Any person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with section 50 of the Planning and Development Act, 2000 as amended. Practical information on the review mechanism can be accessed under the heading 'information on cases / weekly lists – Judicial Review of Planning Decisions' on the Board's website, www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Signed: 

Acting for and on behalf of Stephen Little & Associates (Agents), 26/27 Upper Pembroke Street, Dublin 2 D02 X361

Date of Erection: 24th October 2018