

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

14 April 2025

Report submitted in accordance with Part XI, Section 179(3) of the Planning and Development Acts, 2000 (as amended), Part 8 of the Planning and Development Regulations, 2001 (as amended), and Section 138 of the Local Government Act 2001 (as amended).

Proposed Development: Renovation, extension and reuse of No. 9 George's Place, Dún Laoghaire (Protected Structure RPS no. 1958) and renovation and reuse of the former Wash House, Kelly's Avenue, Dún Laoghaire (Protected Structure RPS no. 1959) to provide a Centre for Creative Lifelong Learning, works to also include alterations to boundary walls and railings and enhancement of the existing courtyard and public realm.

1. PC/IC/01/2025

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on 13 February 2025.

Plans and particulars of the proposed development were available for inspection from Thursday 13 February 2025 up to and including Thursday 13 March at:

Planning Department, County Hall, Marine Road, Dún Laoghaire, between the hours 10.00 a.m. to 4.00 p.m.

Council Offices, Dundrum Office Park, Dundrum, between the hours 9.30 a.m. to 12.30p.m. and 1.30 p.m. to 4.30 p.m.

on 'DLR Consultation Hub' <https://dlrcoco.citizenspace.com/>

or via the Council's website homepage <https://www.dlrcoco.ie/>

Submissions and observations with regards to the proposed development could be made up to and including Friday 28 March 2025.

<https://dlrcoco.citizenspace.com/infrastructure-climate-change/proposed-renovation-extension-and-reuse-of-no-9/>

2. SITE LOCATION AND DESCRIPTION

The two vacant protected structures are located on a corner site at the junction of George's Place and Kelly's Avenue, Dún Laoghaire. The buildings are in the ownership of Dún Laoghaire-Rathdown County Council. No. 9 George's Place (Protected Structure RPS no. 1958) is located to the north-east of George's Place and the former Wash House (Protected Structure RPS no. 1959) is located to the north-west of Kelly's Avenue. To the rear of no. 9 George's Place and adjacent to the former Wash House is a gated courtyard between the two buildings.

3. ZONING AND OTHER OBJECTIVES

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning MTC, which seeks 'to protect, provide for and-or improve major town centre facilities'. The site is identified ED Proposed Education Site. The site is subject to Specific Local Objective SLO 31:

- SLO 31 To seek the redevelopment of the obsolete area at the Fire Station in accordance with the objectives of the Interim Dún Laoghaire Urban Framework Plan and the forthcoming Dún Laoghaire and Environs Local Area Plan.

Relevant Policy in Dún Laoghaire-Rathdown County Development Plan 2022-2028

The development will tie in with the relevant national and regional policies as well as the Specific Local Objective SLO 31 in the County Development Plan 2022-2028 as outlined above. The reuse of these vacant protected structures is in line with Policy Objectives of the County Development Plan 2022-2028 including 3.4.1.2 Policy Objective CA6: Retrofit and Reuse of Buildings:

- It is a Policy Objective to require the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible recognising the embodied energy in existing buildings and thereby reducing the overall embodied energy in construction as set out in the Urban Design Manual (Department of Environment Heritage and Local Government, 2009). (Consistent with RPO 7.40 and 7.41 of the RSES).

The following policy is also relevant to development of this type:

Chapter 3 – Climate Action

- 3.4.1.1 Policy Objective CA5: Energy Performance in Buildings
- 3.4.1.2 Policy Objective CA6: Retrofit and Reuse of Buildings

Chapter 4 – Neighbourhood – People, Homes and Place

- 4.2.1.7 Policy Objective PHP8: Further and Higher Education Facilities
- 4.2.2.6 Policy Objective PHP17: Changing Places Bathrooms
- 4.4.1.1 Policy Objective PHP35: Healthy Placemaking

Chapter 11 - Heritage and Conservation

- 11.4.1.2 Policy Objective HER8: Work to Protected Structures
- 11.4.1.5 Policy Objective HER11: Energy Efficiency of Protected Structures
- 11.4.3.1 Policy Objective HER19: Protection of Buildings in Council Ownership

Chapter 12 - Development Management

- 12.11.2.1 Works to a Protected Structure

Relevant Policy in the Interim Dún Laoghaire Urban Framework Plan (Appendix 17 of Dún Laoghaire-Rathdown County Development Plan 2022-2028).

The following sections are considered relevant:

- 17.5.6 George's Place: The first phase of the redevelopment of the former Council Depot at George's Place to provide new social housing and expand the residential population of the Town has been completed. The ongoing redevelopment of the site offers an opportunity to provide a mixed-use redevelopment that includes educational uses and the Plan supports the adaptation and reuse of the existing buildings on the site including the sensitive redevelopment of the Protected Structures.
- 17.6 Placemaking and creating vitality

Relevant Regional and National Planning Policy

- Project Ireland 2040 National Planning Framework
- Regional Spatial and Economic Strategy for the Eastern and Midland Region

4. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

Dún Laoghaire-Rathdown County Council received funding under Strand 1 of THRIVE - Town Centre First Heritage Revival Scheme funding, co-funded by the Government of Ireland and the European Union through the ERDF Southern, Eastern & Midland Regional Programme 2021-2027, for an integrated urban study for George's Place and Kelly's Avenue, Dún Laoghaire. The Integrated Urban Study and Public Consultation identified a need for a Centre for Creative Lifelong Learning in the area.

The proposed development provides for the renovation, extension and reuse of no. 9 George's Place, Dún Laoghaire (Protected Structure RPS no. 1958) and renovation and reuse of the former Wash House, Kelly's Avenue, Dún Laoghaire (Protected Structure RPS no. 1959) to provide a Centre for Creative Lifelong Learning.

The renovation will consist of upgrading and extending the buildings to improve energy efficiency, provide universal access and to bring the buildings back into use. No. 9 George's Place is a three-storey, four-bay building built in 1831 as a hotel building (484 sqm). There is a two-storey lean-to extension to the north-west of no. 9 George's Place which is in very poor condition. The detached, two-storey, red-brick washhouse was built in 1915 on a tripartite plan with central staircase (161 sqm).

The proposed works include demolition of the existing non-original, two-storey, lean-to extension to no. 9 George's Place and the construction of a three-storey over lower-ground floor extension to provide a new accessible level entrance from George's Place and universal access to the three storeys of no. 9 George's Place. The extension will provide 4 no. multipurpose rooms, a changing places facility, an office, a roof terrace to the side onto George's Lane (16 sqm) and a roof terrace to the front onto George's

Place (12 sqm).

The former Wash House building will be renovated and upgraded to accommodate the new use and an internal platform lift will provide universal access to first floor level. The external courtyard between the two buildings will be retained as a courtyard space to facilitate access and circulation between the two buildings.

Proposed works will include retention, landscaping and enhancement of the existing courtyard between the two buildings, enhancement of the public realm to the front of the proposed new extension to no. 9 George's Place and replacement of non-original boundary wall and railings to the front of no. 9 George's Place. The existing entrance to no. 9 George's Place (accessed by granite steps) will be retained and a new accessible main entrance will be provided to the new extension via an enhanced level public realm area at the corner of George's Place and George's Lane. The existing non-original gates to the courtyard will be replaced with a pedestrian access gate to the courtyard and a larger gate to be opened for occasional vehicular access.

The proposed development comprises of:

- Full retrofit and refurbishment of no. 9 George's Place (Floor Area: c. 484 sqm) to accommodate new use as a Centre for Creative Lifelong Learning with studio spaces, teaching rooms, multi-purpose rooms / meeting rooms and associated social spaces.
- Full thermal efficiency upgrading of both protected structures to best conservation practice.
- Demolition of existing two-storey lean to extension to no. 9 George's Place which is structurally unsound and in very poor condition (Footprint: 90 sqm, Floor area: approx. 180sqm).
- Construction of a new three-storey-over-lower-ground-floor extension to replace the existing two-storey, lean-to extension to provide universal access to all levels of no. 9 George's Place and to provide new multi-purpose studios and meeting rooms for the Centre for Creative Lifelong Learning with two small terraces at upper level. Extension approx. 11.5 x 10.3m footprint, area c. 335 sqm.
- A ground floor of the new extension approx. 900mm below entrance level from George's Place to provide level access to the lower ground floor level of the existing protected structure. The Ground Floor extension provides a level entrance from street level to a double-height entrance foyer. It provides lift and stair access to the lower ground floor level of no. 9 George's Place and to the upper floors and contains a multipurpose room and a changing places facility.

- A first floor of the new extension that contains a lift & stair core, multipurpose room and glazed link to no. 9 George's Place.
- A second floor of the new extension that contains lift & stair core, multipurpose room, office and glazed link to no. 9 George's Place.
- A third floor of the new extension that contains lift & stair core, terrace (16sqm) to the side onto Kelly's Lane, multipurpose room with small terrace (12sqm) to the front onto George's Place.
- Full retrofit and refurbishment of former Wash House, Kelly's Avenue to include insertion of internal platform lift in Wash House for Universal Access, revised internal layout to accommodate new use and full thermal efficiency upgrading to best conservation practice.
- Retention of the external courtyard between the two buildings to facilitate access and circulation between the two buildings. It will be landscaped with a pergola overhead and seating to enhance the circulation route between the two buildings.
- External enhancement of the boundaries of the site including retention of the section of original front plinth wall and railings and replacement of the non-original section of front boundary wall and railings with new contemporary plinth wall and railings, to match proportions of the original railings to George's Place. Wall, railings and gate piers to Kelly's Avenue to be retained and non-original gates to courtyard to be replaced with new contemporary gate.

Thermal Upgrades of the Protected Structures

The project will be an exemplar of best practice sensitive upgrading of protected structures to improve energy efficiency. The buildings shall be retrofitted, designed and executed to be compliant with all current building regulations & standards. This is detailed in the *High-Level Strategy Report for Thermal Upgrades* by Carrig Conservation. Works to improve the energy efficiency will have regard to the Department of Environment, Heritage and Local Government's publication on 'Improving Energy efficiency in Traditional Buildings – Guidance for Specifiers and Installers' (2023) and the Irish Standard IS EN 16883:2017 'Conservation of Cultural Heritage - Guidelines for Improving the Energy Performance of Historic Buildings' (2017).

Design Approach

The aim of this project is to bring these two vacant protected structures back into use through best-practice energy upgrades and retrofitting and with the insertion of a contemporary extension to provide universal access and high-quality educational spaces. By reusing these existing buildings as a Centre for Lifelong Creative Learning

dlr aims to bring vitality to the surrounding area and to enhance the streetscape for all. The distinctive character of the Wash House will be retained through its sensitive restoration in line with best conservation practice. The front elevation of the Wash House will be restored with glazing inserted in the blocked-up opes bringing light back into the building and enhancing the front elevation. This glazing has been designed to reflect the original design of the Wash House.

The extension to no. 9 has been designed with a glazed link to eaves level separating the historic building from the new contemporary extension. The clear separation of the protected structure from the extension allows the original form of the former Kelly's Hotel building to be read on the streetscape. The stepping up in height of the extension from the eaves level of the protected structure towards the former Fire Station building is sympathetic to the context of the protected structure and reflects the varied heights and forms of the buildings in the immediate area, including the much higher apartment blocks to the south side of George's Place. The new extension provides a level, universal and welcoming access to the new Centre of Creative Lifelong Learning with a new public realm area to the front of the entrance with seating and planting. The new extension will be clad in a perforated metal cladding with glazing and LED design elements incorporated into the facade. These LED elements allow projected art display within the smart facade. This highly contemporary finish is key to the design approach of clearly identifying the new intervention from the protected structure and identifies this new Centre for Creative Lifelong Learning as an innovative space with a presence on the streetscape.

The ground floor of the extension is approximately 900mm below entrance level to match the lower ground floor level of no. 9. At this level a new social space in the protected structure opens onto the courtyard with a pedestrian route across the courtyard to the Wash House. The new pedestrian gate from Kelly's Avenue gives access to this courtyard which will be landscaped and enhanced to have a positive impact on the streetscape. The weigh-bridge in the courtyard is being retained as part of the distinctive character of the setting.

The first and second floors of the new extension give access through the glazed link to the first and second floors of no. 9 George's Place. They also provide a multipurpose room at each level. The top floor of the extension is significantly smaller in size providing access to a multipurpose room and to two small terraces.

Conservation Approach

The conservation, preservation and re-use of these historic buildings will positively enhance the character of the area. The proposed sensitive, appropriate and innovative reuse of the protected structures will follow the principles of best conservation practice.

All the proposed works will have regard to the policy objectives set out in Chapter 11 Heritage and Conservation, and Chapter 12 Development Management of Dún Laoghaire-Rathdown County Development Plan 2022-2028.

The following policies and objectives are particularly relevant:

11.4.1.2 Policy Objective HER8: Work to Protected Structures

11.4.1.5 Policy Objective HER11: Energy Efficiency of Protected Structures

It is a Policy Objective to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' (2010) and the Irish Standard IS EN 16883:2017 'Conservation of Cultural Heritage - Guidelines for Improving the Energy Performance of Historic Buildings' (2017) and any future advisory documents in assessing proposed works on Protected Structures.

11.4.3.1 Policy Objective HER19: Protection of Buildings in Council Ownership

It is a Policy Objective to:

- i. Continue to demonstrate best practice with regard to Protected Structures, Recorded Monuments and other elements of architectural heritage in the ownership and care of the Council.
- ii. Ensure any works are undertaken having regard to the Department of Culture, Heritage and the Gaeltacht 'Advice Series' publications on how best to carry out repairs and maintain historic buildings and ensure the use of specialist practitioners in the field of conservation.

All works to the protected structures will be carried out in line with best conservation practice and in line with the Department of Arts, Heritage and the Gaeltacht architectural heritage protection for planning authorities (2011), and the Department's Advice Series on the repair of brick work, historic windows, roofs and energy efficiency in historic buildings.

5. APPROPRIATE ASSESSMENT (AA)

Having regard to the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC), the Council caused an AA screening report to be prepared by Traynor Environmental Ltd. Taking account of the findings of the AA screening report, the Council has determined that the proposed development will not give rise to any significant effects on designated European sites, alone or in combination with other plans or projects. Consequently, a Stage Two AA / Natura Impact Statement is not required for the project.

The AA Screening Determination is included in this Part 8 report.

6. ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIA)

The Council carried out a preliminary examination of the proposal in accordance with Article 120(a)(1)(a) of the Planning and Development Regulations 2001 (as amended). The Council considered that, based on the nature, size and location of the development, there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(a)(1)(b)(ii) of the Regulations (as amended), the Council caused an EIA screening report to be prepared by Traynor Environmental Ltd. Taking account of the findings of the EIA screening report, the Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development. As a result, the proposal does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report needs to be prepared for it. The EIA Screening Determination is included in this Part 8 report.

7. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

Key Planning Considerations

Principle of Development

The site is subject to zoning objective MTC, which seeks 'to protect, provide for and-or improve major town centre facilities'.

It is, considered, that the proposed development of a Centre for Creative Lifelong Learning is in accordance with the 'MTC' zoning objective of the subject site.

The site is subject to Specific Local Objective SLO 31:

- SLO 31 To seek the redevelopment of the obsolete area at the Fire Station in accordance with the objectives of the Interim Dún Laoghaire Urban Framework Plan and the forthcoming Dún Laoghaire and Environs Local Area Plan.

It is, considered, that the proposed reuse of the two protected structures as a Centre for Creative Lifelong Learning is in accordance with Specific Local Objective SLO 31.

Residential Amenity

Having regard to the size, massing, distance to boundaries and distance to surrounding residential properties the proposed development is not expected to negatively impact on neighbouring residential amenity. Rather, the proposed development by its nature and characteristics will enhance the streetscape and is expected to improve on existing amenity for residents of the wider area by bringing two vacant buildings back into use providing an accessible Centre for Creative Lifelong Learning.

Car and Bicycle Parking

The proposal does not provide additional parking and does not impact on existing on-street car parking or on the existing on-street disabled parking bay.

The reuse of these buildings at an important junction in Dún Laoghaire will tie in with existing cycle and pedestrian routes and in the future will connect to proposed active travel routes, particularly along George's Street to the south. Secure bicycle parking is included within the scheme. Bicycle parking and bike e-charging are proposed to the side of no. 9 George's Place in a prominent, secure and convenient location at the junction of George's Place and Kelly's Avenue to provide visual encouragement to cycle to the new Centre for Creative Lifelong Learning. The proposed renovation and extension of these buildings aims to bring more vitality to the surrounding area and aims to increase footfall making the area more attractive for pedestrian and cyclists.

Conclusion

In conclusion, the use proposed is acceptable in principle and accords with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 and the proper planning and sustainable development of the area.

8. INTERNAL REPORTS

Architects Department (Conservation)

No objection to the proposed Part 8.

Community, Cultural Services & Parks Department - Community

No objection to the proposed Part 8.

Community, Cultural Services & Parks Department – Parks

No objection in principle to the proposed Part 8. Minor amendments made following discussion. Parks request to be consulted at detailed design regarding the planting scheme for the proposed landscaping.

Community, Cultural Services & Parks Department – Biodiversity

Biodiversity requested that the following is implemented:

- *An Appropriate Assessment Screening and Ecological Site walkover/desktop study and bat survey should be carried out by a suitably qualified ecologist/bat specialist. The ecologist should then advise if any additional assessment is required based on the outcome of the walkover/desktop study and bat survey.*

An Appropriate Assessment Screening and Ecological Site walkover/desktop study was carried out by Traynor Environmental, and bat specialist Dr. Tina Aughney carried out a winter bat inspection. All recommendations will be carried out in full before commencement of works, including a summer bat survey and any mitigation measures recommended by the bat specialist.

Forward Planning Infrastructure Department

No objection to the proposed Part 8.

Housing Department

No objection to the proposed Part 8.

Planning Department

No objection to the proposed Part 8.

Infrastructure and Climate Change Department – Capital Projects

No objection to the proposed Part 8. Minor amendments made following comments regarding cycle parking.

Infrastructure and Climate Change Department – Climate Action Officer

No objection to the proposed Part 8.

Infrastructure and Climate Change Department – Environment Enforcement

No objection to the proposed Part 8.

Infrastructure and Climate Change Department – Road Maintenance

No objection to the proposed Part 8.

Infrastructure and Climate Change Department – Traffic and Road Safety

No objection to the proposed Part 8.

Infrastructure and Climate Change Department – Transportation Planning

No objection in principle to the proposed Part 8. Minor amendments made following comments regarding cycle parking and active travel. Provision of lockers as requested will be considered. However, showers will not be achievable in the layout.

Finance and Water Services Department – Drainage Planning

Drainage Planning has no objection in principle to the proposed development but requests that they be consulted at detailed design stage when the infiltration tests have been completed.

9. STATUTORY BODIES/ORGANISATIONS

Below is a list of prescribed bodies to which the scheme was circulated:

An Taisce

Arts Council

As I Am

Bat Conservation Ireland

Birdwatch Ireland

Cycling Ireland

Córas Iompair Éireann (CIÉ)

Department of Agriculture, Food and the Marine

Department of Environment, Climate and Communications

Department of Housing, Local Government and Heritage

Department of Rural and Community Development

Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media

Department of Transport

Disabled Women Ireland

Eirgrid Plc.

Environmental Protection Agency (EPA)

Fáilte Ireland

Geological Survey Ireland

Health Service Executive (HSE)

Heritage Council

Independent Living Movement Ireland (ILMI)

Inland Fisheries Ireland

Invisible Disability Ireland

Irish Deaf Society

Irish Georgian Society

Irish Water (Now Uisce Éireann)

Irish Rail

My Voice Ireland

National Monuments Service

National Parks and Wildlife Service

National Transport Authority (NTA)

Office of Public Works

Physical Impairment Ireland

Southern Regional Assembly

Transport Infrastructure Ireland (TII)

No Submissions were received from Statutory Bodies.

10. SUBMISSIONS/OBSERVATIONS

10.1 Submissions

In accordance with Part 8, Article 81 of the Planning Regulations, 2001 (as amended) the Council gave notice of the proposed development in the Irish Times on 13 February 2025 indicating that submissions would be accepted up to and including 28 March 2025. Site notices, in the prescribed format, were also erected on the site and maintained in place for the prescribed period.

10.2 TABLE A: List of persons/bodies who made submissions

Five submissions were received within the stipulated time period. Four submissions were received via the online consultation portal and one was received by post. The submissions are listed as follows:

No.	Name
1	Fergal MacCabe
2	Michael Baume
3	Viv Deasy
4	Greg Deasy
5	John Cowan and Anna Cowan

10.3 Summary of the issues raised in the submissions/observations received

The submissions (and the detail pertinent to the respective submissions) are duly noted and have been assessed accordingly. The pertinent issues raised and the Chief Executive's responses are summarised as follows:

General

Most submissions stated their support for the proposals and for the renovation and reuse of the protected structures. Two submissions did suggest changes. Of these, one submission raised concerns regarding overlooking from the reinstated windows in the former Wash House and one submission raised concerns regarding the design of the extension to No. 9 George's Place, the roof terraces, increase in traffic and increased bird activity in the area.

Response

The Chief Executive notes and welcomes all feedback. Specific issues raised are included in submissions described below. **No change recommended to the Part 8.**

Renovation and reuse of the two protected structures

Three submissions strongly supported the proposed development. Comments included that the proposed development will:

- Conserve and renew two prominent and important historic buildings.
- Enliven the locality in which it is located.
- Improve the streetscape.
- Provide a new building of architectural and civic quality.
- A great use of existing building.

Response

The Chief Executive notes and welcomes the positive feedback regarding the reuse and conservation of these buildings and the positive impact this will have on the streetscape.

No change recommended to the Part 8.

Reinstatement of windows in the front elevation of the former Wash House

One submission welcomed the fact that the proposal combines conservation, thermal upgrading and accessibility works and the proposed use as a Centre for Creative Lifelong Learning.

- This submission raised concerns regarding overlooking and loss of privacy in no. 6 Kelly's Avenue directly opposite the former Wash House and recommends the use of obscure glazing in the first-floor windows of the former Wash House. The reinstated windows in the former Wash House will be 13.6m distant from the first-floor front bedroom of no. 6 Kelly's Avenue and 12.3m distant from the wall of the private garden. Submission notes the proposed obscure glass in the gable wall of No. 9 George's Place.

Response

The reinstatement of the blocked-up windows in the front elevation of the former Wash House are onto the public street. The Chief Executive notes that this is an established urban area. The distances are 13.6m from the first-floor front bedroom of no. 6 Kelly's Avenue and 12.3m from the wall of the private garden. This is considered acceptable on a front facing elevation across a public street and windows on the Wash House will enhance surveillance of the street and restore the original character of the building in its urban setting. These windows to the Wash House have been assessed and are considered acceptable. The obscured glass is only required in the windows in the gable wall of no. 9 George's Place to provide privacy to the accessible bathrooms. **No change recommended to the Part 8.**

Design of Extension to No. 9 George's Place, Roof Terraces, Traffic, Bird Activity in the area

One submission raised a number of concerns including:

- The design of the façade and streetscape stating that the height, scale and finish of the proposed extension looks at variance to the historic streetscape. Requested removal of the proposed third floor to reduce the cost and scale of the project and provide greater sympathy of the proposed development with the existing streetscape.

Response

The design and height of the extension to No. 9 George's Place has been carefully considered and the clear separation of the protected structure from the extension allows the original form of the former Kelly's Hotel building to be read on the streetscape. It is good conservation practice to clearly differentiate a modern extension from the protected structure. The extension has been designed as a contemporary vertical element and the stepping up in height of the extension from the eaves level of the protected structure towards the former Fire Station building is considered to be sympathetic to the context of the protected structures. As outlined in Dún Laoghaire Urban Framework Plan the immediate area of George's Place contains buildings of varied heights and forms. The proposed extension reflects the varied heights and forms of the buildings in the immediate area and is approximately 1.5m lower than the highest point of the existing front elevation of the Fire Station and 1.5m lower than the school extension which has been granted planning permission. The extension is much lower than the three to five storey apartment blocks directly opposite on the south side of George's Place. **No change recommended to the Part 8.**

- Concerns regarding the roof terraces; questioned the purpose of the terraces and stated that they are unlikely to be utilised to any substantial extent for the majority of the year. Concerns regarding overlooking of the new children's primary school and that the smaller front terrace will encroach on the privacy of local residents in the surrounding apartment complexes. Concerns regarding health and safety hazards on the terraces.

Response

The roof terraces have been carefully considered to provide year-round accessible outdoor amenity spaces for students, staff and visitors. These small terraces are wheelchair accessible and will meet all health and safety requirements. The small side terrace faces onto George's Lane and provides views over the rooftops towards the sea. The new children's primary school rooftop playground will be set back behind the Fire Station building and will not be overlooked by this side roof terrace. The terrace to the front is also across a public street and provides views to the pedestrianised public street that links to George's Street, providing a visual connection back to the town. These

viewing points will enhance the new centre and the area as a place to visit, bringing vitality to the area. **No change recommended to the Part 8.**

- Concerns regarding bird activity including: The old fire station adjacent to the proposed development is used as a nesting site for herring gulls that become very aggressive and use any available roof space to land upon during the breeding season. Flocking pigeons roost amongst the buildings and represent both a nuisance and a health hazard following the advent of bird flu. Seabirds use the roofs of the area to feed and terraces are a particular problem.

Response

It is not envisaged that the proposed development will exacerbate the nuisance of bird activity in the area. Separately the old fire station has planning permission for redevelopment as a school. The redevelopment and reuse of the buildings subject to this Part 8 application will mitigate the nuisance by bringing activity back to two vacant buildings. **No change recommended to the Part 8.**

- Submission notes limited on-street parking for residents and that the new school will cause substantial additional daytime traffic. States that George's Place serves as a "rat run" during peak hours and recommends the pedestrianisation of George's Place opposite the new centre to create a cul de sac, allowing traffic to still flow from Wellington Street to the harbour via Kelly's Avenue but not to pass along George's Place westward to Clarence Street.
- Submission states that a pedestrian area makes greater sense and would enhance the space and safety around the centre by giving it a calmer ambiance within its environment. There is an existing pedestrian walkway from Lower Georges Street to George's Place exactly opposite the proposed new centre which could be incorporated into a broader paved area outside the door of the centre affording welcome and attraction to visitors.

Response

The concern raised regarding increased traffic from the proposed new school in the adjacent Fire Station building is outside of the scope of this Part 8 application.

However, in the effort to support the sentiment of the submission it is recommended that enhanced traffic calming and public realm improvements be provided along the frontage of the Centre for Creative Lifelong Learning.

The Chief Executive notes the recommendation of pedestrianisation. This Part 8 relates to the renovation and reuse of No. 9 George's Place and the Wash House and pedestrianisation is outside of the scope of this application.

However, in the effort to support the sentiment of the submission it is recommended that enhanced traffic calming and public realm improvements be provided along the frontage of the Centre for Creative Lifelong Learning.

- Submission recommends that the gates on George's Walk beside and below the proposed centre be opened to provide an additional connection from the harbour to the town centre via George's Place.

Response

The Chief Executive notes and supports the recommendation of an additional connection via George's Walk; however, this is outside the scope of this Part 8. **No change recommended to the Part 8.**

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2022-2028 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above, members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development subject to the following conditions:

1. Drainage Planning to be consulted at detailed design stage when the infiltration tests have been completed.
2. Parks Department to be consulted at detailed design regarding the planting scheme for the proposed landscaping.
3. All recommendations of Dr. Tina Aughney (bat specialist) to be carried out in full before commencement of works, including a summer bat survey and any mitigation measures recommended.
4. Enhanced traffic calming and public realm improvements to be provided along the frontage of the Centre for Creative Lifelong Learning

and to any such minor or immaterial alterations to the plans and particulars of the development.

Paul Kennedy,

Director of Planning, Economic Development, Harbour & Property Mgt.

8 April 2025

Appropriate Assessment Screening Determination under European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended) for a Development on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin

Dun Laoghaire-Rathdown County Council is proposing to carry out development on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin.

The project consists of: construction of:

- Full retrofit and refurbishment of no. 9 George's Place (Floor Area: 484 sqm) to accommodate new use as a creative hub with studio spaces, teaching rooms, multi-purpose rooms / meeting rooms and associated social spaces.
- Full thermal efficiency upgrading to best conservation practice.
- Demolition of existing two-storey lean to extension to no. 9 George's Place which is structurally unsound and in very poor condition (Floor area: approx. 83 sqm).
- Construction of new four-storey extension to replace existing lean-to extension to provide universal access to all levels on no. 9 George's place, to provide new multi-purpose studios and meeting rooms for the creative hub and to provide a viewing terrace at upper level. (11.8 x 9m footprint approx. 315 sqm extension).
- Ground Floor (semi-basement level of no. 9 George's Place) of extension: 95sqm containing double height entrance foyer at street level to provide universal access, lift & stair core providing access to semi-basement level of no. 9 George's Place, multipurpose room and changing places w.c.
- First floor extension: 92 sqm containing lift & stair core, multipurpose room and glazed link to no. 9 George's Place.
- Second floor extension: 92 sqm containing lift & stair core, multipurpose room, office and glazed link to no. 9 George's Place.
- Third floor of extension: 36 sqm containing lift & stair core, terrace (17 sqm) to the rear accessed from the corridor, multipurpose room with small terrace (11sqm) to the front.
- Full retrofit and refurbishment of former Wash House, Kelly's Avenue (Floor Area: 161 sqm) to include revised internal layout to accommodate new use and full thermal efficiency upgrading to best conservation practice.
- Insertion of internal platform lift in Wash House for Universal Access. • The external courtyard between the two buildings will be retained to facilitate access and circulation between the two buildings. It will be landscaped with a pergola overhead to enhance the circulation route between the two buildings. (Courtyard 10.6m x 10m: 106 sqm)
- External enhancement to the surrounding perimeter area and enhancement of the boundaries of the site.
- The future use of the building is currently being determined through public consultation and the preparation of the Integrated Urban Study with funding from THRIVE (Town Centre First Enhancement Scheme). It will be a non-residential educational / creative hub. Probable uses include a Centre for Digital Creative Practices with educational spaces and creative studios / exhibition space / music education / teaching spaces / creative hub.

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Dun Laoghaire County Council caused Traynor Environmental to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the

European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site(s).

As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council determines following screening that an Appropriate Assessment is not required.

No European sites are within the zone of influence of the proposed development. The proposed development is not directly, connected with, or necessary to, the management of any European site, and it can be concluded on the basis of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by Traynor Environmental.

The Council makes this determination based on the information and data supplied by Traynor Environmental. From the AA screening exercise undertaken the Council is satisfied having regard to:

- the nature and extent of the proposed works
- the distance between the proposed development site and designated conservation sites
- the lack of a direct hydrological pathway or biodiversity corridor link any European site
- the dilution, mixing and settlement effect of surface water within the drainage network, watercourses and in the marine environment
- the absence of any in combination effects from other projects in the vicinity of the proposed development

that the proposed development would not give rise to any significant effects on any European site through surface water, land and air, and groundwater pathways and that the construction and operation of the development will not impact on the conservation objectives of qualifying interests of European sites.

Determination:

Having regard to the foregoing, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, for the reasons set out above and in the AA Screening Report, it has been concluded that the proposed development at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin individually or in combination with other plans or projects, without relying on any mitigation measures, will not have a significant effect on any European Sites, in view of the sites' conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

Consequently, a Stage Two AA and a Natura Impact Statement (NIS) is not required.

The proposed development on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin is being promoted by the Architects' Department. This Appropriate Assessment Screening Determination in respect of the proposed development at No. 9 Georges Place & Wash

House, Kellys Avenue, Dún Laoghaire Co. Dublin has been made by Aidan Blighe, Director of Planning and Economic Department to apply appropriate functional separation in the carrying out of a Screening Determination for Appropriate Assessment.

Signature (recommended by) MIGUEL SARRAIA Y/SENIOR PLANNER
Name Position / Department

Signatory (Approved Officer): [Signature] Director of Planning + Economic Development
Name Position / Department

Delegation No. 2515

Date: 05/02/25

**Environmental Impact Assessment (EIA) Screening Determination
under the Planning and Development Regulations 2001-2024 (as amended) and EIA Directive
2011/92/EU as amended for
a Development on the Site at
No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin**

Dun Laoghaire-Rathdown County Council is proposing to carry out development on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin.

The project consists of:

- Full retrofit and refurbishment of no. 9 George's Place (Floor Area: 484 sqm) to accommodate new use as a creative hub with studio spaces, teaching rooms, multi-purpose rooms / meeting rooms and associated social spaces.
- Full thermal efficiency upgrading to best conservation practice.
- Demolition of existing two-storey lean to extension to no. 9 George's Place which is structurally unsound and in very poor condition (Floor area: approx. 83 sqm).
- Construction of new four-storey extension to replace existing lean-to extension to provide universal access to all levels on no. 9 George's place, to provide new multi-purpose studios and meeting rooms for the creative hub and to provide a viewing terrace at upper level. (11.8 x 9m footprint approx. 315 sqm extension).
- Ground Floor (semi-basement level of no. 9 George's Place) of extension: 95sqm containing double height entrance foyer at street level to provide universal access, lift & stair core providing access to semi-basement level of no. 9 George's Place, multipurpose room and changing places w.c.
- First floor extension: 92 sqm containing lift & stair core, multipurpose room and glazed link to no. 9 George's Place.
- Second floor extension: 92 sqm containing lift & stair core, multipurpose room, office and glazed link to no. 9 George's Place.
- Third floor of extension: 36 sqm containing lift & stair core, terrace (17 sqm) to the rear accessed from the corridor, multipurpose room with small terrace (11sqm) to the front.
- Full retrofit and refurbishment of former Wash House, Kelly's Avenue (Floor Area: 161 sqm) to include revised internal layout to accommodate new use and full thermal efficiency upgrading to best conservation practice.
- Insertion of internal platform lift in Wash House for Universal Access. • The external courtyard between the two buildings will be retained to facilitate access and circulation between the two buildings. It will be landscaped with a pergola overhead to enhance the circulation route between the two buildings. (Courtyard 10.6m x 10m: 106 sqm)
- External enhancement to the surrounding perimeter area and enhancement of the boundaries of the site.
- The future use of the building is currently being determined through public consultation and the preparation of the Integrated Urban Study with funding from THRIVE (Town Centre First Enhancement Scheme). It will be a non-residential educational / creative hub. Probable uses include a Centre for Digital Creative Practices with educational spaces and creative studios / exhibition space / music education / teaching spaces / creative hub.

The County Council has considered the EIA Screening Report of 31st January 2025 prepared on its behalf by Traynor Environmental, which is based on the criteria set out in Schedule 7 of the Planning

and Development Regulations 2001 as amended, and the information required by Schedule 7A of the said Regulations and, having regard to the following

- (a) the nature and scale of the proposed development
- (b) the location of the site is on land under Zoning Objective MC - 'protect, provide for and-or improve major town centre facilities..
- (c) that the impacts as outlined in the said Report are likely to be low in intensity and complexity and no significant effects are likely to extend beyond the site boundary
- (d) that the cumulative impacts of the proposed development when considered in-combination with existing and/or permitted development can be considered negligible
- (e) the fact that the design of the proposed development has taken account of the ecological sensitivities of the area
- (f) the fact that the proposed development will not result in the production of any significant waste or result in emissions or pollutants
- (g) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- (h) the information referred to in Schedule 7A of the Planning and Development Regulations 2001 (as amended)
- (i) The guidance set out in the EIA Guidance for Consent Authorities regarding Sub-threshold Development issued by the Department of the Environment, Heritage and Local Government (August 2003) and the other Guidelines referred to in EIA Screening Report

the Council considers that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report for the proposed development is not, therefore, required.

The Council makes this determination based on the information and data supplied by Traynor Environmental.

No real likelihood of significant effects on the environment	✓	EIA is not required
Real likelihood of significant effects on the environment		EIA is required

The proposed development at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin is being promoted by the Architects Department. This screening determination has been made by Aidan Blighe, Director of Planning and Economic Department to apply appropriate functional separation in the carrying out of a Screening Determination for Environmental Impact Assessment which is an appropriate functional separation in accordance with Article 9a of the EIA Directive.

Signature: (recommended by) MIGUEL SARRABIA T/ SENIOR PLANNER
Name Position / Department

Signatory (Approved Officer):  Director of Planning + Economic Development
Name Position / Department

Delegation No. 2515

Date: 05/02/25