

School Street

DCC Housing



Metropolitan
Workshop

Architecture + Urbanism

AECOM i3PT



Appendix 5:
Demolition
Justification
Report

1. Demolition Justification Report

The objectives of this report are to inform the planning authority regarding the reasons for demolition of 1 of 2 existing structures within the proposed site. The report will set out the rationale for the demolition of the Thomas Court Bawn Flats to make way for new development with an increased number of homes and the retention and retrofit of the School Street Flats.

The report will assess the site and development proposals in accordance with the requirements of the Dublin City Development Plan 2022-2028

From a sustainability point of view, the starting point shall always be to re-use and re-purpose existing buildings rather than to demolish them. The proposal is therefore to retain as much as feasibly possible.

According to Dublin City Development Plan 2022-2028 clause 15.4.3 Sustainability and Climate Action

To minimize the waste embodied energy in existing structures, the re-use of existing building should always be considered as a first option in preference to demolition and new build.

The relevant policy within the Development Plan regarding reuse of existing buildings is as follows:

CA6: Retrofitting and Reuse of Existing Buildings

To promote and support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction, where possible.

SDRA

Upon inspection of the existing buildings, it was determined that the reuse of both of the existing flat complexes would not achieve the brief requirements as set out in the SDRA 15.

Under the Dublin City Development Plan, the housing mix in SDRA areas is as follows:

The CDP requires planning applications in the Liberties SDRA areas to include the following unit mix:

- A minimum of 15% three or more bedroom units
- A maximum of 25%-30% one bedroom/ studio units

Unsuitable Building Layouts

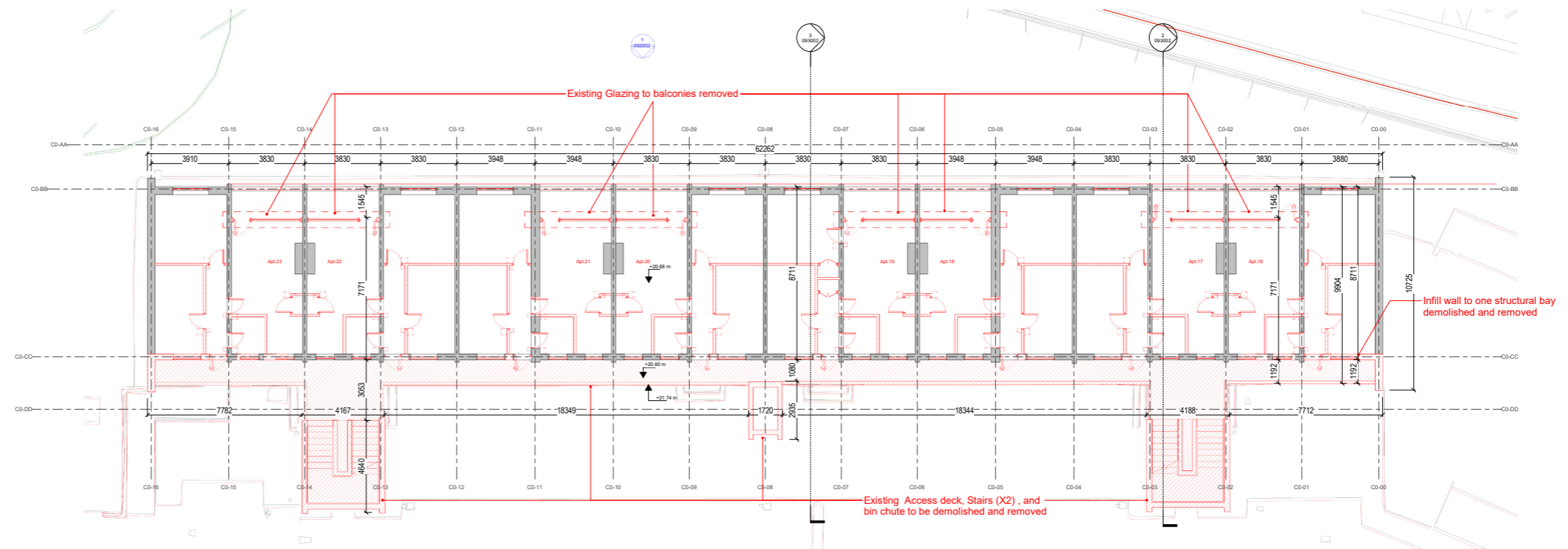
The existing School Street block contains 38 2-bedroom 4 person apartments and a community facility. The existing Thomas Court block contains 40 2 bedroom 4 person apartments. These 2 bedroom units do not meet minimum apartment sizes as specified in the DHLGH Sustainable Urban Housing: Design Standards for New Apartments 2022

Existing 2 bed 4p Apt: 54 sqm
Minimum 2 bed 4p Apt: 73 sqm

Additionally, the existing structural spine walls make it hard to adapt these homes to anything other than a 1 bedroom apartment without extensive structural works or extensions. If both Thomas Court Bawn and School Street were retained it would not be possible to meet the mix of 3 bedroom homes required under the SDRA requirements. There would also be a significant oversupply of 1 bed units breaching the 25-30% maximum as per the SDRA.



Existing Site School Street + Thomas Court Bawn Site



Existing Typical Floor Plan School St/ Thomas Court Bawn with structural walls in grey

Accessibility

Objective QHSNO11 in the Dublin City Development Plan 2022-2028 requires 25% of homes in any proposed scheme of 10 or more apartments to be UD homes. The DCC Project Brief accepts that structural constraints in refurbished schemes may not be suitable for UD or UD+/wheelchair liveable homes so those homes should be located in the new build portions of developments.

Similarly, the application of the UD requirements under the Dublin City Development Plan 2022-2028 can be understood to apply to new build rather than refurbished apartments.

The DCC Housing brief also stipulated that they would like to incorporate UD + homes, the existing flats would not be easily adaptable to achieve the requirements of UD+ homes. This applies spatial within the units and access decks, while the existing structure also poses constraints, such as provision of levels access showers for example.

Utilisation of the Site

An analysis of the existing site, the urban design issues and the site feasibility options are set out in detail in the architectural design statement accompanying this application. A high level summary is provided below to support the demolition justification;

The free-standing pavilion nature of the blocks means there is no sense of physical enclosure within the site and therefore no hierarchy or transition between public, semi-public, communal, and private open space. The open spaces between the blocks are permeable for cars and pedestrians from School Street and Marrowbone Lane. This lack of security and the mixed nature of their use, including roads and surface parking, bin stores, a basketball court, children’s play spaces and grassed areas, means they are not defined as either communal

open space or public open space.

The parking layout dominates, and the spaces lack a sense of safety and community that comes from enclosed, well defined landscape designs for courtyards with good passive supervision.

The footprint of the existing buildings equates to c. 15% site coverage, far below the indicative value of 50-60% in the current development plan. The proposed site coverage is 28% The existing density of the site is 119 units per hectare the proposed density is 190 units per hectare . This leads to the conclusion that this valuable city centre site is underused and could provide a far greater quantum of housing, which is greatly needed in the current climate.

Wider Benefit to the Overall Scheme and Housing Need

The removal of the Thomas Court Bawn Block would allow space for a new infill perimeter block that would encompass the entire site, eliminating under utilised external areas, and creating well defined public, private and communal areas within the site. The new development provides secure outdoor amenity areas which the original site layout would not be able to provide due to the location of the two blocks.

Through the efficient use of the entire site, the proposed development would achieve an uplift of 44 homes from 78 existing to 124 proposed new homes.

The Dublin 8 area has experienced significant



growth in recent years with numerous large scale housing development granted in the area in recent years. The wider area of the site is undergoing significant regeneration and densification of underutilised sites that should see a corresponding increase in local population that will support local services and facilities. There has been a push at all levels of planning policy to reuse brownfield and infill sites in central locations, so as to promote compact growth. Site selection was restricted to consideration of land in the ownership of Dublin City Council, and which could be adequately serviced and to provide much needed social housing.

The National Planning Framework (NPF) guides national, regional and local planning decisions until 2040 as the high-level strategic plan for shaping the future growth and development. National Policy Objective (NPO) 3a of the NPF states that it is a national policy objective to “deliver at least 40% of all new homes nationally within the built-up envelope of existing urban settlements”.

The proposed development corresponds with this objective and will provide a defined strong urban frontage onto the surrounding streets.

National Policy Objective 35 aims to “Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or self-based regeneration and increased building heights.”

The existing flat complexes are not listed as protected structures nor located within an Architectural Conservation Area.

Project Objectives

The project objectives in redeveloping this

housing scheme include:

- **Housing and economic need:** Providing 124 homes through retrofit, new build and amalgamated strategies that address housing need at both local and national housing policies
- **Quality in design:** Providing a reinvented site that is enjoyable and safe for residents and with quality that is self-sustaining, minimising the need for active management by authorities. The redevelopment has the potential to achieve higher quality homes with high environmental sustainability. Improved interface with surrounding areas will also contribute to local regeneration, with significant improvements to public realm surrounding the site, particularly to Taylor’s Lane on the Western boundary of the site. This supports Local Council’s strategic regeneration policies.
- **Adaptability:** Providing a layout that functions well in terms of access, servicing and security and creates connections to local amenities for residents.
- **Sustainable design:** Providing highly energy efficient homes and buildings that contribute to carbon reduction using net zero carbon building standard through the use of an existing structure. Facilitating the provision of highly energy efficient homes and buildings to net zero carbon building standard, to meet operational carbon, embodied carbon and potable water targets as set out in Vol. 3 Service Requirements. Obtaining HPI Certification is a requirement, as set out in Vol. 3 Service Requirements.
- **Time-scale:** Proposing works that are efficient and practical in terms of sequencing and phasing.

- **Landscape:** There is an opportunity for improved site planning and landscaping providing better access and a higher standard of amenity. There are broader benefits to be gained by contributing to the quality of the surrounding streets by e.g. providing greening and visual amenity. Improving the perception of the estate as a safe and positive place, thus contributing to the local context and public spaces.
- **Climate Change:** Contributing to climate change mitigation targets over the next thirty years and beyond.
- **Retrofitting:** Prolonging the useful life of buildings rather than replacing them, where feasible and where appropriate

Demolition Waste

The Outline Construction Demolition Resource Waste Management Plan accompanying this application demonstrates the approach to demolition waste.

Conclusion

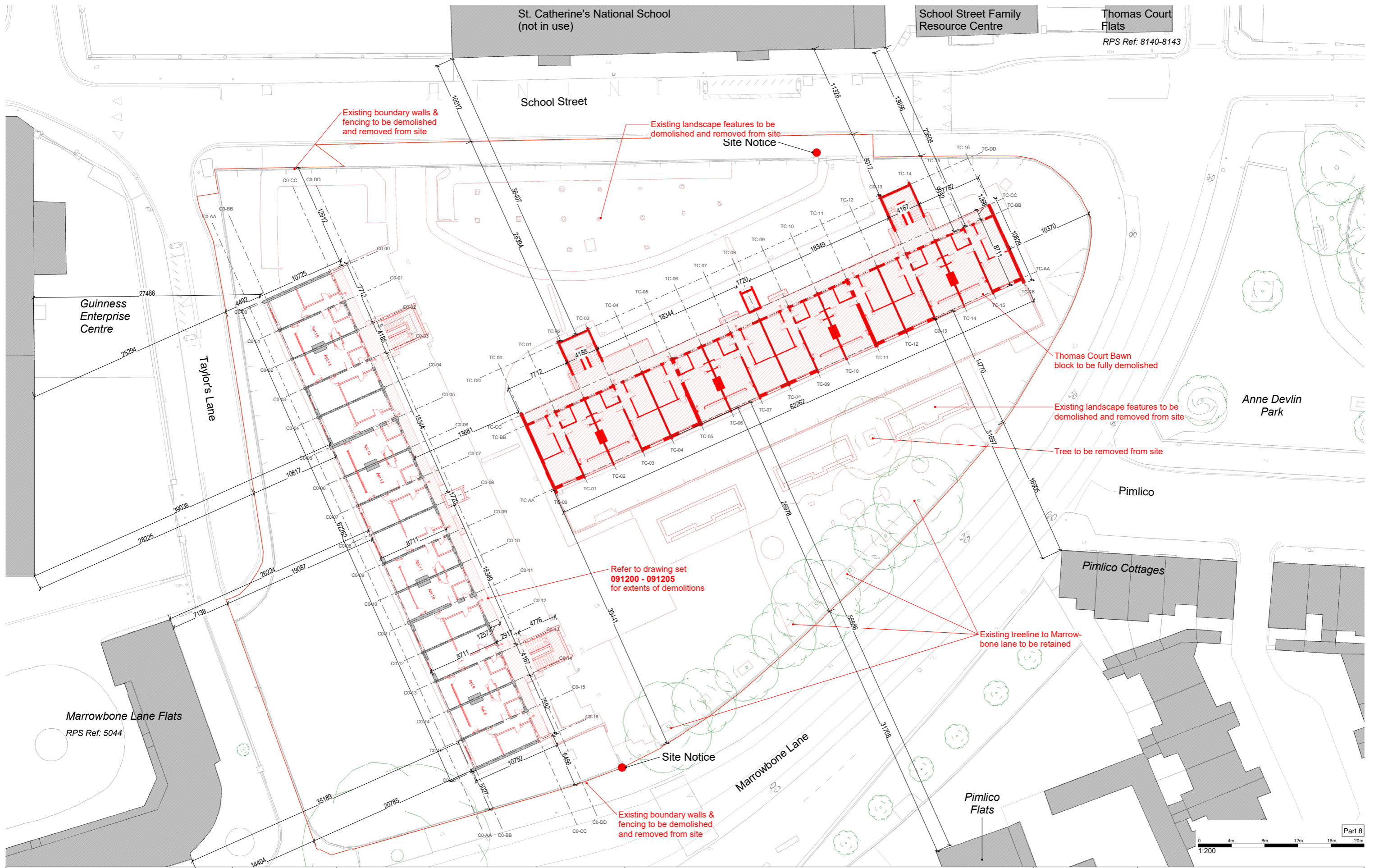
Therefore, on the basis of the above the demolition of the existing Thomas Court Bawn

Block is justified as part of a wider gain to the overall scheme, while also retaining blocks where feasible.

The proposal for this site delivers a good balance between a good utilisation of the existing School Street block and the site as a whole. The proposed development addressing the urban design issues with the existing block layouts.

The proposed development has a gross density of 190 uph with heights ranging from 5 to 10 storeys. The proposed height is aligned with recently permitted heights in the area. The proposed development includes the retrofitting of the existing School Street flat complex and the redevelopment of the site following demolition works of the Thomas Court Bawn buildings.

In summary, the proposed development is a city centre location with a wide range of amenities and transport options within easy reach. The proposed redevelopment of School Street / Thomas Court Bawn is aligned with the policies and objectives of the NPF.



Revision	Date	Description	Issued	Checked	Client Logo
P1	11/12/2025	Issued for Planning	PDF	DCC	



Notes
 For coordination purposes only. Do not scale drawings.
 Errors to be reported to the Architect. To be read in conjunction with all relevant consultants information.
 All levels shown are indicative of proposed internal floor levels, and are above Ordnance Datum.

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KEY:

- Fabric Retained
- Area to be demolished
- Element to be demolished



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Project:	School Street							
Client:	Dublin City Council							
Location:	School Street, The Liberties, Dublin 8							
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Date:	11/12/2025							
Scale:	As indicated @ A1							
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Part 8

