ARCHITECTURAL DESIGN STATEMENT

2302-GCD-DTA-P8-XX-XX-RP-A-002

PART 8 PLANNING APPLICATION

GLOVER COURT ESTATE RENEWAL

GLOVER COURT ESTATE, YORK STREET, DUBLIN 2

DTA ARCHITECTS

PREPARED BY:	DTA ARCHITECTS (WITH INPUTS FROM DESIGN TEAM)
CAPACITY / ROLE:	ARCHITECT/ DESIGN TEAM LEAD
PROJECT REF:	2302-GCD
PART 8 APPLICATION:	JULY 2025

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

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1.00 INTRODUCTION

1.01 Executive Summary:

The proposed project involves the deep retrofit, amalgamation, and extension of the existing York Street and Mercer Street blocks, forming a key component of DCC's Local Authority Regeneration Programme. This high-profile initiative, located in a very prominent City Centre location, aims to serve as an exemplar project for good retrofit, high quality design, sustainability and efficient delivery.

Project Objectives:

- Addressing Housing and Economic Needs: The project will create 53 homes, including 15 one-bedroom, 30 two-bedroom, and 8 three-bedroom apartments, thereby addressing local and national housing policies
- Quality in Design: The redevelopment will ensure a safe, enjoyable living environment, with an emphasis on high-quality, self-sustaining design that minimises the need for ongoing management. It aims to enhance the quality of the local area and contribute to broader regeneration efforts
- Adaptability: The site layout will prioritise accessibility, security, and connectivity to local amenities, fostering a sense of community for residents
- Sustainable Design: The project will adhere to net zero carbon building standards, focusing on energy efficiency, carbon reduction, and the efficient use of resources, including potable water
- Efficient Timescale: The proposed works will ensure effective sequencing and phasing to deliver the project within a realistic timeframe
- Landscape Improvements: Enhanced site planning and landscaping will improve access and amenities, contributing positively to the surrounding streetscape and the perception of safety in the area
- Climate Change Mitigation: The initiative will support long-term climate change mitigation targets through the retrofitting of existing buildings, thereby prolonging their useful life.

The proposal, comprises of:

- Amalgamated building comprising a 5 and 6 storey block to York Street and a 7-storey block to Mercer Street
- Provision of 53 dwellings (15 no. 1 bed apartments, 30 no. 2 bed apartments, 8 no. 3 bed apartments)
- Deep retrofit and extension to the 2 no. existing housing blocks
- York Street block to be extended/ side bay at both ends and by one additional upper floor
- Mercer Street blocks to be extended/ side bay on the corner with York Street and by two additional upper floors
- New stairs and lift cores are to be accommodated within the grid of the existing frame, one in each block
- Include a new external façade throughout with new access deck to the internal courtyard and balconies to the street facing facades
- New vehicular entrance and pedestrian exit from Bow Lane, with associated street/ road improvement works
- Provision of 9 no. new designated resident car parking spaces, to included 1no. accessible and 4no. EV charging spaces with 100% ducting infrastructure included
- Upgrade of communal amenity space to inner courtyard, new landscaping, ancillary structure/ pavilion for secure resident bicycle parking, associated site infrastructure works/ supporting infrastructure, public lighting, revision to access, pavements, boundary treatments and all other necessary enabling works and associated public realm improvements.

This project represents a significant opportunity for DCC to deliver sustainable, high-quality housing that meets pressing local and national needs while contributing to the regeneration of the City Centre. Implementing the outlined objectives will position the project as a model for future developments in the region.

1.02 Project Team:

The following team of consultants have been employed to develop this proposal:

Architect – Design Team Lead – Design Certifier:	DTA Architects
Civil & Structural Engineer and Traffic Consultant:	CS Consulting
Mechanical and Electrical Engineer:	Varming Consulting Engineers
Landscape Architect:	Bernard Seymour Landscape Architects
Fire Safety Consultant:	Jensen Hughes
Universal Access Consultants:	O'Herlihy Access Consultancy
Assigned Certifier:	Catalyst Group
Health and Safety Consultant/ PSDP:	ASM Group
Environmental & Sustainability Consultant:	Varming Consulting Engineers
Home Performance Index (HPI) Assessor:	Varming Consulting Engineers With input from Catalyst Group
Life Cycle Assessment (LCA) Consultant:	Passivate
Cost Consultant/ Quantity Surveyor:	DCC Quantity Surveying Division
Planning Consultant:	Stephen Little & Associates
Archaeologist:	IAC Archaeology
Arborist:	John Morris Arboricultural Consultant
EIA Screening Expert: (Ecologist)	Malone O'Regan Environmental
AA Screening Expert: (Ecologist)	Malone O'Regan Environmental
Daylight and Sunlight Consultant:	Modelworks
Verified Views (CGIs) and Impact Assessment:	3D Design Bureau with Murphy & Ass. Landscape Arch.
Surveyors:	BPM Surveys (Measured, Topographical and GPR) IGSL (Site Investigations) BHP (Structural Investigations) SES (Hydrant/ Water pressure Testing)

1.03 List of Supporting Reports:

This report should be read in conjunction with the Architectural Planning Drawings & Schedules, Engineering Drawings, Landscape Drawings, alongside the following reports which accompany this application:

Architectural Design Statement:	DTA Architects
Housing Quality Assessment:	DTA Architects
Planning Report:	Stephen Little & Associates
Social Infrastructure Audit:	Stephen Little & Associates
Engineering Services Report: (Civils Report)	CS Consulting
Site Specific Flood Risk Assessment:	CS Consulting
Outline Construction and Environmental Management Plan:	CS Consulting
Construction and Demolition Waste Management Plan:	CS Consulting
Traffic and Transport Statement: (DMURS Compliance Statement)	CS Consulting
Residential Travel Plan: (Mobility Management Plan)	CS Consulting
Service and Operation Management Plan:	CS Consulting
Surface Water Management Plan:	CS Consulting
Mechanical & Electrical Design Report:	Varming Consulting Engineers
Energy and Sustainability Report/ Climate Action Energy Statement:	Varming Consulting Engineers
Public Lighting Report:	Varming Consulting Engineers
Building Life Cycle Assessment:	Passivate
Landscape Design Statement:	Bernard Seymour Landscape Architects
Arboricultural Impact Assessment:	John Morris Arboricultural Consultant
Desktop Archaeological Report:	IAC Archaeology
Environmental Impact Assessment Screening (EIA):	Malone O'Regan Environmental
Appropriate Assessment Screening & Natura Impact Assessment (AA):	Malone O'Regan Environmental
Daylight and Sunlight Impact Assessment:	Modelworks
Verified Views and Impact Assessment:	3D Design Bureau with Murphy & Ass. Landscape Arch.

2.00 SITE AND CONTEXT

2.01 Site Description:

Located on York Street, in the heart of Dublin City Centre, the site is an existing DCC residential development built in 1976 comprised of two blocks with 38 flats. The site addresses York Street to the south, Mercer Street to the east and Bow Lane to the north. The site is currently accessed from York Street. The site area is approximately 0.22 Ha.

The character of the site is defined by the existing building form of two blocks. Two 5 storey flat blocks are turned perpendicular to each other and are served by a stair core block on the corner in between. The L-shaped arrangement creates a private internal courtyard with the remainder of the site. The overall treatment of the courtyard is harsh with hard landscaping forming paths roads and parking spaces. There is a small fenced playground and the boundary railing to Bow Lane is softened by some planting, hedging and sapling trees.

There is minimal interaction between the existing dwellings and the public street. The building blocks are set back from the public footpath behind a low brick wall with a railing above. The space between the perimeter of the site and the building, forms a series of inaccessible yards of primarily hard landscaping. The area around the Mercer Street block is more generous in size containing a planter and four mature trees.

2.02 Physical Context and Adjoining Sites/ Boundaries:

The site is very well served by public transport. There is a Dublin Bikes station with 40 spaces located on York Street. As part of the National Transport Authority (NDA) Greater Dublin Area Transport Strategy 2022-2042, Aungier Street is proposed to become a primary radial cycle route and Mercer Street to become a secondary cycle route. The Green Line Luas is located east of the site at St. Stephen's Green. The proposed Dublin MetroLink will have a station at St. Stephen's Green. As part of the NDA Dublin BusConnect scheme Aungier Street is to become a major bus corridor. The IDT is to setup meeting with relevant bodies (NTA etc).

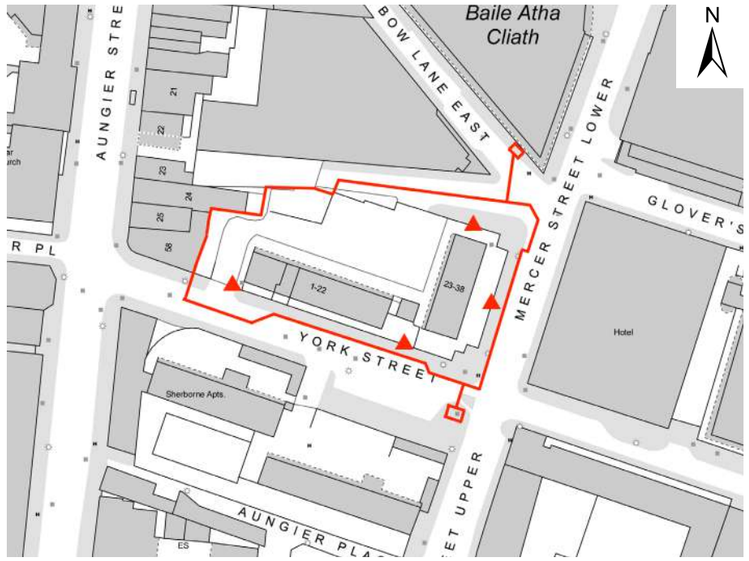
York Street runs in an east west direction between Aungier Street and St. Stephen's Green. It contains a variety of buildings of various uses ranging from 5-7 storeys tall. York Street contains primarily residential developments in the vicinity of the site with numerous Dublin City Council social housing developments. Towards St. Stephen's Green the building use changes to mainly educational with numerous RCSI buildings. Mercer Street runs in a north south direction and contains only residential development south of York Street and hotels, offices, and car parks north of the site towards the city centre. There are some ground floor commercial units in the vicinity of the site that serve the area.

Aungier Street located to the west of the site is a conservation area with protected structures at nos. 22,23,24 & 25 (all regional importance), with no. 24 sharing a boundary with the site. The Swan Bar adjacent to the site at 58-59 York Street is a protected structure of regional importance. Part of the site has hoarding in place that contains buttresses which are supporting the boundary wall of 58 York Street. DCC have confirmed ownership of the land within the hoarding. DCC have further clarified that the actual boundary wall is in the ownership of the protected structure (Swan Bar) and the buttresses were constructed by DCC on their own land and within their ownership and control. DCC have confirmed that they have instructed the Swan Bar to remove the hoarding. At present the hoarding remains in place and DCC continue to liaise with the Swan Bar on this matter.

It is important to note that the proposed design does not affect the existing wall or associated buttresses. At its closest point, the development maintains a nominal clearance of 300mm from the most outward slope of the buttresses.

In relation to above, the submitted detailed site layout plan and associated GA plans fully reflects the lands, buildings and structures in DCC's ownership, please refer to DTA Architects drawing No. PL1002 for further clarification.

Aeriel Photograph of Site



Site Location Map - Red Line Application Extent

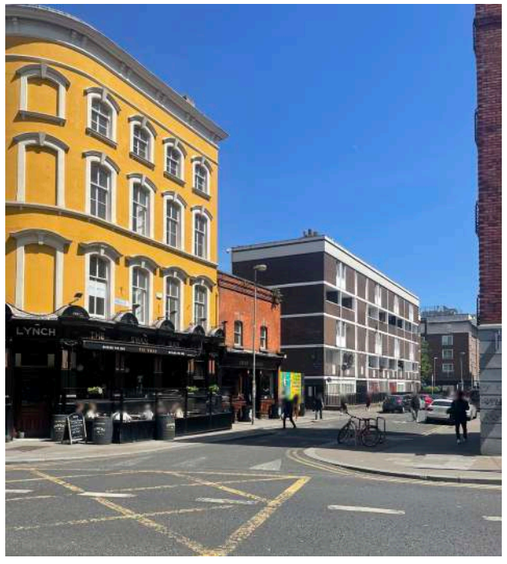


Photo from Aungier Street towards York Street

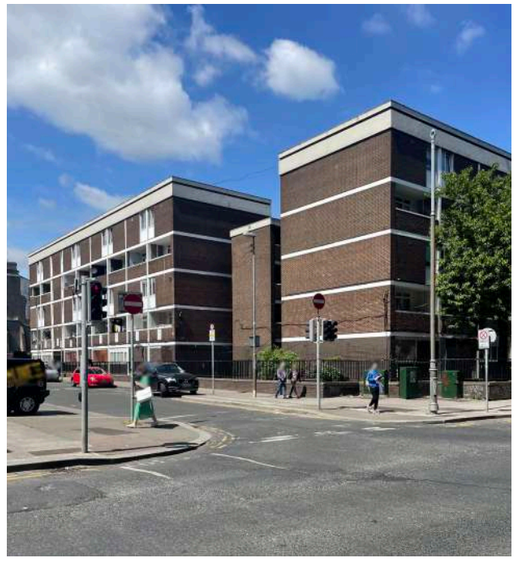


Photo from corner of York Street and Mercer Street

Photo from Bow Lane towards Mercer Street

2.03 Site Planning History and Planning Context:

There are no current planning applications in place for the site.

A granted planning application (Reg Ref. 5485/22) is valid for an adjacent site for works to nos. 22, 23, (incorporating 23A) and 24 Aungier Street (protected structures) and no. 40 Bow Lane East, Dublin 2 (Marlin Hotel). The decision expiry date is 26.05.2028. The proposed works are additional accommodation for the Marlin Hotel. Most of the proposed works are retrofitting the protected structures with a modest new build section to the rear of the protected structures. The proposed new form is placed along the northwest boundary of the site, nominally 7m tall and is for bar/ restaurant use.

With respect to the above granted neighbouring application, works commenced December 2024, with a target completion date of early 2026 currently advised by the Marlin Hotel.

The site is zoned as 'Zone Z5 City Centre' where it is the objective of DCC as set out in the current Dublin City Development Plan 2022-2028 "to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity".

2.04 Planning Policy Context:

The proposal for Glovers Court Estate Renewal is to comply with the current Dublin City Development Plan (2022-2028).

The design proposal for Glover Court Estate Renewal takes into account the relevant DCC, Department of Housing, Local Government and Heritage (DHLGH) and other national planning policies, design guidance and design standards including:

- Dublin City Development Plan 2022-2028
- DHLGH Design Manual for Quality Housing 2022 (update 4 October 2023)
- DHLGH Employer's Requirements for Detail Design of Quality Housing General Quality of Materials, Fittings and Finishes for Social and Affordable Housing and Apartment Developments, including Guidance on Preliminary Items 2020
- DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025
- DHLGH Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2023
- DHLGH Sustainable Residential development in Urban Areas 2009
- DHLGH Best Practice Urban Design Manuals 2009 (Parts 1 & 2)
- DHLGH Quality Housing for Sustainable Communities 2007
- Design Manual for Urban Roads and Streets
- All relevant SEAI Guidance Documents in reference to Sustainable Energy performance
- Safety Health & Welfare at Work Acts and Regulations
- Capital Works Management Framework Guidelines Universal Design Guidelines for Homes in Ireland 2015
- Irish Wheelchair Association Best Practice Access Guidelines Designing Accessible Environments - Edition 4, November 2020
- Home Performance Index (HPI) Technical Manual
- Electrical Specification Guide For M&E Consultants In Residential Dwellings In Dublin City Council Area, June 2022 (or more recent version)
- Performance Specification Guide for Mechanical Services, 2022 (or more recent version)
- Domestic Heat Pump Retrofit Specification for Dublin City Council, 2021 (or more recent version)
- Climate Action and Energy Statement - Guidance Note – Codema Dublin's Energy Agency – DCC.

2.05 Continuing Level of Demand for the Project:

DCC have confirmed a continuing level of demand for the project. The project is part of a larger regeneration project for retrofit/upgrading of existing DCC housing. Amongst a wide range of obligations, two key topics to address are the current housing demand and required climate action.

Under Section 16 of the Climate Action and Low Carbon Development (Amendment) Act 2021, DCC have prepared a Draft Climate Action Plan 2024-2029. This plan targets to reduce carbon emissions from the built environment.

Under Section 94 of the Planning and Development Act 2000, Part V of the Planning and Development Act (as amended), DCC have prepared a housing strategy incorporating interim housing need demand assessment which covers the period of its current Development Plan. The provision of new housing by DCC is required to meet the housing demand.

2.06 Site Survey, Access and Related:

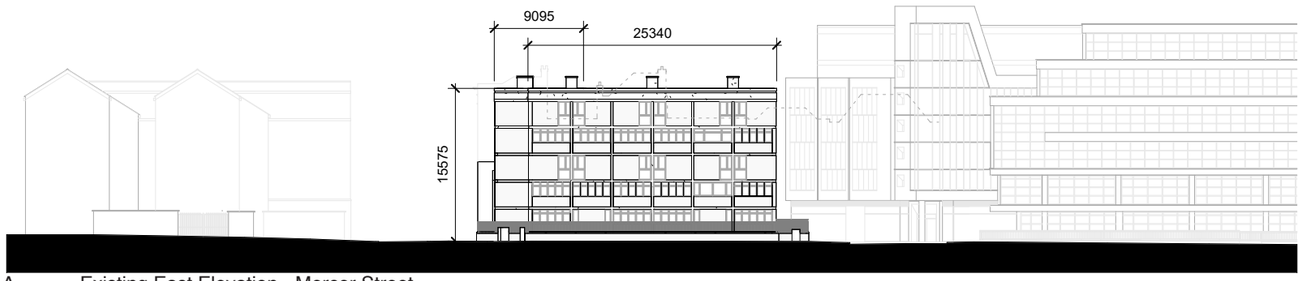
This is a live/ active housing estate and access to the site is coordinated through DCC to ensure tenants are notified and any possible nuisance minimised. Required surveys are identified from an early stage to mitigate risk and potential delays as the project proceeds.

The following surveys are now complete:

- Measured Existing Building Survey, from BMP Surveys Ltd
- Site Topographical Survey, from BMP Surveys Ltd
- Site Utility/ GPR Survey, from BMP Surveys Ltd
- Tree survey, from John Morris Arboricultural Consultant
- Ecological Survey from Malone O'Regan Environmental. No significant ecological issues noted. Refer to Malone O'Regan's AA and EIA screening assessment included as part of this application submission
- Archaeological Desktop Study, provided by IAC Archaeology, study included as part of this application submission
- Asbestos Survey, About Safety Ltd completed an asbestos survey for 4no. vacant units. A full and complete asbestos building survey is to be carried out following decanting
- Site Investigation Survey (SI), completed by Ground Investigation & Geotechnical Specialists (IGSL)
- Existing Building Structural Survey/ Testing, BHP Laboratories Ltd (BHP) have completed their initial structural investigation with further testing progressing at present, July 2025
- Adjoining Building Condition Survey, CS Consulting Engineers have completed a condition survey of the boundary wall to the Swan Bar
- Existing Hydrant Pressure Testing (Fire Safety), completed by SES

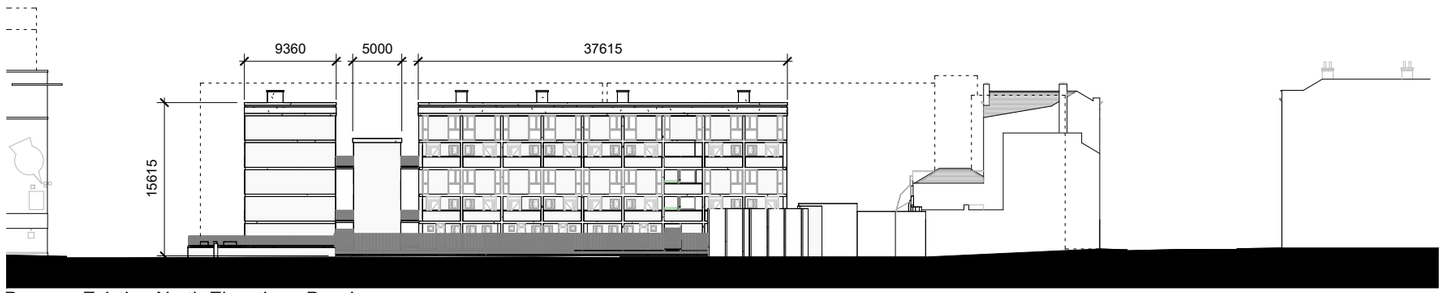
Other surveys identified and to advance at a later stage (not relevant as part of this Part-8 Submission):

- Further site and building structural surveys, as required by the project Consultant Structural Engineer's (CS Consulting)
- CCTV Survey/ Existing Sewers and Related, not required at present but recommended progressing after decanting in advance of Main Contractor appointment
- Utility Verification Trench Survey, CS Consulting and Varming M&E Engineers have advised this is not required at present but recommended progressing after decanting in advance of Main Contractor appointment.

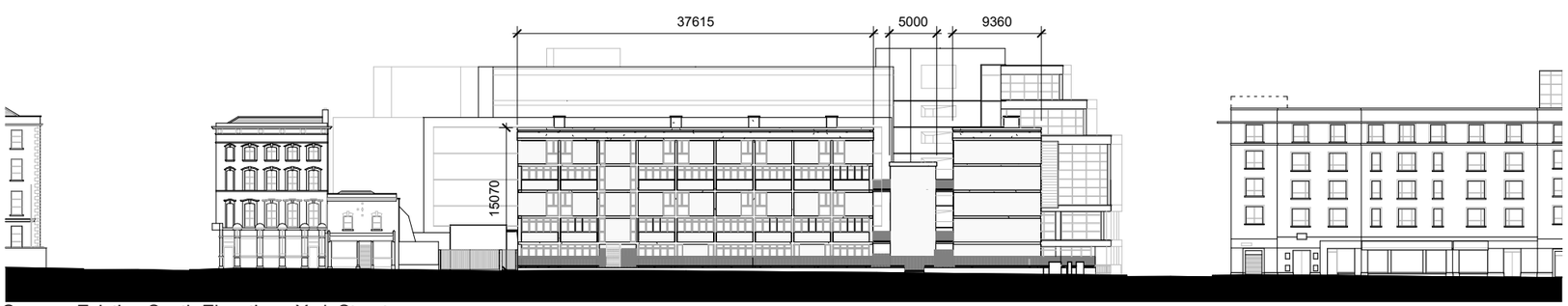


A. Existing East Elevation - Mercer Street

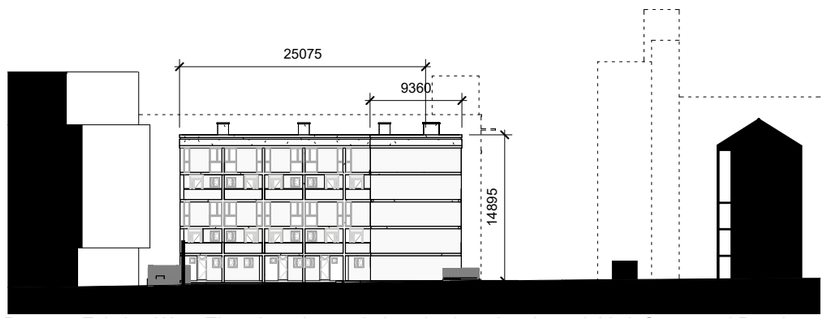
E. Existing West Elevation - Aungier Street



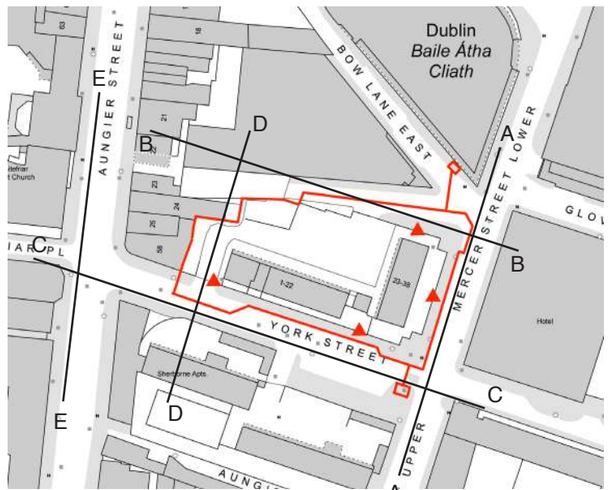
B. Existing North Elevation - Bow Lane



C. Existing South Elevation - York Street



D. Existing West Elevation - Internal elevation/ section through York Street and Bow Lane



EXISTING KEY PLAN

2.07 Site and Building Constraints:

Working with an existing building from the 1970s in a central city location presents several constraints, including:

- The challenge of adapting an existing building within its structural bays/ limitations
- Ensuring sufficient clear floor-to-ceiling height to create a functional and building regulation complaint interior
- Navigating the proximity to protected structures of Aungier Street, influencing design choices such as materiality and massing
- The western boundary adjacent to the Swan Bar, which includes the existing boundary wall and associated buttresses, necessitates careful set out and consideration on new build elements
- The stepped site boundary at the corner of York Street and Mercer Street, requiring creative solutions to maximise the site's potential
- The addition of a new vehicle entrance on Bow Lane, which must integrate seamlessly with the overall design while ensuring safe and efficient access.

In response to these constraints, the following core approaches have been taken by the Design Team from the outset:

- Holistically Considered Design and Quality Led Approach: This approach is integrated throughout the project lifecycle, ensuring that site-specific challenges are addressed at every stage
- Iterative Design Process: Central themes and design strategies are continually assessed against the Project Brief, previous projects, lessons learned, and best practices, taking site limitations into account
- Focus on Housing Excellence: The design aims to achieve high-quality outcomes that align with project objectives while navigating the constraints. presented by the site and the existing building
- Transformational Vision: The project seeks to radically enhance the area, creating a sustainable residential neighbourhood that overcomes existing perceptions and integrates seamlessly with its surroundings
- Diverse Dwelling Types: The design encompasses various housing type - retrofitting, amalgamating, and new builds - ensuring that all elements meet current standards and site requirements
- Exemplary Renewal Scheme: This initiative will serve as a model for retrofitting and infill, contributing significantly to local regeneration while addressing site-specific challenges.

Key Processes and Strategies for Existing Building Fabric and Associated Site Constraints:

- Comprehensive Site Assessment: An exhaustive evaluation of existing structures, site services, and environmental conditions have informed a tailored strategy for deep retrofitting, amalgamation, and extension. This includes commissioning detailed surveys and site investigations
- Optimised Coordination of Apartment Layouts: New layouts aim to minimise the removal of existing load-bearing elements to reduce costs and disruption, all while adapting to building and site constraints
- Servicing and Ventilation Solutions: Due to the restraints in ceiling height of the existing structure, a servicing strategy of reducing ceiling heights locally in non-habitable rooms will be implemented, allowing for the integration of systems which will support both comfort and sustainability while adhering to some of the highest Building Energy Rating (BER) standards
- Renewable Energy Integration: The proposal includes solar panels and efficient heating and hot water systems, ensuring that renewable energy solutions are optimised with the existing building frame constraints.

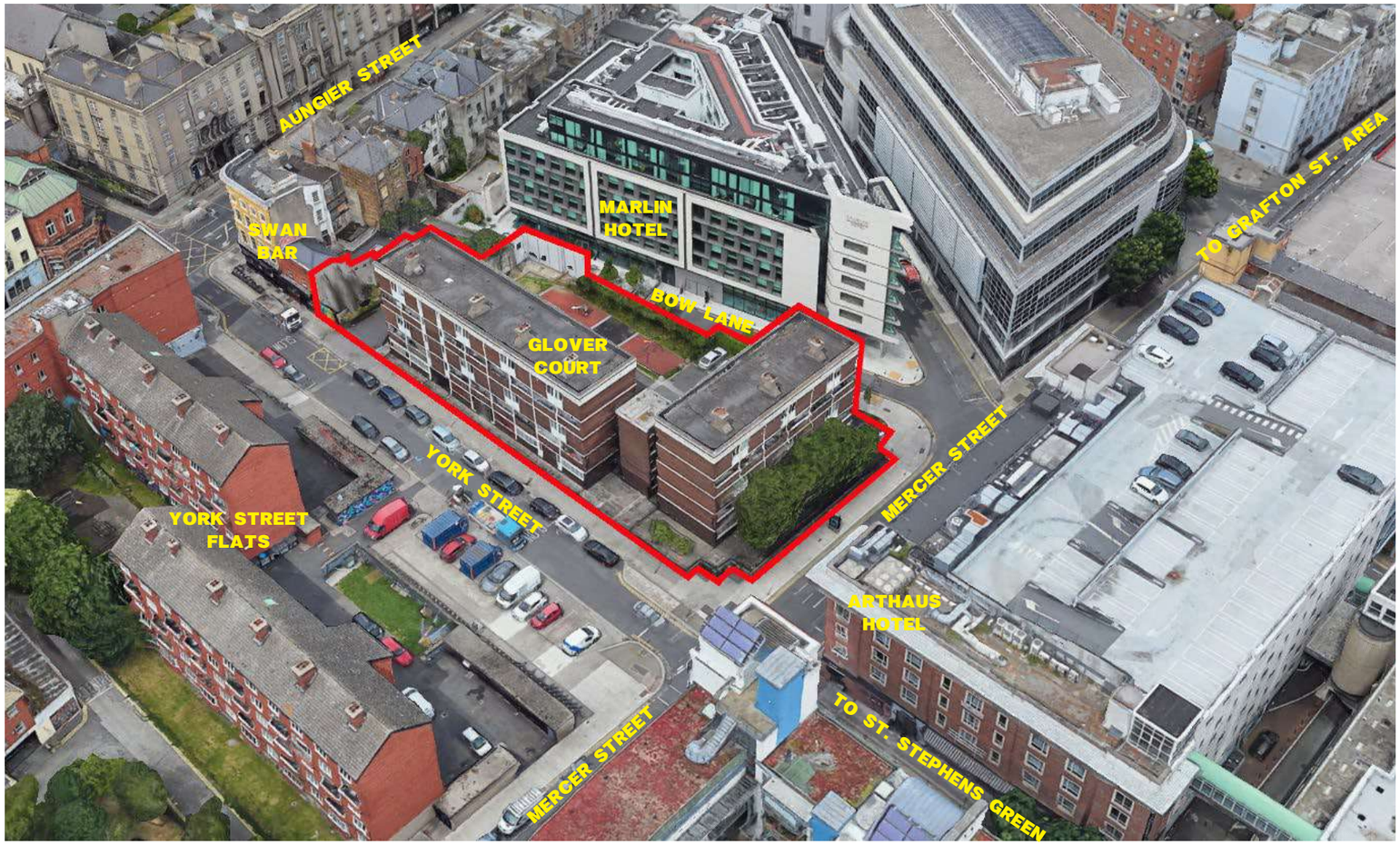
This focused approach ensures that existing building and site constraints are not only acknowledged but strategically addressed, leading to a successful and sustainable project outcome.

2.08 Site Opportunities - Response to Context - Consolidating & Defining the Street Edges:

This project presents an opportunity to seamlessly integrate existing urban building blocks into a newly extended and consolidated volume, thereby enhancing and defining the edges of Mercer Street and York Street.

Through ground-floor units featuring their own entrances and prominent main access points the approach has the potential to activate new streetscapes. Given the distinct characteristics of each street, tailored design proposals will maximise their individual potential. Importantly, a clear hierarchy will be established between public and private spaces, with well-defined street edges and transitional buffer zones providing defensible space.

A secure, enclosed courtyard garden will also be created on the opposite side of the blocks, fostering a sense of community. Through this urban design strategy, the aim is to seize the opportunity to positively influence the surrounding context and neighbourhood, all while introducing a refreshed architectural expression and a vibrant new urban presence.



Aerial View - Site and Building Constraints/ Opportunities

Photo from Aungier Street towards York Street

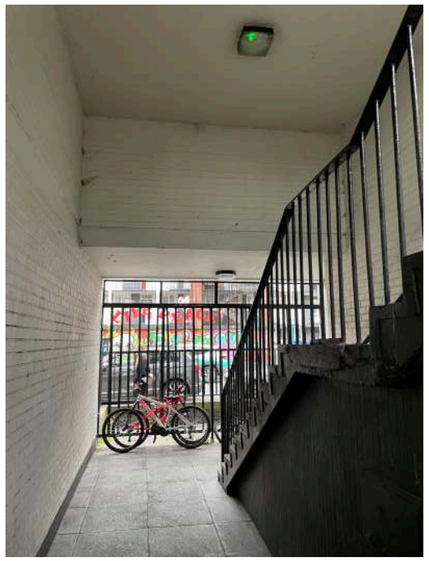
Photo from York Street


Photo from Bow Lane to Mercer Street

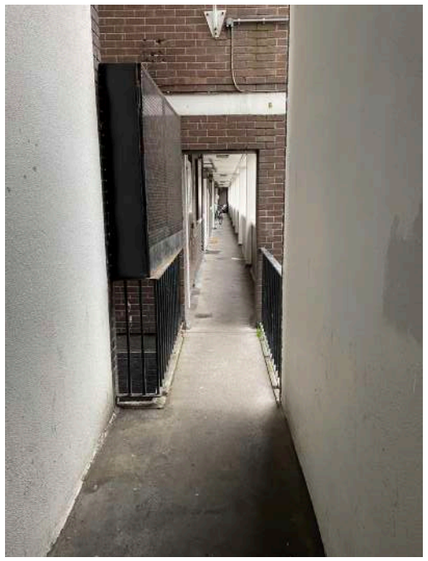

Photo from Mercer Street


Courtyard view towards Mercer Street Block

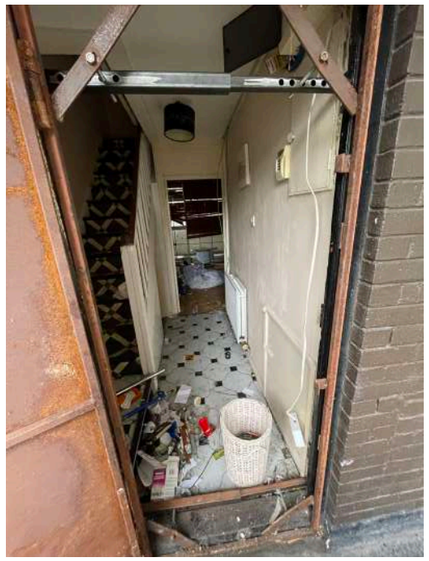

Courtyard view toward York Street Block



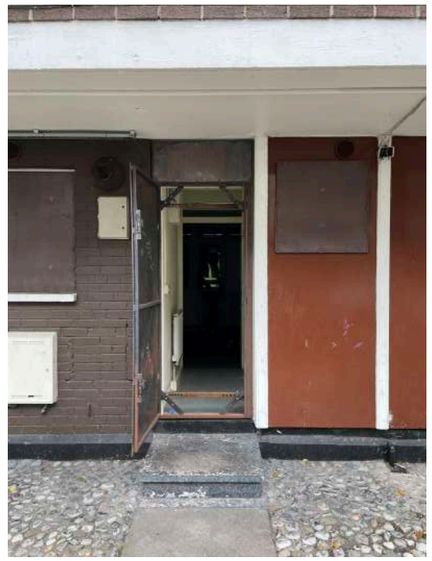
York Street block stair



View of external walkway from stairs
(York Street block)

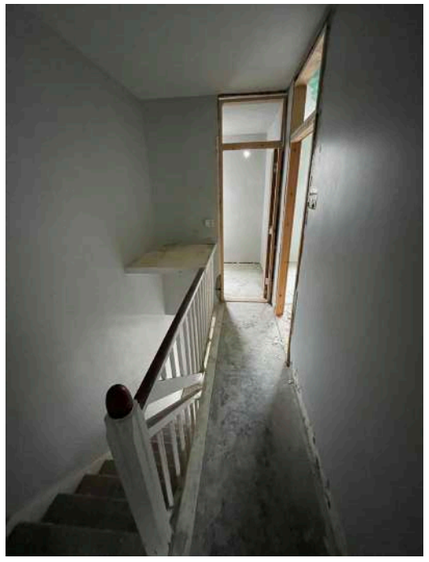


Access to York Street block apartments
(Vacant unit)

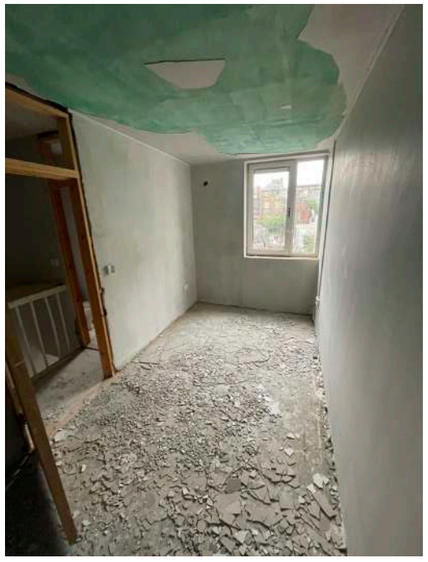


Access to ground floor apartment
(Vacant unit)

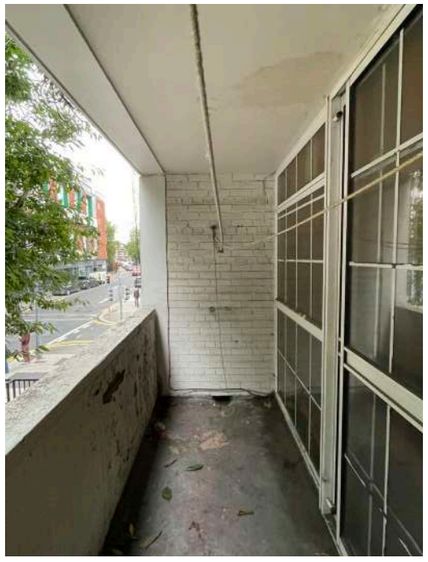
Typical upper external walkway
(York Street block)



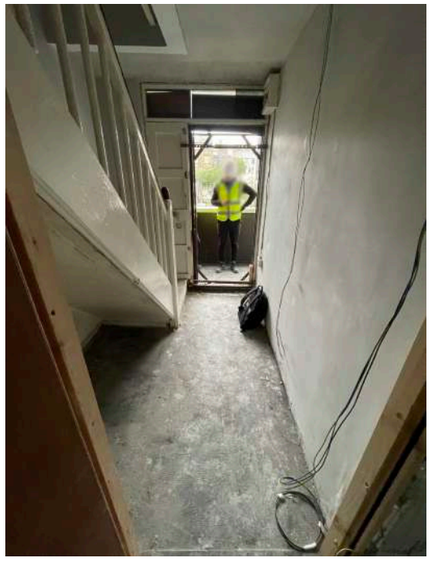
Mercer Street block, apartment landing
(Vacant unit)



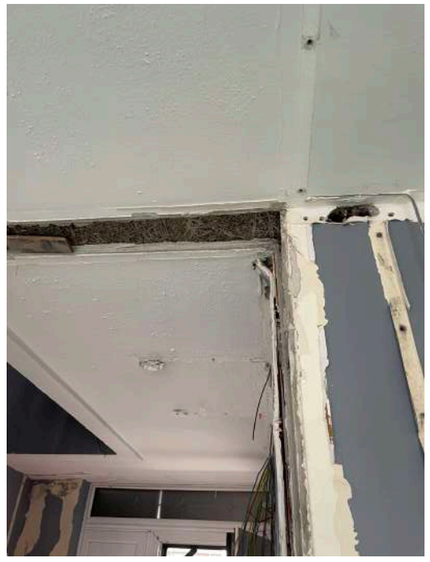
Mercer Street block, apartment bedroom
(Vacant unit)



Mercer Street block, typical external balcony
(Vacant unit)



Mercer Street block, apartment entrance hall
(Vacant unit)



Woolwood board to soffit, under concrete slab, typical apartment (vacant unit)

3.00 DESIGN PROPOSALS

3.01 Design Vision and Brief:

The vision for this project is to create an exemplary retrofit model of high-quality design that meets the pressing local and national needs for housing, all while contributing to the regeneration of the city centre.

The original project brief consisted of the following:

- Provision of c. 50 new social homes
- Deep retrofit and extension to the 2 no. existing housing blocks
- York Street block to be extended/ side bay at both ends and by one additional upper floor
- Mercer Street blocks to be extended/ side bay on the corner with York Street and by one additional upper floors
- New stairs and lift cores are to be accommodated
- Amalgamated building comprising of 5 and 6 storey massing
- Include a new external façade throughout with new access deck to the internal courtyard and balconies to the street context
- New vehicular entrance from Bow Lane, with associated street/ road improvement works
- Provision of 10 no. nominal new designated resident car parking spaces
- Upgrade of communal amenity space to inner courtyard new landscaping and associated public realm improvements.

3.02 Design Concept:

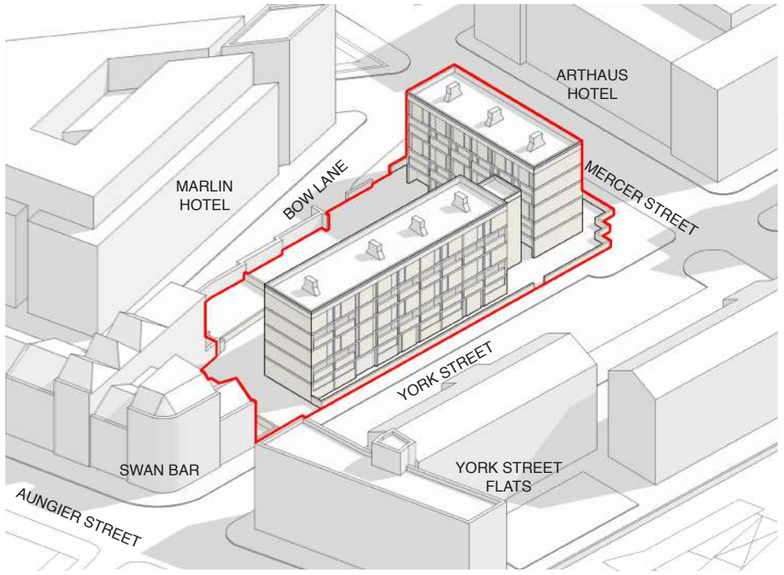
The design concept focuses on integrating existing and new structures to create clear and rational massing and cohesive streetscape. Key elements include:

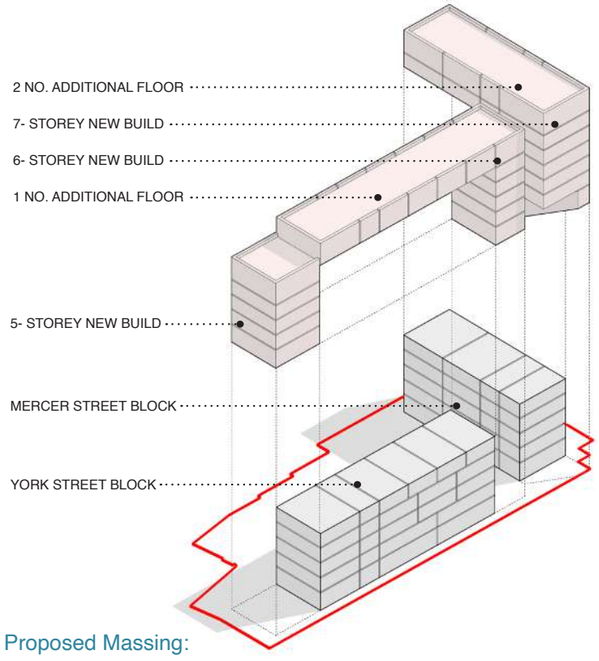
- Massing and Materials: The retained flats are blended into larger new volumes, clad in clay brick to eliminate visual distinctions between old and new
- Pre-cast Frames: New pre-cast frames add depth and rhythm to the brick-clad buildings, accommodating features like balconies and planters, enhancing visual connections to the area while also providing a buffer zone between street and ground floor front door access
- Signature Corner: The new volumes create a distinctive corner, with upper floors offering views towards Stephen's Green and allowing daylight into the courtyard
- Ground Floor Design: The chamfered corner entrance leads to a gated urban space, bridging the public pavement and private courtyard
- Internal Courtyard: Decks around the courtyard enhance access and visibility, promoting safety and transparency in shared spaces
- Building Heights: The design incorporates a 5 and 6-storey block along York Street to respect nearby historic structures, while a taller 7-storey block on Mercer Street aligns with the urban context, contributing to an overall positive transformation of the area.

The diagram opposite identifies the different component parts which together create a complete and meaningful transformation.

3.03 Scale and Massing:

The existing building is significantly smaller in scale than the surrounding densely developed context to the north and east of the site. The Marlin Hotel on Mercer Street is 7 storeys and Beaux Lane House is a similar height to the hotel. Development on York Street ranges from 5-7 storeys. Through a series of massing studies, the design proposal has been modelled to show alternative scales in the context. The conclusion from this study is that the optimised design is to retain the 5-6 storey block on York Street and increase the Mercer Street block to 7 storey. This increase in scale ties into the building line on Mercer Street and anchors the block on the corner of York Street. The York Street block steps down towards the protected structures and Swan Bar on the corner with Aungier Street.



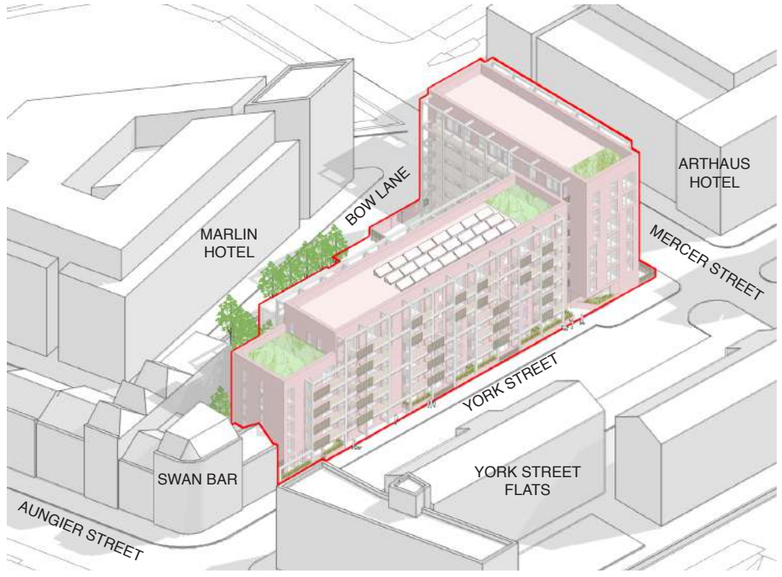


Proposed Massing:

- Retrofit Existing Blocks
- Extend Existing Blocks
- 5-Storey New Build Aungier St. Side
- 1 no. Additional Floor on York St.
- 6-Storey New Build York St./ Mercer St. Corner
- 7-Storey New Build York St./ Mercer St. Corner
- 2 no. Additional Floors on Mercer Street
- Stepped to Relate to Context

Existing DCC Residential Development:

- 38 no. Existing Homes
- Proposal Maintains Existing Structure
- Existing Context Considered



Delivering 53 New Homes:

- 15 no. One Bedroom Homes
- 30 no. Two Bedroom Homes
- 8 no. Three Bedroom Homes
- New Balconies
- Internal Access Deck
- Front Door Access From Street
- Upgrade of Communal Amenity Space
- Secure Bike Parking
- Car Parking Spaces

3.04 Materials and Expression:

New High-Performance Envelope:

The proposal incorporates a new high-performance building envelope, designed to significantly enhance the development's thermal efficiency and overall energy performance. The indicative external wall build-up is approximately 600mm in depth and comprises the following layers:

- 102.5mm clay brick façade to the street elevations, parapets, and all areas visible from the public domain
- Rendered blockwork to the courtyard-facing elevations and gables
- 242.5mm cavity, incorporating 180–200mm Rockwool insulation, allowing for a residual unventilated cavity of 42.5–52.5mm
- 215mm structural wall, formed in either masonry or reinforced concrete, subject to final design and specification by the Consultant Structural Engineers
- 40mm internal liner, comprising a 25mm wall liner system with mineral wool insulation, finished with 12.5mm plasterboard and 2.5mm skim coat.

This wall assembly is designed to achieve a target U-value in the range of 0.13–0.15 W/m²K, in line with BRE Digest 465 recommendations, and aims to makes a substantial contribution to the overall energy efficiency of the building.

Materiality – Brickwork to Street Elevations:

This new enlarged built volume is treated in clay brick clad masonry walls, such that there is no residual distinction between the retained and the new. The brick is proposed to be red in colour, textured in natural with a contrasting light mortar.

Materiality – Render to the Internal Courtyard Façade:

The internal courtyard façades are articulated through perimeter access decks that define circulation while promoting passive surveillance of the semi-private courtyard garden. These decks enhance transparency and foster visual connectivity within the secure communal space. The external walls within the courtyard are finished in a light render, carefully selected to complement the tone of the external framing and brickwork mortar. To create a coherent architectural language across the scheme, this rendered finish is also introduced on the gable elevations facing Bow Lane and Aungier Street, visually linking the street and courtyard facing expressions of the building. In addition, the brick parapet detail is carried through at high level along the internal courtyard elevations, reinforcing the building form and materiality, and unifying the overall architectural composition.

New External Frame:

The new external frame is seen as a distinct element applied to the primary brick and render clad volumes, organised in logical response to pre-existing structural bays and creating a clear underlying rhythm. The frames accommodate a variety of inserts such as balconies, screens, planters, deck access. This creates a rich layering and depth, providing clear visual connection to the surroundings and an integral architectural element and unique identity for the Glover Court Renewal project, actively contributing to improvement of the wider area. The external framing is proposed in a muted grey tone with a smooth, refined finish, offering a clear contrast to the textured brickwork volumes and enhancing the overall material palette and appearance of the development.

New Windows, Doors, Railings and Metalwork:

The proposal is for new high performance (thermal and acoustic) aluminium windows and doors throughout, with powder coated frame and associated panelling. Railings and metalwork/ planters etc. are to be powder coated in a matching finish, red/ pink in colour to compliment the new brickwork and provide a strong playful contrast to the external frame elements.

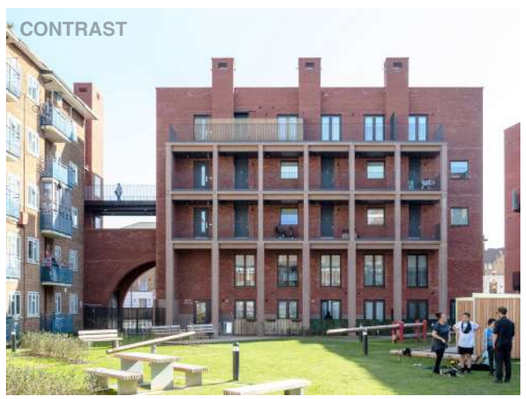
For examples of the above proposed material palette, see opposite, exemplar built precedent and rendered studies of the proposed building provided.

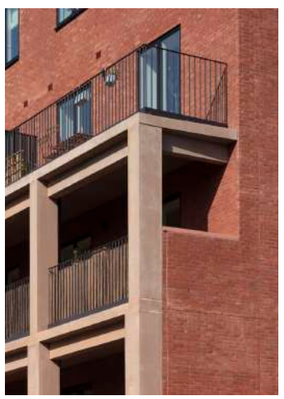
Highfield Park, North Circular Road, Dublin 7 (DTA Architects)
& Infill Housing & Rectory, Purser Gardens, Rathmines, Dublin 6 (DTA Architects)
Example of brickwork façades

Treacy House redevelopment for DCC, Dublin 1 (Paul Keogh Architects)
Example of render to internal courtyard

Lindenstrasse 2-4 Housing, Berlin (Sommer & Sommer)
Example of external frame with contrasting coloured windows frames/ metalwork

Town House, Kingston University London (Grafton Architects)
Example of external frame





Taylor & Chatto Courts redevelopment for Hackney Co, London (Henley Halebrown Architects)
Example of red colour tones & contrasting frame

Enrico Fermi School, Renovation, Torino, Italy (BDR bureau Architects)
Example of pink/ red colour tones

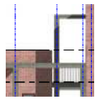
MATERIALS LEGEND

BRICK WALLS

LIGHT COLOURED RENDER

COLOURED ALUMINIUM WINDOW AND DOOR FRAMES

COLOURED METAL RAILINGS WITH SOLID PANELS ON SELECTED AREAS



EXTERNAL FRAME TO SUPPORT DECK ACCESS AND BALCONIES. COLOUR/ FINISH TO CONTRAST WITH BRICKWORK

GREEN ROOF ON NEW BUILD AREA

KEY SOUTH ELEVATION
1 : 500

MATERIAL REFERENCES

BRICK

INFILL HOUSING & RECTORY - PURSER GARDES, RATHMINES, DUBLIN 6 (DTA ARCHITECTS). EXAMPLE OF BRICKWORK FACADES

RAILINGS

LINDENSTRASSE 2-4 HOUSING, BERLIN (SOMMER & SOMMER ARCHITEKTEN) - EXAMPLE OF EXTERNAL FRAME WITH CONTRASTING COLOURED WINDOW FRAMES/ METALWORK.

FRAME

TOWN HOUSE, KINGSTON UNIVERSITY LONDON (GRAFTON ARCHITECTS) - EXAMPLE OF EXTERNAL FRAME.

CONTRAST

TAYLOR & CHATTO COURTS REDEVELOPMENT FOR HACKNEY CO, LONDON (HENLEY HALEBROWN ARCHITECTS). EXAMPLE OF RED COLOUR TONES & CONTRASTING FRAME

TONE

ENRICO FERMI SCHOOL, RENOVATION, TORINO, ITALY (BDR BUREAU ARCHITECTS). EXAMPLE OF PINK/ RED COLOUR TONES

ELEVATION STUDY - AXONOMETRIC YORK STREET ENTRANCE

PARTIAL SOUTH ELEVATION

Proposed Façade Materiality Details - Street Aspect (For Full Details Refer to DTA Drawing PL4222)

MATERIALS LEGEND

BRICK WALLS

LIGHT COLOURED RENDER

COLOURED ALUMINIUM WINDOW AND DOOR FRAMES

COLOURED METAL RAILINGS WITH SOLID PANELS ON SELECTED AREAS

EXTERNAL FRAME TO SUPPORT DECK ACCESS AND BALCONIES. COLOUR/ FINISH TO CONTRAST WITH BRICKWORK

GREEN ROOF ON NEW BUILD AREA

KEY WEST ELEVATION
1 : 500

ELEVATION STUDY - AXONOMETRIC MERCER STREET BLOCK END

ELEVATION STUDY - AXONOMETRIC COURTYARD FACADES

MATERIAL REFERENCES

RENDER

TREACY HOUSE REDEVELOPMENT FOR DCC, DUBLIN 1 (PAUL KEOGH ARCHITECTS). EXAMPLE OF RENDER TO INTERNAL COURTYARD

RAILINGS

LINDENSTRASSE 2-4 HOUSING, BERLIN (SOMMER & SOMMER ARCHITEKTEN) - EXAMPLE OF EXTERNAL FRAME WITH CONTRASTING COLOURED WINDOW FRAMES/ METALWORK.

FRAME

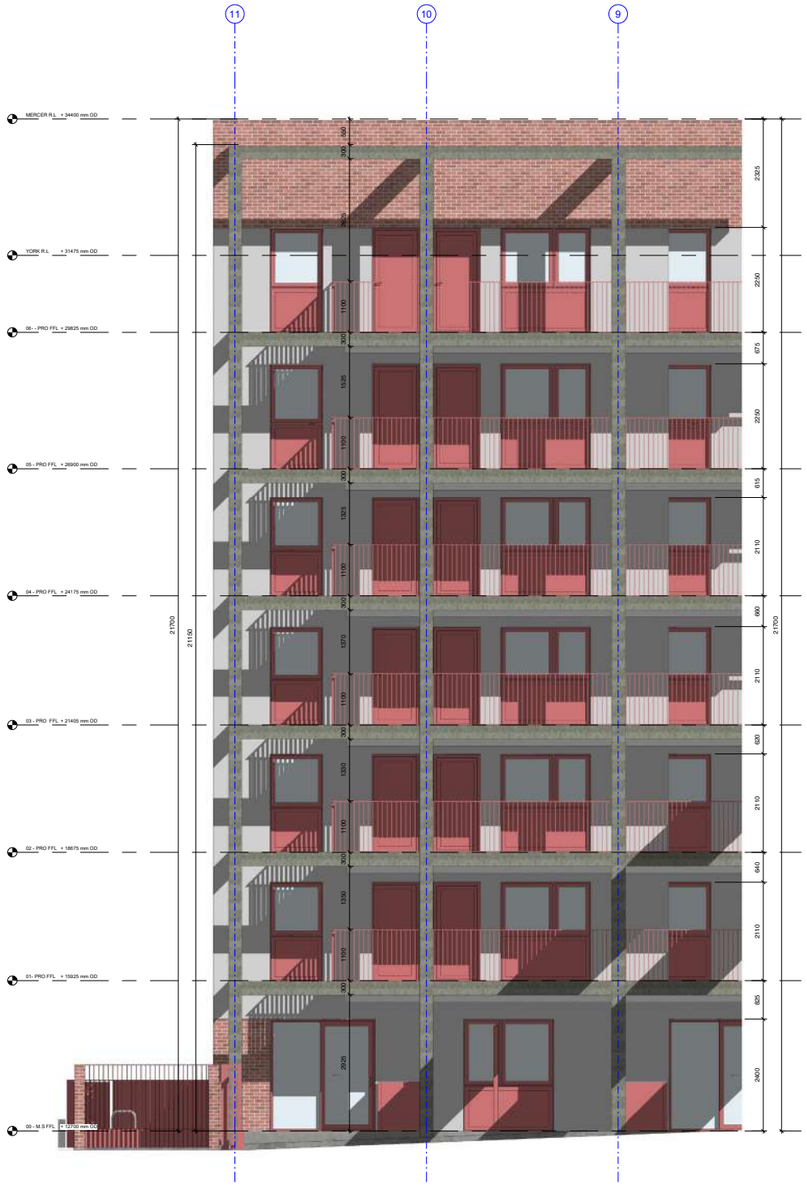
TOWN HOUSE, KINGSTON UNIVERSITY LONDON (GRAFTON ARCHITECTS) - EXAMPLE OF EXTERNAL FRAME.

CONTRAST

TAYLOR & CHATTO COURTS REDEVELOPMENT FOR HACKNEY CO, LONDON (HENLEY HALEBROWN ARCHITECTS). EXAMPLE OF RED COLOUR TONES & CONTRASTING FRAME

TONE

ENRICO FERMI SCHOOL, RENOVATION, TORINO, ITALY (BDR BUREAU ARCHITECTS). EXAMPLE OF PINK/ RED COLOUR TONES



PARTIAL WEST ELEVATION

Proposed Façade Materiality Details - Courtyard Aspect (For Full Details Refer to DTA Drawing PL4223)

3.05 Landscape:

Green Stepping Stones in the Urban:

The neighbouring St. Stephan's Green and other smaller parks in the area create a green matrix within the city. The pockets and fragments of vegetation around the city play a vital role in the urban bird and pollinator populations. These areas allow animals to move through green territories making stepping stones of natural landscape, which are in close proximity to each other. Glover Court can become a new stepping stone in a densely populated part of the city where the green matrix begins to fade.

Hierarchy of Spaces:

The small area of the courtyard tries to offer space for different ways of being outdoors. These include a large flexible central space for pop-up events (festivals, fairs, storytelling), niches for active recreation (playground, ping-pong) and niches for passive recreation (usually along the hedges, which allow users to sit and observe birds and flowers). The different spaces offer different ways people relate to their neighbours, community and nature. The relationships created by these interactions are considered vital to a healthy mental, emotional and community life.

Care:

The courtyard tries to provide the "scenography" for more positive and healthy ways for the community to spend time together and outdoors. This scenography includes textures, smells, living plants and animals, flexible spaces, climatic comfort, storage and comfortable, multi-functional surfaces and furniture. The space is gated, safe with passive overlooking to all areas preventing anti-social behaviour. There is an opportunity for the residents to care for the space (gardening, taking care of the fruit hedges) – an act which can help make people feel more personally invested in a space, and these communal tasks can strengthen the community.

The Central Space:

It is organised into one large central area that is multifunctional (can accommodate different pop-up events), and several smaller spaces that branch off the central area. Each of the smaller spaces is dedicated to one or more groups of users (children, teens, elderly, adults).

Smaller Side Niches:

To the west of the central space is the playground, which activates the western wall into a living wall that children can observe with interest. On the wall, bird boxes and climbing plants are proposed, giving life to a large, previously blank urban fragment. To the north, there are several niches for sitting or playing chess or ping pong with friends from the neighbourhood. Also, to the north is a niche for a small community garden that consists of several raised beds and accommodates wheelchair users. To the south of the central space is a niche with tiered seating for performances, puppet shows and storytelling. This is the only space that is not located in sunlight because many of these activities might take place at night.

Threshold:

The proposed terraces at ground floor, are surrounded by a series of planting beds to create a buffer for privacy. Evergreen hedges along the main footpaths in the courtyard screen the private outdoor spaces of the ground floor apartments. Large and generous planting beds along Mercer Street create a planted buffer which creates a green respite in the harsh urban landscape. Between each terrace, it is proposed to use approx. 900mm height aluminium raised planter box to create a partition between private outdoor space.

Bike Store and Parking:

A bike storage facility located along the Bow Lane boundary creates a transitional space between the communal spaces of the courtyard and the carpark to the east. A long bench, planting beds and climbing plants are located around the facade of the store. The design of the bike storage is mainly of a simple steel frame structure with a proprietary mesh exterior and part reclaimed brickwork wall. Climbing plants will be placed along the store to allow the structure to feel as if it were part of the park/ courtyard.

Vegetation – Central Tree:

Inside the courtyard, one large tree is proposed as a central element of identity and a potential meeting spot. The tree species proposed is one that has very light coverage so that it does not produce too much shade in the already-shady courtyard. Its leaves are small and of a light green colour which provides freshness and vivacity to the central space and when viewed from the apartments.

Vegetation – Diverse Hedges:

Around the central space are smaller niches defined by hedges, all of which are shorter than a person's line of sight. These hedges are diverse, featuring different species of blooming and fruit producing shrubs. They provide a series of different textures and colours throughout the year, as well as important habitats for birds and insects. In a wider ecological sense, they make the courtyard one of the green stepping stones within the city centre.

Towards the northern border of the courtyard with Bow Lane, the tall, existing hedge will be impacted by the pavilion. Nevertheless, it might be possible to transplant some of the existing fruit trees, subject to confirmation from the Arborist.

Prior to entering the central space of the courtyard you need to pass beds of smaller perennial plants. This threshold is low, allowing views into the courtyard from the housing units. It is also provides a colourful belt of plants, which will be aromatic and gives the residents a sense of entering "another world".

Climbers:

Self-Climbing plants are proposed on the existing wall of the Western boundary. Climbing plants are also proposed to grow up the facade of the bike storage structure, allowing it to feel as if it were part of the garden/ courtyard. Climbing supports will be necessary and will be explored as the design develops.

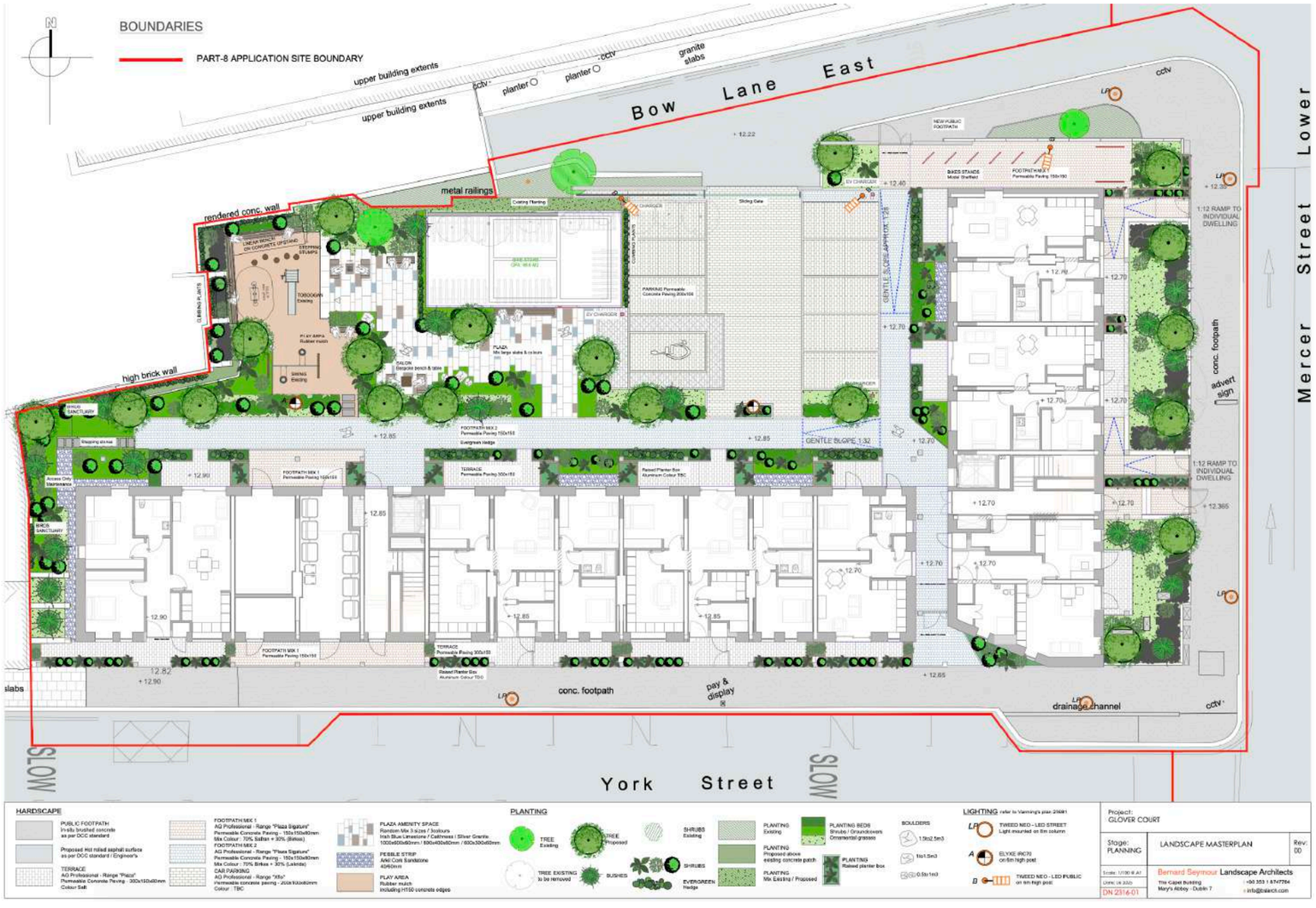
Bird Sanctuary:

The small area to the western side of the Mercer Street block will not be accessible to the resident to create a bird sanctuary. This protective situation creates the right condition to contain a habitat for the birds. This area will also soften the tall western walls of the neighbouring property.

BSLA Diagram Showing Green Stepping Stones in Urban

BSLA Diagram Showing Green Stepping Stones in Urban

BSLA Concept Sketch Showing Community Garden Space



BSLA Site Masterplan - Refer to BSLA Drawing: DN2316-01-GCD-BSLA-Masterplan

3.06 Ecology:

Malone O'Regan Environmental undertook a habitat appraisal to assess the existing onsite habitats and if there are any species present that may be impacted, no significant ecological issues were noted.

Included as part of this part-8 planning submission are the following reports prepared by Malone O'Regan:

- Screening for Appropriate Assessment (AA)
- Environmental Impact Assessment Screening (EIA) report prepared by Malone O'Regan.

Appropriate Assessment Screening Report (AA):

The Appropriate Assessment Screening Report (AA) assesses the potential adverse effects, if any, of the proposed retrofit and extension at Glover Court. Malone O'Regan note that the site is not located within or directly adjacent to any protected European sites, however, the boundaries of nineteen protected European sites are located within 15km from the site.

No designated habitats were identified onsite. The site is currently comprised of existing residential building and associated garden and is located within a wider urban residential area. Furthermore, the onsite habitats and habitats in the immediate vicinity of the site are considered unsuitable for any designated species.

No impacts associated with designated habitat loss/degradation as a result of the Proposed Development are anticipated given the distance separating the site from the European sites and the lack of any hydrological connections.

No high-risk invasive species were recorded within the proposed development. Therefore, no impacts associated with spread of invasive species due to the proposed development are anticipated.

The screening process has examined the details of the proposed development and has considered the potential for causing adverse effects on European sites and their qualifying features of interests within a 15km radius of the site.

The activities associated with the proposed development either alone, or in combination with other projects or land uses, will not have any direct or indirect significant effects on the conservation objectives of any European sites. Accordingly, the progression to Stage 2 of Appropriate Assessment process (i.e., preparation of a Natura Impact Statement) is not considered necessary by Malone O'Regan.

Environmental Impact Assessment Screening (EIA):
With reference to Environmental Impact Assessment Screening (EIA), Malone O'Regan have concluded that:

- Based on the findings of their report, the Proposed Development does not require a mandatory EIA under Schedule 5 Part 1 or Part 2 of the Planning and Development Regulations, 2001 (as amended)
- EIA Screening for sub-threshold EIA, following the criteria of Schedule 7 and 7a of the Planning and Development Regulations, 2001 (as amended)
- Based on the findings of the EIA screening assessment, the Proposed Development does not require a mandatory EIAR, nor is it likely to have a significant effect on the environment and as such does not require a sub-threshold EIA to be carried out in respect of it
- There is, in the opinion of Malone O'Regan Environmental there is no requirement to submit an EIAR in support of the planning application for the Proposed Development.

The full AA and EIA report by Malone O'Regan is included as part of this Part-8 submission.

3.07 SuDS and Drainage:

The design proposal incorporates a sustainable urban drainage (SuDS) proposals into the scheme. SuDS requires that storm water quality is increased before disposal and, where applicable, storm water is discharged into the ground on site. The SuDS strategy includes the following elements:

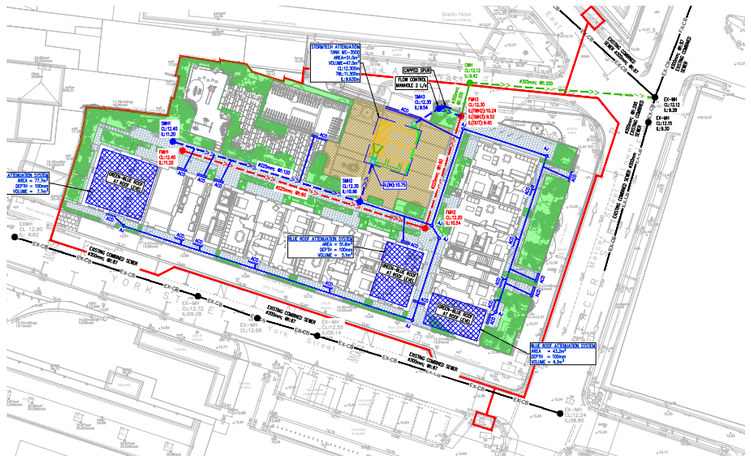
- Green and part blue roof
- Extensive Permeable paving throughout
- Attenuation tank.

The proposed development will comply with the requirements of the Dublin City Development Plan Appendix 11 in relation to the provision of green and blue roofs for the development as far as practicable, given the constraints of the existing building structure.

Uisce Éireann drainage records do not indicate any public storm sewers in the vicinity of the proposed development site. However, Irish Water records indicate an existing 100mm diameter vitrified clay combined sewer running west-east along York Street to the south of the subject site.

Storm water runoff from the proposed new build development shall be restricted to greenfield runoff rates or 2.0l/sec whichever is greater. Attenuation shall be provided for the predicted 1-in-100-year extreme storm event (as increased by 20% for the predicted effects of climate change). The attenuation will be located below the proposed car parking. It is proposed to discharge the storm water into the existing public combined sewer along York Street, south of the development site. As per standard practice a 'dead' leg connection shall be left in place for a possible connection to a dedicated future storm line if required.

For further details, refer to the CS Consulting civil, surface water drawings and associated reports included as part of this Part-8 submission.



CSC Drainage Arrangement
Refer to Drawing: D117-CSC-XX-XX-DR-C-0002

3.08 Levels and Access:

The design proposal has been developed with the principles of accessibility in mind, in compliance with Technical Guidance Document M. The Universal Access Strategy is as follows:

- Independently accessible means of approach to the accessible entrances and circulation around the building (e.g. level access routes, gently sloped access routes, ramped access routes, stepped access routes, pedestrian crossings, etc.)
- A minimum 5% of the total amount of car parking spaces to be accessible car parking spaces.
- The main entrance to the proposed buildings to be independently accessible (e.g. accessible entrance doors - glazed, manual, power-operated - entrance lobbies, etc.)
- People to be able to travel horizontally and vertically within the space, conveniently and without discomfort in order to make use of all relevant facilities (e.g. internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)
- Other facilities within the proposed communal areas to be accessible and usable, designed and constructed to facilitate active participation where appropriate (e.g. switches, outlets and controls, etc.)
- Adequate aids to communication to be provided within the scope of works to ensure people can independently access and use the buildings and their facilities (e.g. signage, visual contrast, lighting, audible aids, etc.)
- Apartment layouts are designed to meet the guidance in Section 3 of TGD M 2022 (e.g. 1200mm by 1200mm level landing at apartment entrances, 800mm wide doors at entrances to the apartments, adequate circulation, accessible WCs suitable for visitors, etc).

Additionally, the proposal includes a total of 6 no. Universal Design (UD) residential apartment units, comprising both UD+ and UD units. These have been designed in accordance with the Universal Design Guidelines for Homes in Ireland, as far as practicable, given the constraints of the existing building. The proposed development consists of:

- 1 No. One-Bedroom Two-Person UD+ Apartment
- 5 No. Two-Bedroom Four-Person UD Apartments

It is also proposed to achieve the Universal Design guidance in the general circulation areas of the apartment block, for example accessible entrance doors, horizontal circulation with turning areas will be provided in key locations within the building, vertical circulation (stairs and lifts) will be provided with a wider space and designed in line with Universal Design Guidelines for Homes in Ireland, etc.

Access Strategy

3.09 Parking, Roads and Traffic:

Glover Court benefits from proximity to good quality public transport services. The site is situated within a 5-minute walk of high frequency bus stops on Aungier Street and a Luas stop at Stephen's Green. Tara Street Railway Station is also within a 15-minute walk of the site.

The existing vehicular entrance to the site is accessed from York Street. The proposed works extend the existing building along the York Street elevation which closes off the existing vehicular entrance. A new entrance is proposed off Bow Lane which will provide access to 9 no. carparking spaces. To create adequate access, it is proposed to alter Bow Lane to allow for two-way traffic by removing two public car parking spaces to widen the road and amending the DCC owned public footpath to the north of the site. A sweep path analysis has been carried out by the project engineer (CSC) to allow for fire tender access to the proposed development from Bow Lane. CSC have consulted with DCC Roads Streets and Traffic Department regarding the road layout which has been agreed in principle.

Due to the limited car parking proposal of 9no. spaces and taking account of the existing cul-de-sac road layout on Bow Lane, the scoping out of traffic counts are acceptable. Trip generation factors from the TRICS database have been used to predict the trip generation to and from the proposed development, for both the AM and PM peak hour periods. The TII Traffic and Transport Assessment Guidelines (PE-PDV-02045) advise that Transport Assessments should generally be applied where traffic to and from a development is predicted to exceed 10% of the existing background traffic on the adjoining road (or 5% at sensitive locations). It is expected that the proposed development would be below these, so further assessment is not required.

DCC have advised that due to the cul-de-sac location of the access a Road Traffic Audit is not required at planning application stage. Sightlines, auto-tracking, junction design details and a DMURS Compliance Statement are included as part of this Part-8 Planning submission.

Car Parking and Bow Lane Access:

The design proposal provides for 9 no. car parking spaces, consist of:

- 1 no. accessible parking EV charging provision
- 3 no. EV charging spaces
- 5 no. standard car parking spaces
- 100% ducting infrastructure included for future EV charging
- See subsection 4.03.13 for planning/ Development Plan compliance.

The vehicular entrance off Bow Lane is proposed to be that of a dedicated vehicular slider gate, with gate over-run concealed behind the bicycle pavilion. Separately a pedestrian exit gate is proposed alongside, with access provided onto the public footpath.

Bicycle Store:

A secure and sheltered bicycle store has been designed within the central courtyard. The structure accommodates a total of 99 bicycles, primarily through a double-deck rack system, meeting the minimum requirement set out in the DCC Development Plan based on bedroom capacity. The space includes a variety of rack types, featuring integrated gas-assisted lifting mechanisms and provision for an EV charging point.

Located centrally in the courtyard, against the northern boundary to Bow Lane, this minimises daylight impact to the communal amenity while providing a buffer between the garden area and the vehicular parking area. The structure is also seen as a privacy and acoustic screen between the main amenity space and the Marlin Hotel boundary. The design of the bike storage is mainly of a simple steel frame structure with a proprietary mesh exterior (naturally ventilated) and part reclaimed brickwork wall.

Additionally, 14 no. visitor bicycle parking spaces are provided to the Bow Lane boundary, consisting of:

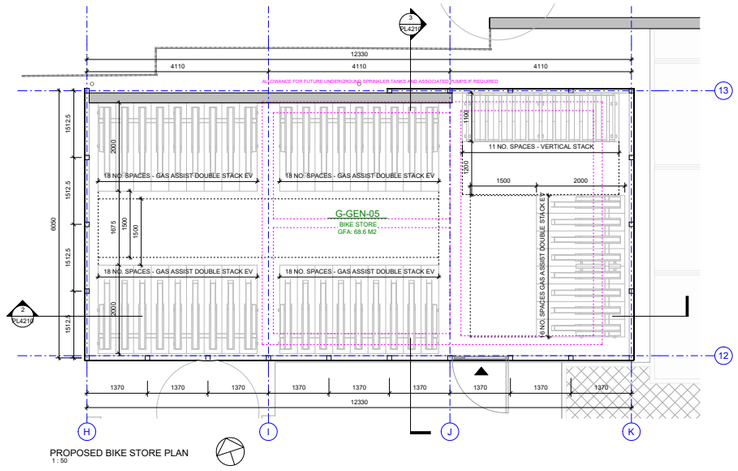
- 12 no. standard visitor bike parking
- 2no. cargo visitor bike spaces.

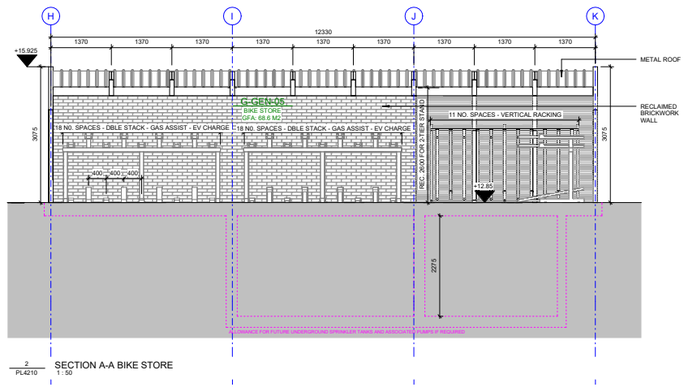
Bicycle Pavilion/ Store Provision:

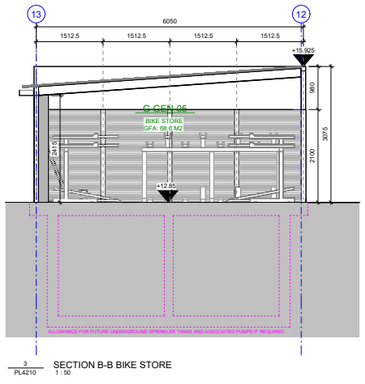
BICYCLE RACK TYPE	NUMBER PROVIDED
TWO-TIER RACKING WITH GAS ASSIST AND EV	88
VERTICAL 45 DEGREES RACK	11
TOTAL BIKE SPACES	99

Parking, Roads, Traffic and Bicycle Strategy

Bicycle Store:







Courtard View - Bicycle Store Visible - Refer to 3D Design Bureau LVIA Report

For Further Details Refer to Drawing:
GCD-DTA-BS-00-DR-A-PL4210-G - BICYCLE STORE DETAILS

3.10 Operational Waste Management Plan:

The Operational Waste Management Plan has been developed in line with the Dublin Waste Management Plan 2005-2010 with inputs from DCC housing and Maintenance Department.

Calculation:

Calculation for bin numbers have been prepared in line with DCC Brief:

- 1 no. 1,100L bin per 15 people
- 60% grey waste
- 40% green waste
- 1 no. 120L bin for compostable materials
- 1 no. 600x600mm space for non-household waste (washing machine disposal etc.).

Based on the proposal's 179 no. bedspaces, this equates to 12 no. 1100 litre bins required. A reduction/ relaxation to this bin quantity has been confirmed acceptable by DCC Waste Management due to the fact that DCC can provide twice-weekly waste collection in this location.

As such the following is proposed and agreed with DCC Waste Management:

- 4 no. 1100L waste (60% grey waste - 3.6 bins)
- 3 no. 1100L recycling (40% green waste - 2.4 bins)
- 2 no. 120L organic waste (1 Required - 2 Supplied)
- 1 no. 600x600 zone non-household waste.

Waste Collection Strategy:

The bin store is located adjacent to the circulation core in Block A on York Street. Residents of both blocks are requested to drop their waste to the bin store.

On the day of collection, wheelie bins are moved manually from the bin store to the presentation area by the caretaker (DCC Maintenance). From this location on York Street the waste collection company will collect the waste. Empty bins are then returned to the store by DCC Housing Management. It is noted that this process is usually complete by 11am on the day of collection.

A set-down area is provided on York Street for waste collection vehicles. These are clear of fire tender routes.

Presentation Area:

The presentation area is located on York Street. Dished footpaths will be used along the route from the bin store to the collection point. No Aco drains will be present along the bin access route to avoid the container wheels becoming stuck. The routes are no steeper than 1:20.

Information, Security and Access:

A signage strategy will be implemented for the bin store to encourage separating of waste material. The collection strategy should also be clearly communicated to residents. Fob access will be provided to the door from the communal courtyard to the bin store. It is intended that the external door to York Street would be operated by the caretaker only on the day of collection and is not for general use. CCTV is provided for the bin store and will be out of reach or protected to avoid vandalism.

DCC Technical Department Approval:

Refer to appendix A07 for DCC Technical Departments comments tracker and Design Team's responses, item 7.02

It is noted the above Operational Waste Management Plan has been accepted by the relevant department.

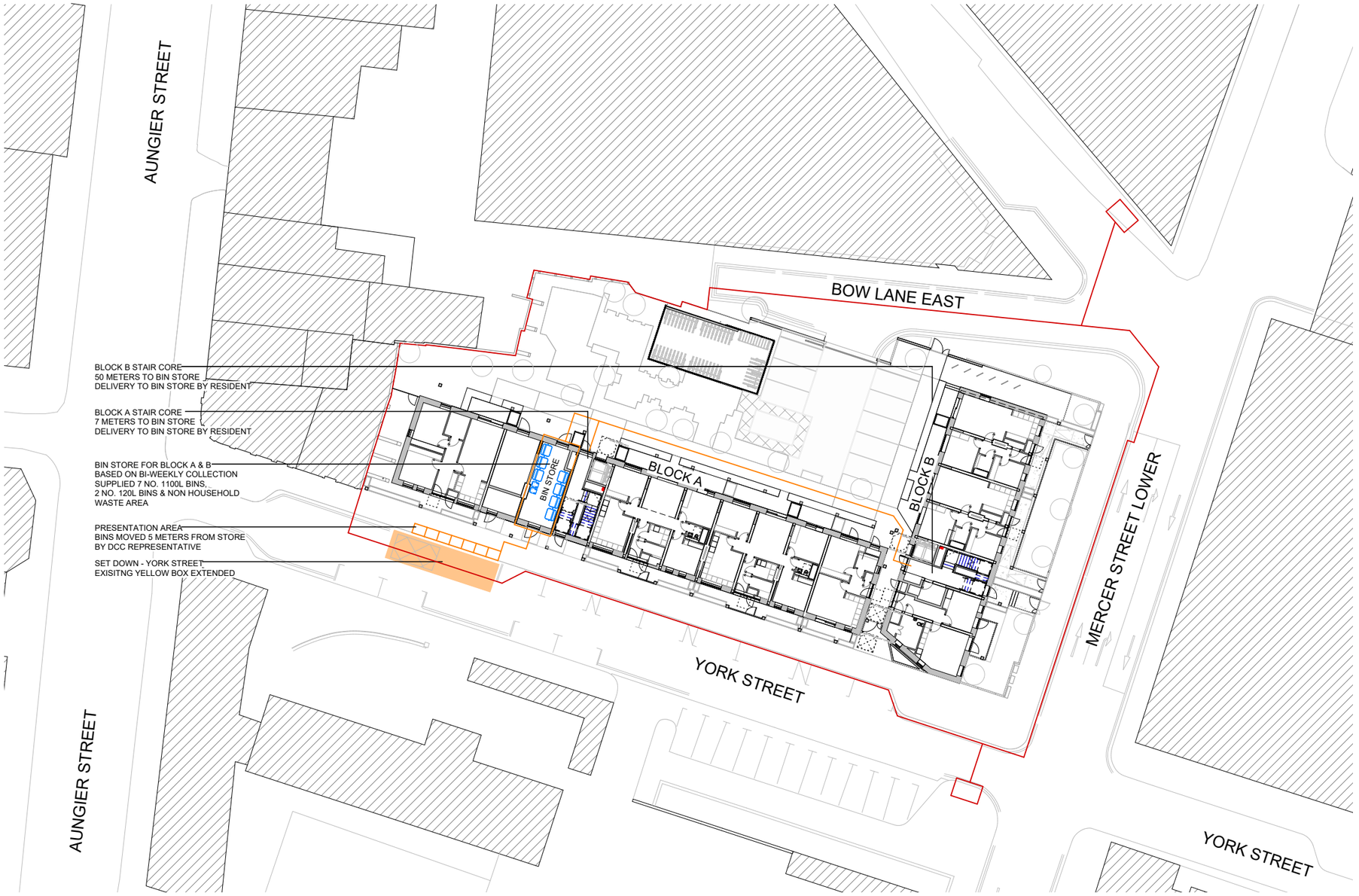
Please refer to the next page of this report for the waste collection site strategy.

Bin Store Calculation:

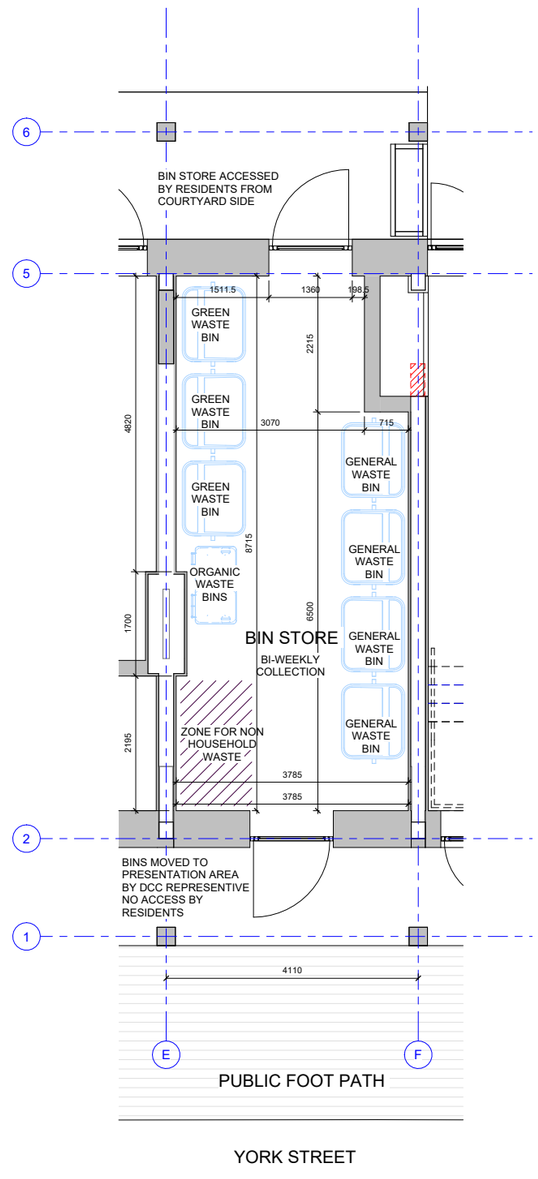
	UNITS	OCCUPANCY	BEDSPACES
BLOCK A			
1B/2P	14	2	28
2B/3P	5	3	15
2B/4P	5	4	20
3B/6P	8	6	48
	32		111
BLOCK B			
1B/2P	1	2	2
2B/3P	14	3	42
2B/4P	6	4	24
	21		68
Total Bedspaces Block A & B			179
1 No. 1,100Litre Bin per 15 people			179

11.9	1100L	bins required per 15 people
12	1100L	bins in total per week
6	1100L	bins based on twice weekly collection
4	1100L	waste (60% grey waste - 3.6 bins)
3	1100L	recycling (40% green waste - 2.4 bins)
2	120L	organic waste (1 Required - 2 Supplied)
1	Other	600x600 zone non-household waste

3.10 Operational Waste Management Plan (Continued)



Waste Management / Waste Collection Strategy



Bin Store Plan

3.11 Services Strategy:

A dedicated plant room is located at ground floor in an existing bay of the York Street block. Equipment and plant sizes for the proposed service strategy have been explored/ checked by the project M&E Consultant and the proposed plant room will be accommodated within one existing building bay.

There are two vertical risers located adjacent to the two stair cores. Services will be moved vertically through these voids and connect into the soffit of the access deck where horizontal connections will be brought into each apartment.

All apartments will be heated by a double duct heat pump and will have a dedicated plant store which can be accessed from the access deck. This allows DCC to carry out maintenance on the double duct heat pump without having to access the apartments.

Due to the restraints in ceiling height of the existing structure, a servicing strategy of reducing ceiling heights to 2250mm nominally locally in non-habitable rooms only will be required. The project Mechanical and Electrical Consultant (Varming Consulting Engineers) have verified/ confirmed the ducting strategy within the apartments will work with the restricted ceiling height and the overall building servicing strategy is achievable within the existing frame.

For further details, reference should be made to Varming Consulting Engineers associated M&E report and related documents, submitted as part of this planning application.

3.12 Utilities:

The Consultant M&E Engineers (Varming/ VCE) note that the development will not require gas installation. VCE will contact Bord Gáis to make safe their branch pipework to the apartment block. The demolition works will involve purging of all existing gas pipework, strip out gas and safe removal of all gas infrastructure within the apartment block.

VCE have identified existing and proposed site services and have illustrated these in their drawings package, submitted as part of this Part-8 Application. The drawings indicate primary utilities for the site.
Separate underground service ducts shall be provided on the electrical installation to cater for each of the
following:

- Incoming electrical supply
- Incoming telecom supply
- Incoming Public Lighting supply
- Incoming Virgin Media, Broadband provider.

These shall consist of suitably sized PVC pipes incorporating long sweeping bends and where considered necessary suitable access chambers, draw pits and jointing chambers to facilitate the installation and replacement of cables. Suitable pre-formed duct bends that meet the requirements of the cable manufacturer for bending radii will be used at ends of duct routes where cables rise out of the ground.

The ducts shall be located at a minimum of 600mm below finished ground level and in such a manner that they are outside the zones identified for future extensions to the new development. Where necessary a warning tape with a black legend will be provided for duct identification.

ESB Supply:

The existing ESB supply arrangement for both blocks will be retained. The existing connections are to be routed to the new meter cabinet as per the plan layouts. Each apartment will have its own dedicated consumer board feed through their relevant ESB Networks meter. All landlord services will be fed from the main landlord distribution board, including common area lighting.

EIR & Virgin Media Supply:

There is existing EIR and Virgin Media infrastructure local to the site. The existing infrastructure is as shown on the site services drawings. Below ground ducting will be extended from the relevant services chambers to dedicated risers at ground level which in turn shall serve all dwelling units.

For further details, reference should be made to Varming Consulting Engineers associated M&E report and related documents, submitted as part of this planning application.

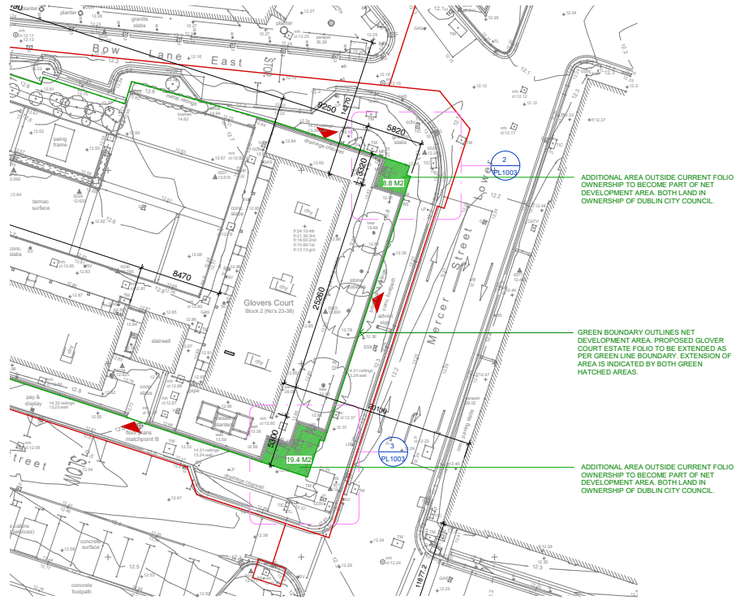
3.13 Public Realm Improvement: (Utility Kiosks Relocation)

It is submitted the proposed development will generates a positive impact on the public realm by creating an activated streetscape in conjunction with a transformed architectural expression and a new urban presence. Further public realm improvements are proposed through the relocation of utility kiosks located on Mercer Street, on the corner of York Street and Bow Lane. This would allow the site to increase slightly and greatly improve the direct amenity and corner condition.

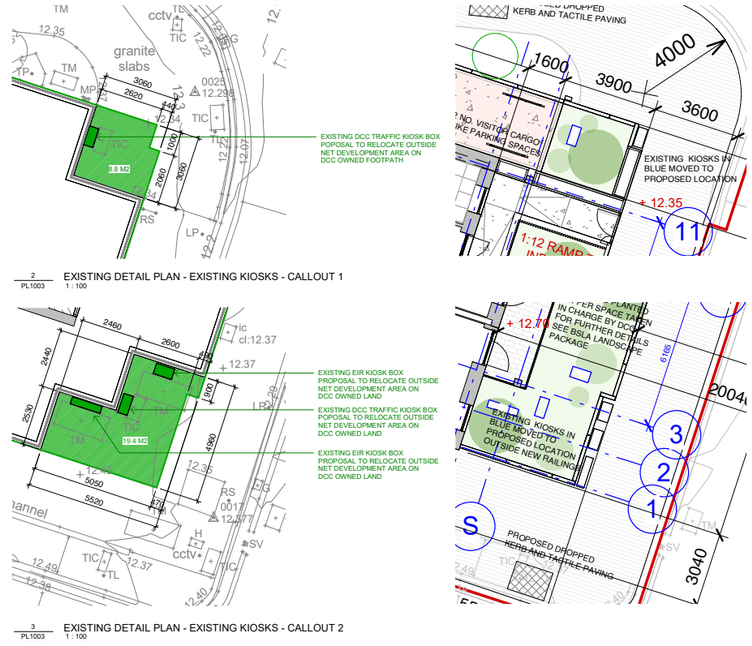
The Consultant M&E Engineer (Varming/ VCE) have engaged with the relevant utility companies (ESB Networks, EIR and Virgin) and no objection in principle has been raised to their relocation. On a technical level, the project Consultant M&E Engineer see no practical issue with the relocation of these kiosks as part of the overall site development works.

Significant advantages are the improved public realm, greater boundary control for the local authority, improving site securely, enhanced passive overlooking, all contributing to a reduced risk of anti-social behaviour on two prominent street corners.

DTA Architects have been in contact with the DCC Transport/ Roads Department and understand this small portion of land is within the local authority's ownership and control. As part of this Part-8 submission it is proposed to incorporation these lands as part of the Proposed Development Area.



Existing Site Plan - Position of existing kiosks to be relocated, hatched in 'green'
See DTA drawing: GCD-DTA-00-SP-DR-A-PL1003-E



Existing Site Plan - Position of existing kiosks to be relocated - See DTA drawing: GCD-DTA-00-SP-DR-A-PL1003-E

Proposed Site Plan - Relocated kiosks position shown - See DTA drawing: GCD-DTA-00-SP-DR-A-PL1100-G

3.14 Environmental, Energy and Sustainability:

Overview of Current Energy and Sustainability Strategy – Delivering BER A3 Rated Dwellings:

The project comprises the deep retrofit, amalgamation and extension of the two existing blocks, comprising a 5 and 6 storey block to York Street and a 7-storey block to Mercer Street with the provision of 53 no. dwellings (15 no. 1 bed apartments, 30 no. 2 bed apartments, 8 no. 3 bed apartments), all to NZEB standards or better, the following is noted:

- The overall energy efficiency objective for this project is to deliver A2 rated dwellings and landlord areas which comply with TGD Part L: 2022
- This project falls under the remit of the requirements set out in L2 of the Building Regulations Part L 2022 Conservation of Fuel & Energy – Dwellings, with guidance provided in Section 2. Part L2 applies to all works to existing dwellings
- The non-domestic areas in this project fall under the remit of the requirements set out in L4 of the Building Regulations Part L 2022 Conservation of Fuel & Energy – Buildings Other than Dwellings, with guidance provided in Section 2 Part L4 applies to all works to new buildings other than dwellings
- It is important to note that the proposal is fully compliant with the current DCC Development Plan 2022-2028 and associated Climate Action Plan.

Space Heating Proposal for Glover Court:

Space heating will be provided by a double ducted heat pump for each apartment. The proposed Nilan Compact P double ducted heat pump has applicable certification to ensure highest EU standards and passive house certification including all relevant test data to meet current requirement of NZEB / DEAP-BER calculations. This system requires very little interaction with tenants in terms of control settings and will be “set and leave it”. There is an addition of supplementary back up electrical panel heaters which are controlled by the Compact P via N/O relay in consumer unit. This offers DCC the reassurance that in event of break down the back up heaters will energise and maintain space heating temperature until such time issue is resolved. The DDHP plant is in a store associated with each unit that can be accessed directly from the access deck by DCC Maintenance.

In operational mode, the system has 5 distinct operating modes:

- Balanced Passive with Heat Recovery
- Passive & Active Heat Recovery (via. Air-to-Air Heat Pump)
- Domestic Hot Water Production from exhausted air (via. Air-to-Water Heat Pump)
- 100% Summer Bypass
- Active Cooling (via. Air-to-Air Heat Pump).

Mechanical Heat Recovery Ventilation will be provided in each dwelling via the double duct heat pump system. A multi ducting system will be installed to extract air from ‘wet’ areas such as the bathrooms. This extract system will be connected to the heat recovery unit located at the top of the exhaust air heat pump. Similarly, a system of ducts for the supply of air to bedrooms and living rooms is also connected back to the heat pump. Due to the restraints in ceiling height of the existing structure, a service strategy of reducing ceiling heights to 2250 mm in non-habitable rooms and adding bulkheads over storage allows for the necessary ducting in the proposed units.

The double ducted unit with integrated 180 litre domestic hot water prioritizes hot water from exhausted air which maximizes return from energy efficient building. The whole system is controlled by one controller (touch screen).

As noted above, the Double Duct Heat Pump System (DDHP) requires a dedicated plant room area per apartment. Confirmed by DCC, the preference is that such plant rooms should be accessible to DCC Maintenance without the requirements to enter the tenant’s home. The submitted design proposal provides for a dedicated plant room within each of the 53 no. apartments, accessed directly off the walkway/ access desk. For further understanding, see example of a typical apartment plant room configuration below.

HPI Certification Target/ Assessment – HPI Silver Rating Target:

An initial HPI Pre-Assessment for Glover Court has been carried out by Dilara Goker, HPI Assessor from Catalyst Group as part of the project’s Integrated Design Team (IDT). The project is registered with the Irish Green Building Council (IGBC), final HPI certification will be confirmed after on-site project completion with submission of all documents/ evidences.

Based on the initial design data and targets made available by the IDT for the HPI Pre-Assessment, Glover Court Estate Renewal project has a HPI certification target of 35.5% to achieve Certified Level, with further potential improvement scenarios to target 47.5% to achieve Silver Rating, and with further improvement scenarios to target 59% to achieve Gold Rating, when assessed under version 3 of HPI Technical Manual.

The initial predicted scores are based on outline information put forward to date. In addition to the data proposed, the HPI assessor has considered baseline specifications and targeted practices and standards.

As part of the HPI goals the IDT are designing for summer comfort to ensure the building is resilient to temperature extremes due to climate change over the lifetime of the building (climate change resilient).

At present a HPI Silver Rating is targeted for the delivery of the Glover Court Estate Renewal project, the IDT believe this is achievable per the current proposal and associated specification.

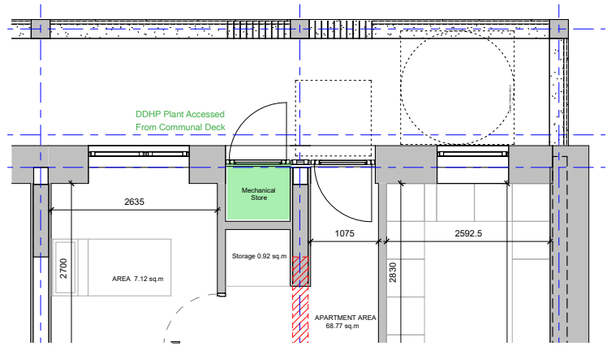
Life Cycle Assessment – Existing Building – Reduced Carbon Footprint/ Embodied Carbon:

The whole lifecycle carbon analysis is an ongoing process which is absolutely information and data driven. The LCA consultant, Passivate Building Energy Consulting, have set-up the project on the OneClick LCA platform and information and data gathering has commenced.

It is estimated that reusing an existing building’s foundations and structure (per the Glover Court proposal), can reduce the emissions of construction by nominally 50% or better. The retrofitting of the existing building will dramatically reduce its operational carbon emissions in the future.

The LCA process is continuing and developing as more material specification information becomes available. At present, the materials for which Environmental Product Declarations (EPD’s) are available have been identified and assigned with indicative areas applied to them in the overall LCA calculation. Where possible the goal will be to minimise the primary energy coefficient of core materials by selecting locally sourced products.

For further details, reference should be made to Varming Consulting Engineers Energy and Sustainability report and Passivate’s Building Lifecycle Assessment submitted as part of this planning application.



Plan view of apartment showing typical segregated DDHP plant accessed from communal deck

3.15 Fire:

The proposal has been designed in compliance with Building Regulations, Technical Guidance Document B with input and assessment provided by the project Fire Safety Consultant, Jensen Hughes. The core fire strategy can be outlined as follows:

Proposed Development:

The proposed development consists of an apartment block spanning 7 storeys, served by decks with each deck served by two stairs. There is ancillary accommodation located at ground floor consisting of a plant and bin store. Part of the existing building structural frame will be kept in addition to new structural elements and external facades. A bicycle store/ pavilion is located within the central garden, which is viewed as a low fire risk structure.

Means of Escape:

Upper floor apartments are accessed via external decks, each served by two enclosed escape stairs designed to facilitate rapid egress. In areas with dead ends, fire-resisting construction must extend to 1.1m above deck level. The entrance to apartments requires FD 30S self-closing fire doors, with fire-rated glazing fixed within the designated zone. The design ensures all areas maintain a travel distance of no more than 60m to the nearest fire main outlet, optimising accessibility for firefighting efforts.

Internal Planning:

Each apartment features an entrance hall constructed to 30 minutes fire-resistance standards, equipped with FD30 doorsets to ensure compartmentalisation. Travel distances from the entrance door to any habitable room are limited to a maximum of 9m, with alternative escape routes provided for ground-floor units, which include windows and doors for means of escape.

Ancillary Accommodation:

There is ancillary accommodation provided at ground level which consists of a bin store and plant room. This proposed ancillary accommodation has been assessed and deemed compliance with TGD B by project Fire Safety Consultant.

Construction Standards:

Structural elements, including load-bearing walls and floors, are to achieve a minimum of 60 minutes of fire resistance as per Table A2 of TGD B. Compartmentation within the building includes independent fire compartments for each apartment and enclosed stair areas/ cores, ensuring 60 minutes of fire integrity and insulation.

Firefighting Facilities/ Access:

Each escape stair is equipped with a dry riser in compliance with IS 291, with inlets strategically positioned within 18m of fire tender access points and horizontal piping kept within 18m between valves. Vehicle access is provided along York Street and Bow East Lane, accommodating requirements for high-reach appliances, which necessitate a hard-standing route within 2m of the building facade. The design accommodates the need for 50% of the perimeter to allow high reach appliance access. In that scenario, access to the inner courtyard is not required although the proposed design provides for Fire Tender access from Bow Lane for enhancing overall safety and emergency response efficiency

In summary, the proposal integrates advanced fire safety measures and construction standards to ensure regulatory compliance and optimise occupant safety throughout the development.

3.16 Archaeology:

An archaeological assessment/ desktop study has been carried out of Glovers Court Estate by Matt Brooks of IAC Archaeology (IAC) on behalf of Dublin City Council. The proposed development area is located within a zone of archaeological potential that surrounds the historic core of Dublin City. This is listed within the RMP as DU018-020.

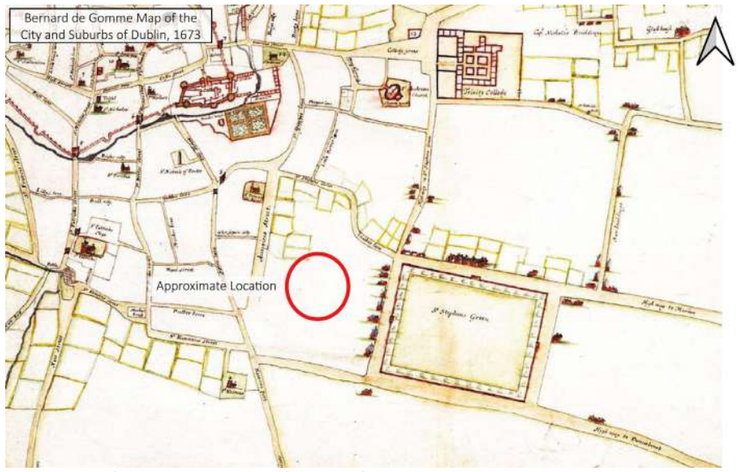
The archaeological assessment involved a detailed study of the archaeological and historical background of the proposed development site and the surrounding area. This included information from the Record of Monuments and Places of County Dublin, the topographical files within the National Museum and all available cartographic and documentary sources for the area. A field inspection has also been carried out with the aim to identify any previously unrecorded features of archaeological or historical interest.

This has confirmed that the proposed development area has been wholly redeveloped following the demolition of Georgian tenements in the 20th century.

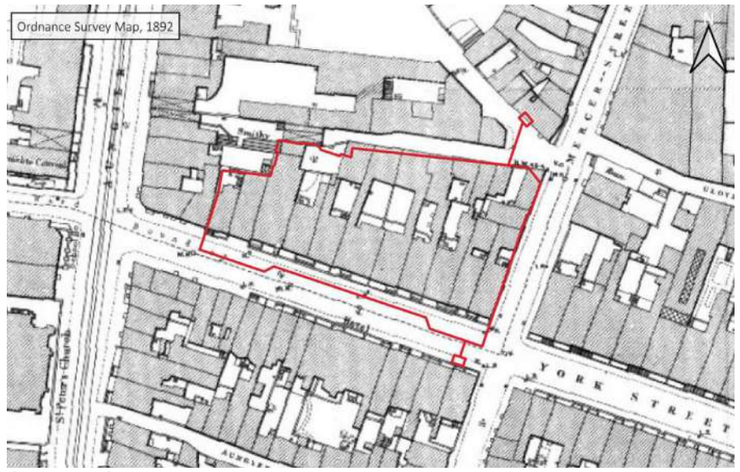
Monitoring of Site Investigations has been carried out within the proposed development area with IAC in attendance (September 2024). No features or deposits predating the construction of the Georgian terrace were identified during the course of the works. Some remains of walls were noted in three of the trenches. IAC are of the view it is likely that backfilled cellars remain within the development area along with foundations associated with the terrace, albeit these have been affected by the redevelopment in the 1970s.

For further details, reference should be made to IAC Archaeology report, submitted as part of this planning application.

Rocque's Map of City and Suburbs of Dublin, 1756



Bernard de Gomme Map of the City and Suburbs, 1673



Ordnance Survey Map, 1892

3.17 Daylight/ Sunlight Assessment:

Modelworks have been appointed to carry Daylight, Sunlight and Overshadowing assessment on the proposed scheme at Glover Court Estate. Specialist 3D software (Waldram Tools for Revit, Version 6) was used to analyse the proposal based on the 3D models, survey information and design details provided to Modelworks by the IDT.

The assessment is carried out in line with the guidance in BRE 209 and BS EN17037 National Annex:
"The UK National Annex gives illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

There are three assessments that must be made to determine daylight and sunlight that the dwellings and amenity space that the proposed development will enjoy:

- Daylight provision in proposed development
- Sunlight provision in proposed development
- Sunlight Provision to amenity spaces in proposed development.

Modelworks have concluded:

The scheme performs well in terms of sunlight provision with 91% of the units meeting the BRE Criteria. There is minimal difference in the sunlight provision to amenity spaces in the proposed development due to the surrounding context being the primary factor in determining the extent of daylight available. The daylight provision in the proposed development was found to be weaker due to the north orientation, shade effect of walkway/ deck, restricted floor to ceiling height of the existing structure and proximity/ height of Marlin Hotel as factors. However, the scheme still performs well with 70% of the rooms meet the BRE guide for Daylight.

Sunlight Provision to Amenity Space – Analysis of the Existing and Proposed Amenity:

The scheme includes a generous amenity area of circa 260sqm, which includes a children's playground. The amenity is positioned in the open space to the north of the apartment block and thus the block restricts sunlight reaching the area and it fails to receive the target of 2 hours of sunlight on 21st March. The existing amenity space, which is half the area of the proposed one, also fails to meet the BRE criteria. Modelworks carried out supplementary tests for similar dates in April and May, which demonstrates that the space would receive several hours of sunshine between May and July, when the space is likely to be in greater use. This analysis of the existing and proposed amenity space are illustrated adjacent.

Neighbouring Environment:

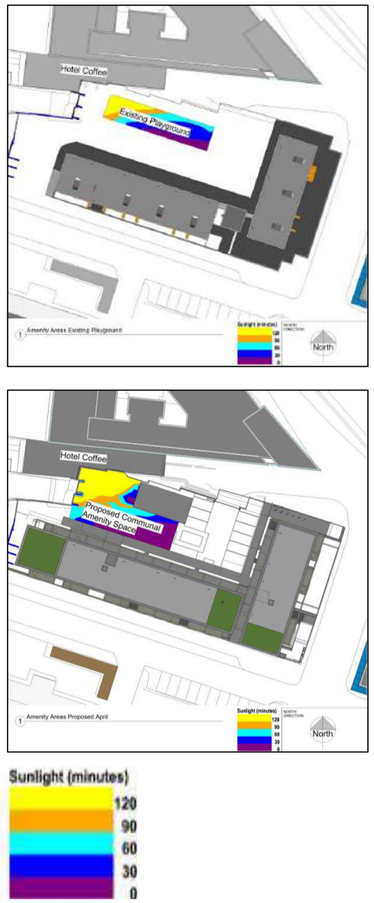
The neighbouring buildings in the area, namely The Arthaus Hotel, the Marlin Hotel, The Swan Bar and York Street Flats, were assessed for potential impact to their daylight and sunlight because of the proposal. All buildings were found to experience only Minor or Negligible impact for both daylight and sunlight.

Only one neighbouring amenity area required assessment, which is the outdoor café area of the Marlin Hotel. The space, being directly north of the proposal, is currently impacted by the existing Glover Court building and will be further impacted by the proposal and does not meet the BRE criteria on the assessment date of 21st March. We conducted a supplementary test on the 21st April and this demonstrates that the space would be minimally impacted by the proposal during the warmer months of April to August when the space is likely to be in greater use.

For further details, reference should be made to Modelworks report, submitted as part of this planning application.

Extract From Modelworks Assesssment - Sunlight to Amenity Areas within New Development:

Amenity Area	Area m²	Area Receiving 2 Hrs of Sunlight - %	Meets BRE Criteria	Dates
Amenity Area - Existing	147	20%	No	21st March
Amenity Area - Proposed	260	0%	No	21st March
Amenity Area - Proposed	260	29%	N/A	21st April
Amenity Area - Proposed	260	90%	N/A	21st May



Extract From Modelworks Assesssment - Example of Typical Daylight Analysis Plan:

3.18 Landscape and Visual Impact Assessment (LVIA):

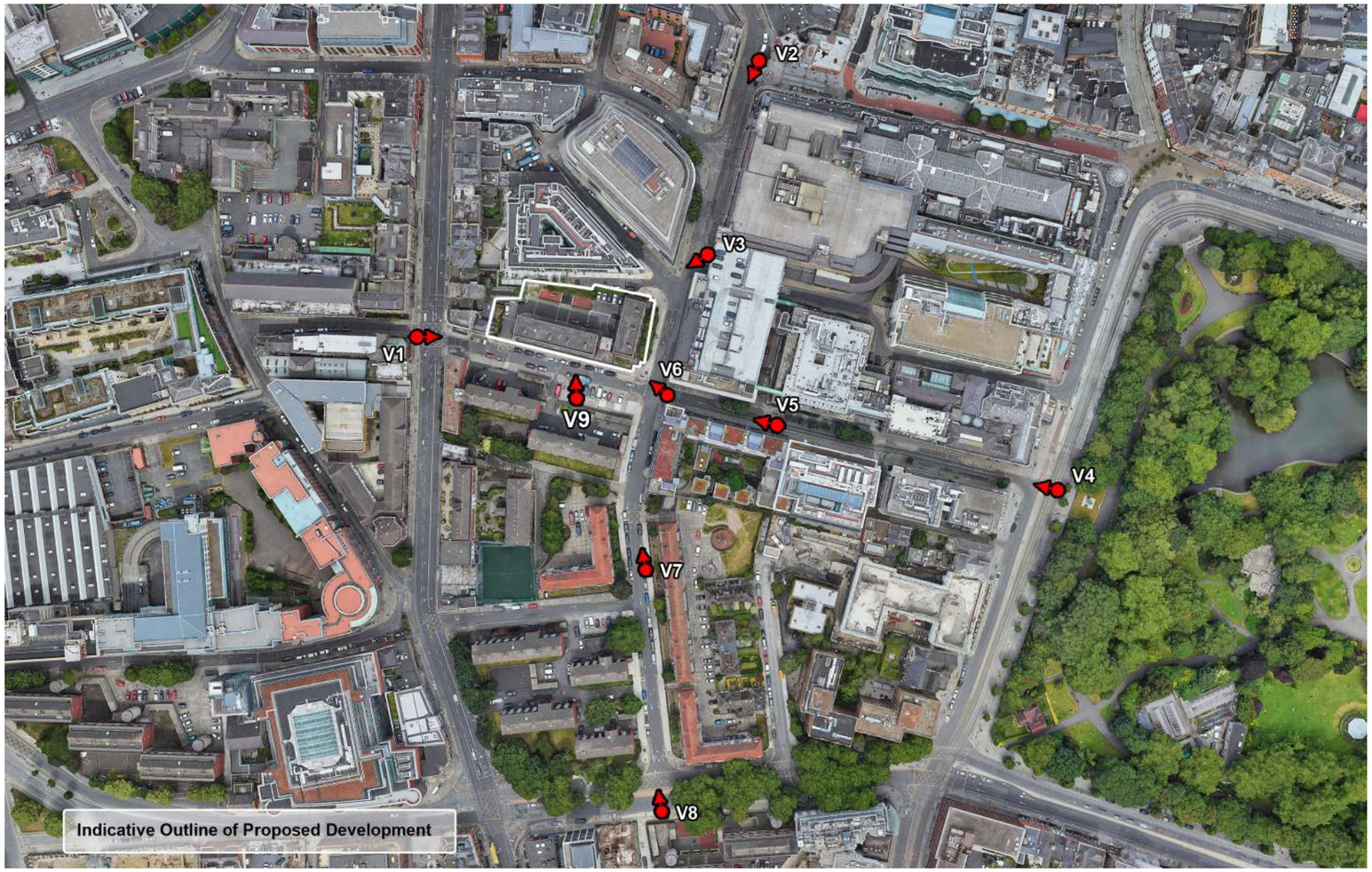
3D Design Bureau has prepared 9 no. Verified Views as part of this Part-8 planning submission, along with 2 no. CGI views and associated presentation images.. The locations have been carefully chosen and range from views directly on York Street and Mercer Street to the wider context locations of St Stephen's Green, South William Street and the R110 (Kevin/ Camden Street).

Mark Boyle of Murray & Associates Landscape Architecture has prepared an Visual Impact Assessment to accompany the 3D Design Bureau Verified Views.

Murray & Associates assessment, findings are largely positive, They conclusion, that the proposed development is considered to have an overall positive effect on the south city area in which it is located, and improves the visual and landscape/ townscape quality in comparison with the existing building which is being replaced.

Murray & Associates advised subject to DCC direction, a full EIAR-chapter assessment which sets out methodologies, etc. can be provide upon request.

For further details, reference should be made to 3D Design Bureau and Murray & Associates LVIA report, submitted as part of this planning application.



LVIA Viewpoint Location Map

CGI Viewpoint Location Map

VVM 1 - Baseline

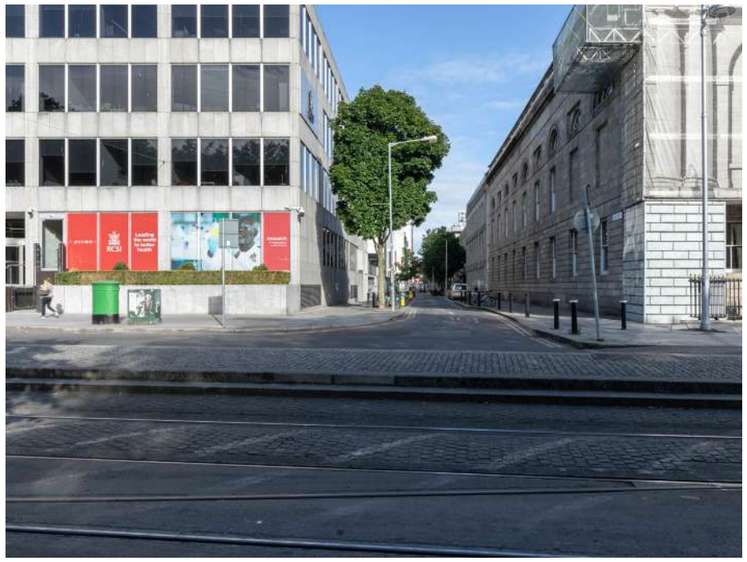
VVM 2 - Baseline

VVM 3 - Baseline

VVM 1 - Proposed

VVM 2 - Proposed

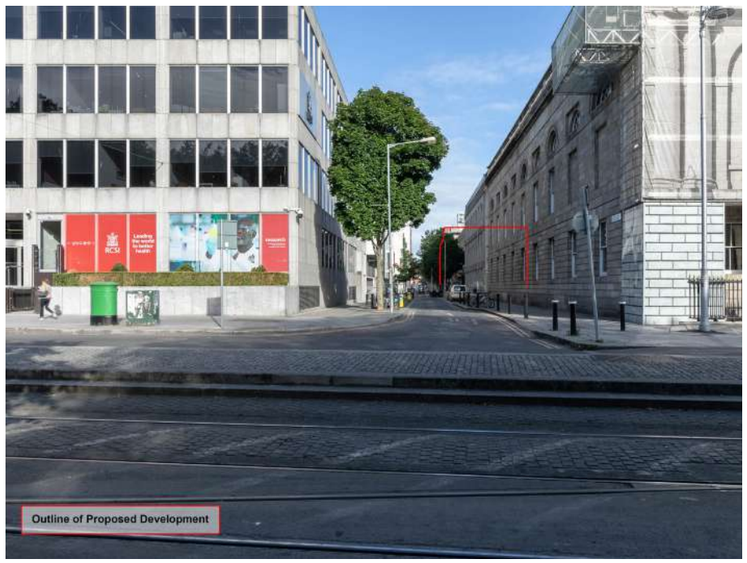
VVM 3 - Proposed



VVM 4 - Baseline

VVM 5 - Baseline

VVM 6 - Baseline



VVM 4 - Proposed

VVM 5 - Proposed

VVM 6 - Proposed

VVM 7 - Baseline

VVM 8 - Baseline

VVM 9 - Baseline

VVM 7 - Proposed

VVM 8 - Proposed

VVM 9 - Proposed

For further details, refer to 3D Design Bureau LVIA report, submitted as part of this planning application.

CGI 1

CGI 2

CGI Viewpoint Location Map

4.00 ACCOMMODATION

4.01 Apartment Mix and Numbers:

The proposal comprises of 53 no. apartments, with the following mix:

- 15 no. 1 Bedroom units, 28.3%
- 30 no. 2 Bedroom units, 56.6%
- 8 no. 3 Bedroom units, 15.1%

- 6 no. of the total 53 no. apartments (noted above) are to Universal Design (UD) standards, accounting for 11.3% of the total overall.

It is submitted the above unit number and mix is fully compliant with:

- Planning Design Standards for Apartments Guidelines for Planning Authorities, DHLGH, 2025
- Dublin City Development Plan 2022-2028, Chapter 15, Development Standards, 15.9.1 Unit Mix.

Of the overall mix outlined above there are 11 no. apartment types, comprising of the following:

• Type A: 1 Bedroom/ 2 Person	6 no. units	11.3	%
• Type B: 1 Bedroom/ 2 Person	8 no. units	15.1	%
• Type C: 1 Bedroom/ 2 Person UD+	1 no. unit	1.9	%
• Type D: 2 Bedroom/ 3 Person	2 no. units	3.8	%
• Type E: 2 Bedroom/ 3 Person	5 no. units	9.4	%
• Type F: 2 Bedroom/ 3 Person	12 no. units	22.6	%
• Type G: 2 Bedroom/ 4 Person UD	1 no. unit	1.9	%
• Type H: 2 Bedroom/ 4 Person UD	4 no. units	7.6	%
• Type I: 2 Bedroom/ 4 Person	6 no. units	11.3	%
• Type J: 3 Bedroom/ 6 Person	2 no. units	3.8	%
• Type K: 3 Bedroom/ 6 Person	6 no. units	11.3	%
Total:	53 no. units	100	%

For a complete and detailed breakdown of all apartment types and for further clarification of compliance, refer to:

- Appendix A02 of this report, for Apartment Numbers and Mix – Floor Area Schedule
- Housing Quality Assessment, see section 4 of this report

Universal Design Units - Provision:

As confirmed, 6 no. of the total 53 no. apartments are to Universal Design (UD) standards, this equates to 11.3% of the total overall development.

Under the Dublin City Development Plan as outlined by Policy QHSNO11, the objective is to provide 50% of apartments in any development that are required to be in excess of minimum sizes should be designed in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015.

In reference to Policy QHSNO11, it is submitted that providing a larger number of UD apartments is not feasible. The following justification is offered:

1. This is largely a refurbishment and retrofit project, restricted by the reuse of the existing buildings/ structures. The existing building dimensional restraints are not compatible with UD layouts/ requirements
2. This is a restricted existing inner city site with limited development potential, ensuring that any growth/ new build additions do not compromise communal open space or negatively affect the surrounding area/ context
3. The UD apartments are primarily located in the newly built or extended sections, which are less restricted by the existing building structure or grid. However, these new-build areas are limited, with the majority of apartments situated within the retrofitted portion of the existing building
4. Finally, any loss of dwelling numbers in lieu of a greater number of UD compliant apartments could potentially affect the viability of delivering this much needed housing development.

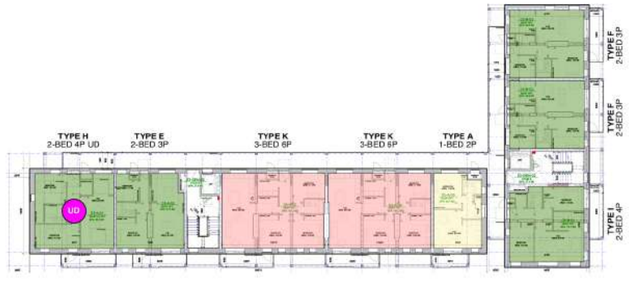
SECOND FLOOR PLAN

FIFTH FLOOR PLAN

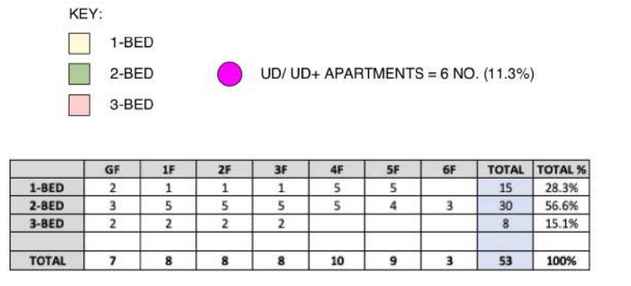
FIRST FLOOR PLAN

FOURTH FLOOR PLAN

GROUND FLOOR PLAN

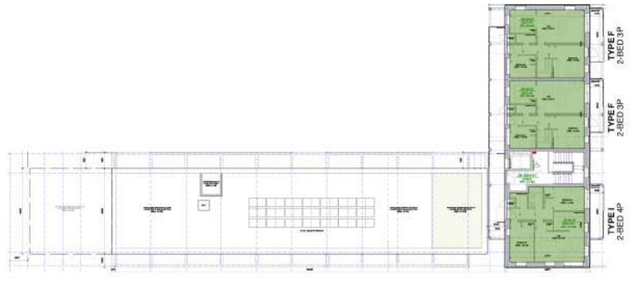


THIRD FLOOR PLAN



	GF	1F	2F	3F	4F	5F	6F	TOTAL	TOTAL %
1-BED	2	1	1	1	5	5		15	28.3%
2-BED	3	5	5	5	5	4	3	30	56.6%
3-BED	2	2	2	2				8	15.1%
TOTAL	7	8	8	8	10	9	3	53	100%

SCHEDULE OF MIX AND NUMBERS

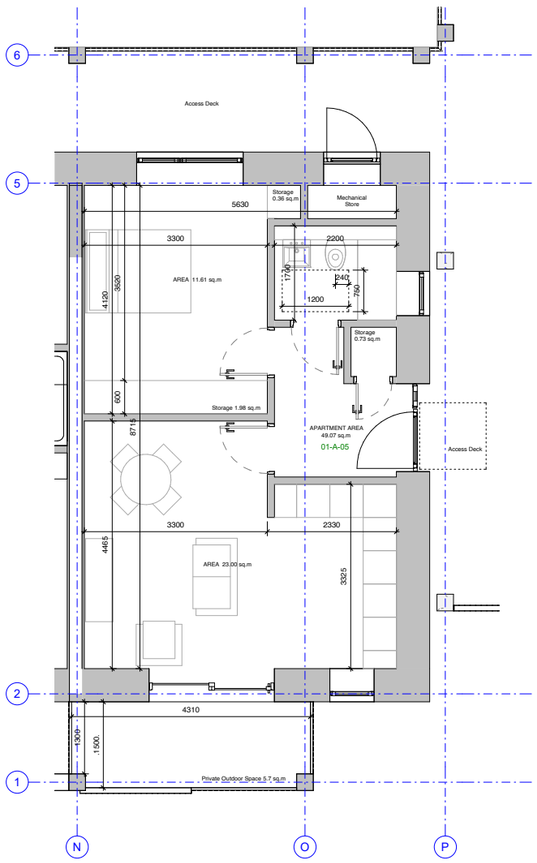


SIXTH FLOOR PLAN

APARTMENT TYPE A

SPACE	REQUIRED	PROVIDED
1B/ 2P APT	45m²	49.1m²
DOUBLE BEDROOM	11.4m² 2.8m WIDE	11.6m² 3.3m WIDE
TOTAL BEDROOMS	11.4m²	11.7m²
LIVING KITCHEN DINING	23m² 3.3m WIDE	23.0m² 3.3m WIDE
STORAGE	3m²	3.1m²
PRIVATE OUT. SPACE	5m²	5.7m²

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*



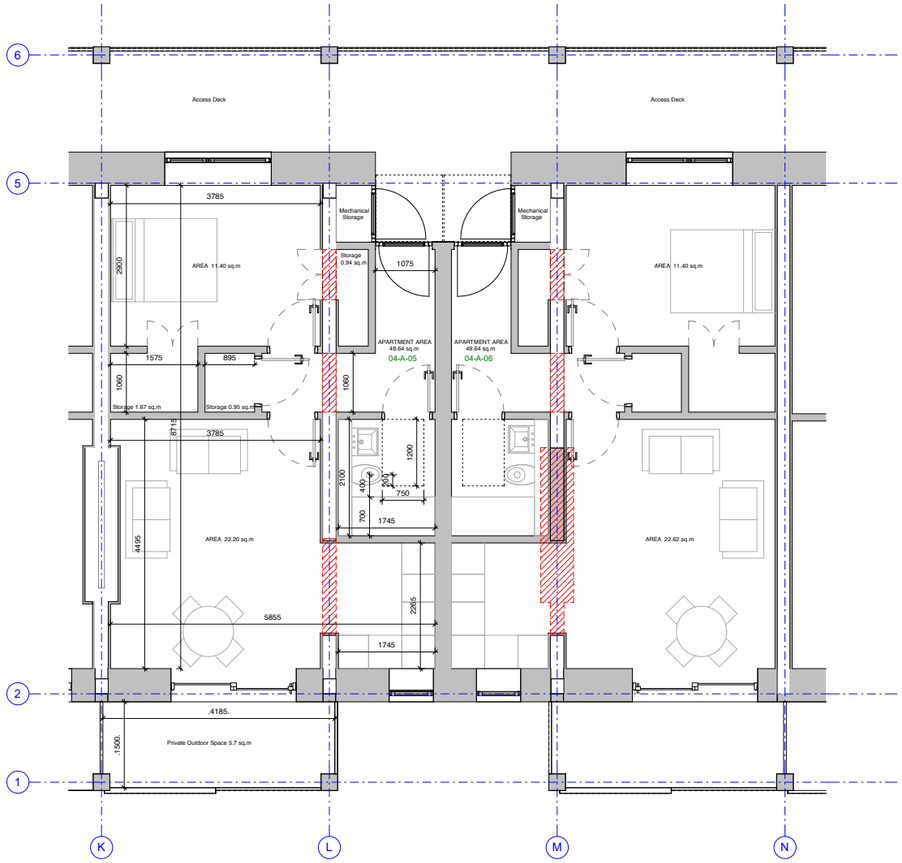
APARTMENT TYPE A - 1-BED / 2P
1 : 50

TOTAL : 6 NO. APARTMENTS	UNIT NO. :
	G-A-04
	01-A-05
	02-A-05
	03-A-05
	04-A-07
	05-A-06

APARTMENT TYPE B

SPACE	REQUIRED	PROVIDED
1B/ 2P APT	45m²	49.6m²
DOUBLE BEDROOM	11.4m² 2.8m WIDE	11.4m² 2.9m WIDE
TOTAL BEDROOMS	11.4m²	11.4m²
LIVING KITCHEN DINING	23m² 3.3m WIDE	22.2m² 3.8m WIDE
STORAGE	3m²	3.5m²
PRIVATE OUT. SPACE	5m²	5.7m²

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*



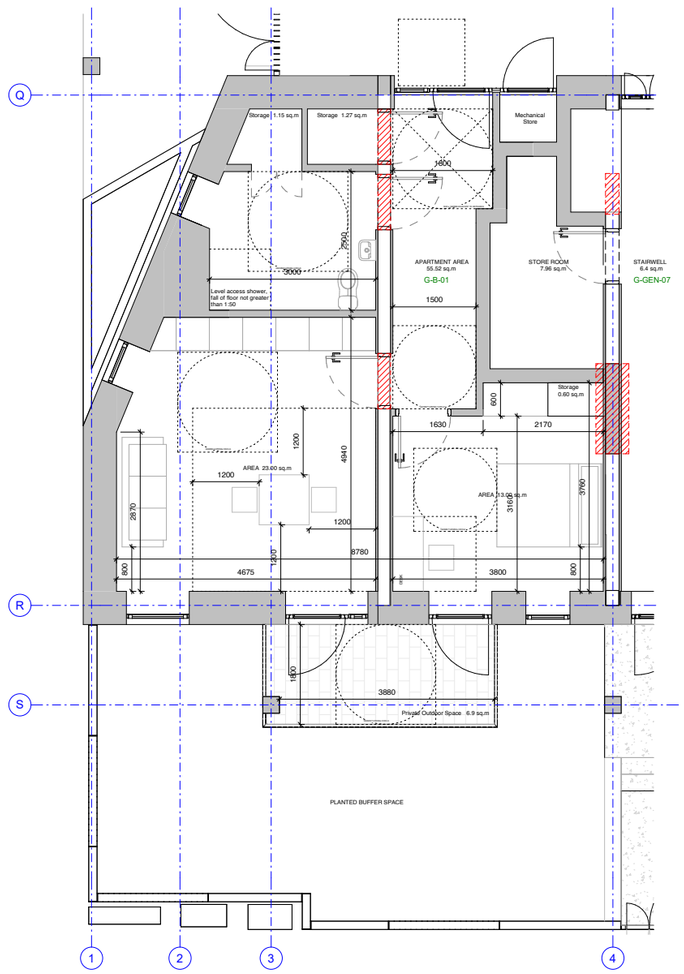
APARTMENT TYPE B - 1-BED / 2P
1 : 50

TOTAL : 8 NO. APARTMENTS	UNIT NO. :
	04-A-03
	04-A-04
	04-A-05
	04-A-06
	05-A-02
	05-A-03
	05-A-04
	05-A-05

APARTMENT TYPE C

SPACE	REQUIRED	PROVIDED
1B/ 2P APT (NON UD)	45m²	55.5m2
LDA - 1B/2P UD+ APT.	55.6m² (TYPE 2C)	55.5m² (UD+ APT)
DOUBLE BEDROOM	11.4m² 2.8m WIDE	13.0m² 3.2m WIDE
TOTAL BEDROOMS	11.4m²	13.0m²
LIVING KITCHEN DINING	23m² 3.3m WIDE	23.0m² 4.7m WIDE
STORAGE	3m²	3m²
PRIVATE OUT. SPACE	5m²	6.9m²

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*
- *Above minimum area <u>not applicable</u> in relation to 'UD+' standards, hence reference made to only available precedent: LDA, Apartment Typology Booklet, 2023.*



APARTMENT TYPE C - 1-BED / 2P UD+
1 : 50

TOTAL : 1 NO. APARTMENT	UNIT NO. :
	G-B-01

APARTMENT TYPE A - 1B / 2P

Compliant with the apartment guidelines

APARTMENT TYPE B - 1B / 2P

Compliant with the apartment guidelines

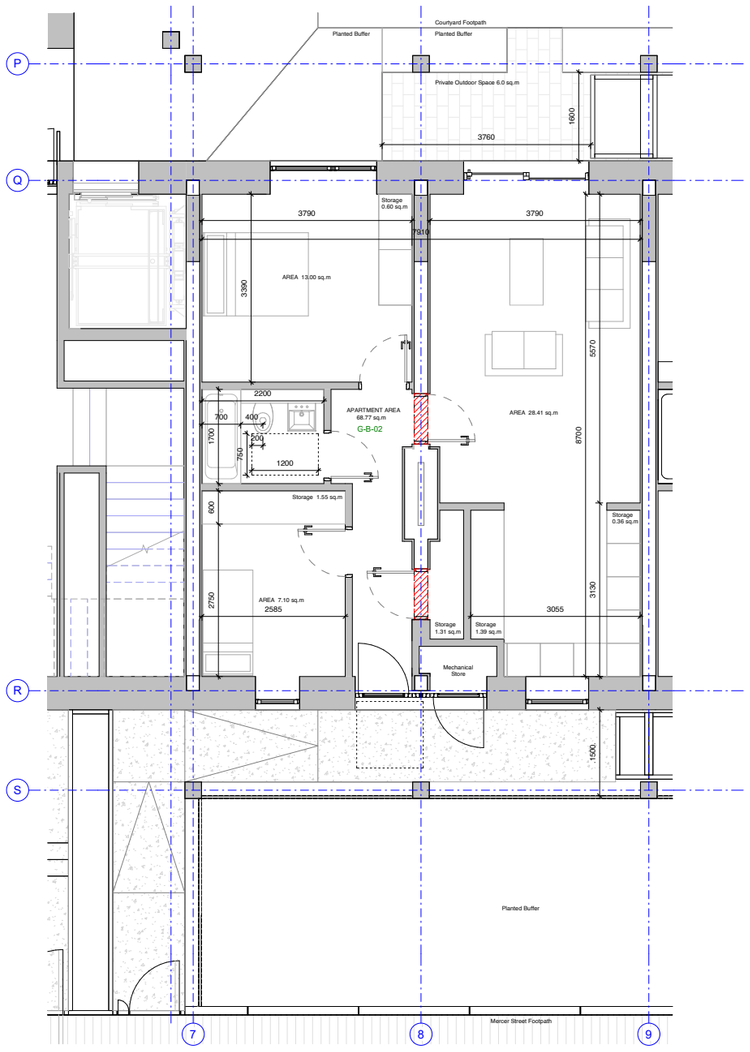
APARTMENT TYPE C - 1B / 2P UD+

Compliant with the apartment guidelines

APARTMENT TYPE D

SPACE	REQUIRED		PROVIDED	
2B/ 3P APT	63m²		68.8m²	
SINGLE BEDROOM	7.1m²	2.1m WIDE	7.1m²	2.6m WIDE
DOUBLE BEDROOM	13m²	2.8m WIDE	13m²	3.4m WIDE
TOTAL BEDROOMS	20.1m²		20.1m²	
LIVING KITCHEN DINING	28m²	3.6m WIDE	28.4m²	3.8m WIDE
STORAGE	5m²		5m²	
PRIVATE OUT. SPACE	6m²		6.0m²	

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*



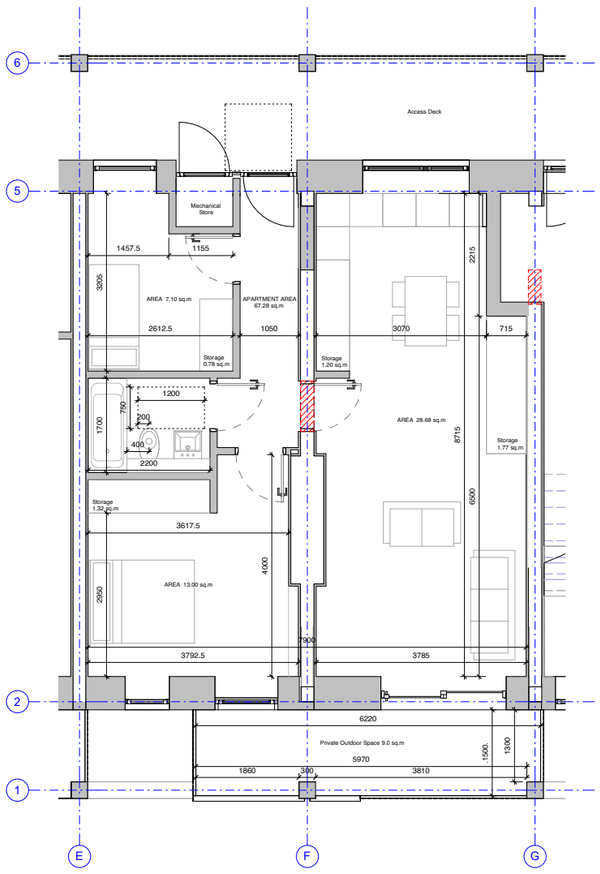
APARTMENT TYPE D - 2-BED / 3P
1 : 50

TOTAL : 2 NO. APARTMENTS	UNIT NO. :
	G-B-02
	G-B-03

APARTMENT TYPE E

SPACE	REQUIRED		PROVIDED	
2B/ 3P APT	63m²		67.3m²	
SINGLE BEDROOM	7.1m²	2.1m WIDE	7.1m²	2.6m WIDE
DOUBLE BEDROOM	13m²	2.8m WIDE	13m²	3m WIDE
TOTAL BEDROOMS	20.1m²		20.1m²	
LIVING KITCHEN DINING	28m²	3.6m WIDE	28.7m²	3.8m WIDE
STORAGE	5m²		5m²	
PRIVATE OUT. SPACE	6m²		9m²	

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*



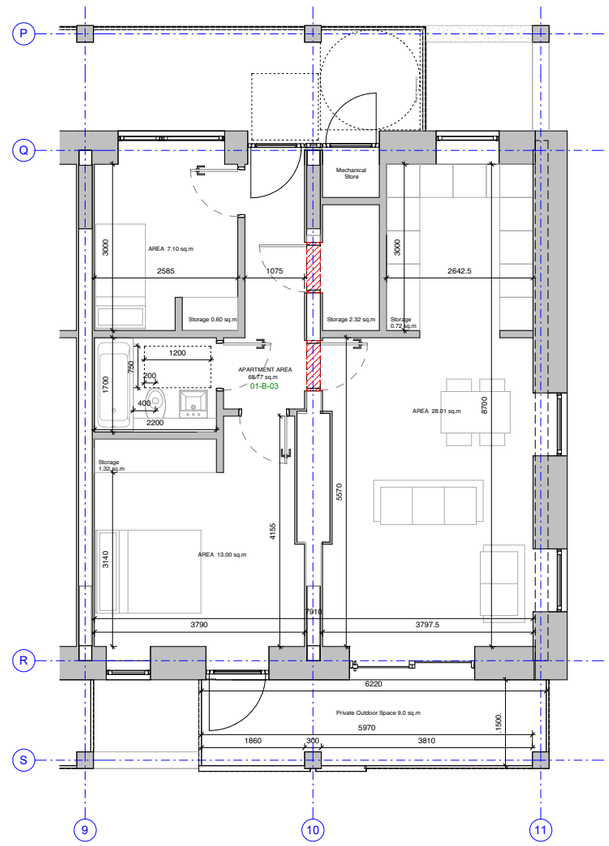
APARTMENT TYPE E - 2-BED / 3P
1 : 50

TOTAL : 5 NO. APARTMENTS	UNIT NO. :
	01-A-02
	02-A-02
	03-A-02
	04-A-02
	05-A-01

APARTMENT TYPE F

SPACE	REQUIRED		PROVIDED	
2B/ 3P APT	63m²		68.8m²	
SINGLE BEDROOM	7.1m²	2.1m WIDE	7.1m²	2.6m WIDE
DOUBLE BEDROOM	13m²	2.8m WIDE	13m²	3.1m WIDE
TOTAL BEDROOMS	20.1m²		20.1m²	
LIVING KITCHEN DINING	28m²	3.6m WIDE	28.3m²	3.8m WIDE
STORAGE	5m²		5m²	
PRIVATE OUT. SPACE	6m²		9.0m²	

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*



APARTMENT TYPE F - 2-BED / 3P
1 : 50

TOTAL : 12 NO. APARTMENTS	UNIT NO. :
	01-B-02
	01-B-03
	02-B-02
	02-B-03
	03-B-02
	03-B-03
	04-B-02
	04-B-03
	05-B-02
	05-B-03
	06-B-02
	06-B-03

APARTMENT TYPE D - 2B / 3P

Compliant with the apartment guidelines

APARTMENT TYPE E - 2B / 3P

Compliant with the apartment guidelines

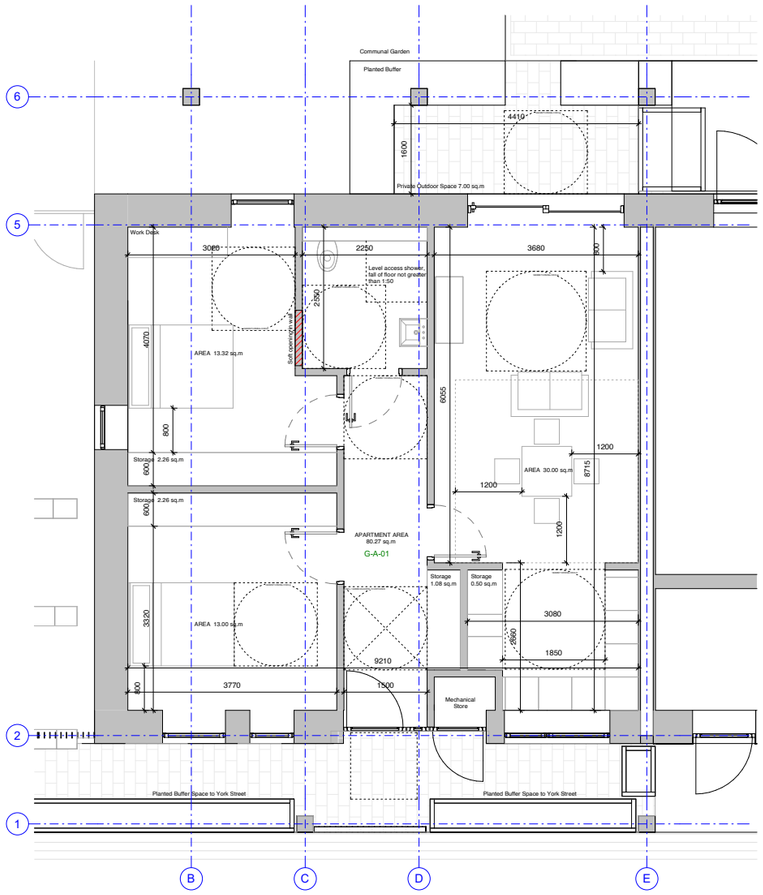
APARTMENT TYPE F - 2B / 3P

Compliant with the apartment guidelines

APARTMENT TYPE G

SPACE	REQUIRED		PROVIDED	
2B/ 4P APT (NON UD)	73m²		80.3m2	
DMFQH - 2B/4P UD APT.	77.7 - 80.3m² (A2, A4 & A24)		80.3m² (UD APT.)	
DOUBLE BEDROOM	11.4m²	2.8m WIDE	13m²	3.4m WIDE
TWIN BEDROOM	13m²	2.8m WIDE	13.3m²	3.0m WIDE
TOTAL BEDROOMS	24.4m²		26.3m²	
LIVING KITCHEN DINING	30m²	3.6m WIDE	30m²	3.7m WIDE
STORAGE	6m²		6.1m²	
PRIVATE OUT. SPACE	7m²		7m²	

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*
- *Above minimum area not applicable in relation to 'UD' standards, hence reference made to DHLGH Design Manual for Quality Housing (DMFQH), 2022*



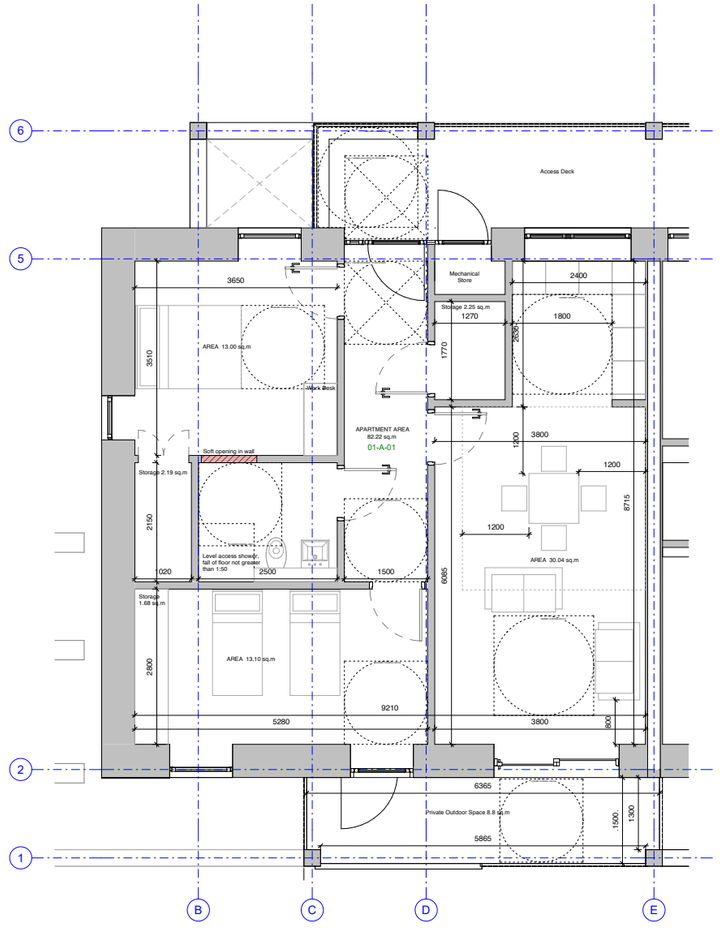
APARTMENT TYPE G - 2-BED / 4P UD
1 : 50

TOTAL : 1 NO. APARTMENTS	UNIT NO. :
	G-A-01

APARTMENT TYPE H

SPACE	REQUIRED		PROVIDED	
2B/ 4P APT (NON UD)	73m²		80.3m2	
DMFQH - 2B/4P UD APT.	77.7 - 80.3m² (A2, A4 & A24)		80.3m² (UD APT.)	
DOUBLE BEDROOM	11.4m²	2.8m WIDE	13.0m²	3.5m WIDE
TWIN BEDROOM	13m²	2.8m WIDE	13.1m²	2.8m WIDE
TOTAL BEDROOMS	24.4m²		26.1m²	
LIVING KITCHEN DINING	30m²	3.6m WIDE	30.0m²	3.8m WIDE
STORAGE	6m²		6.1m²	
PRIVATE OUT. SPACE	7m²		8.8m²	

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*
- *Above minimum area not applicable in relation to 'UD' standards, hence reference made to DHLGH Design Manual for Quality Housing (DMFQH), 2022*



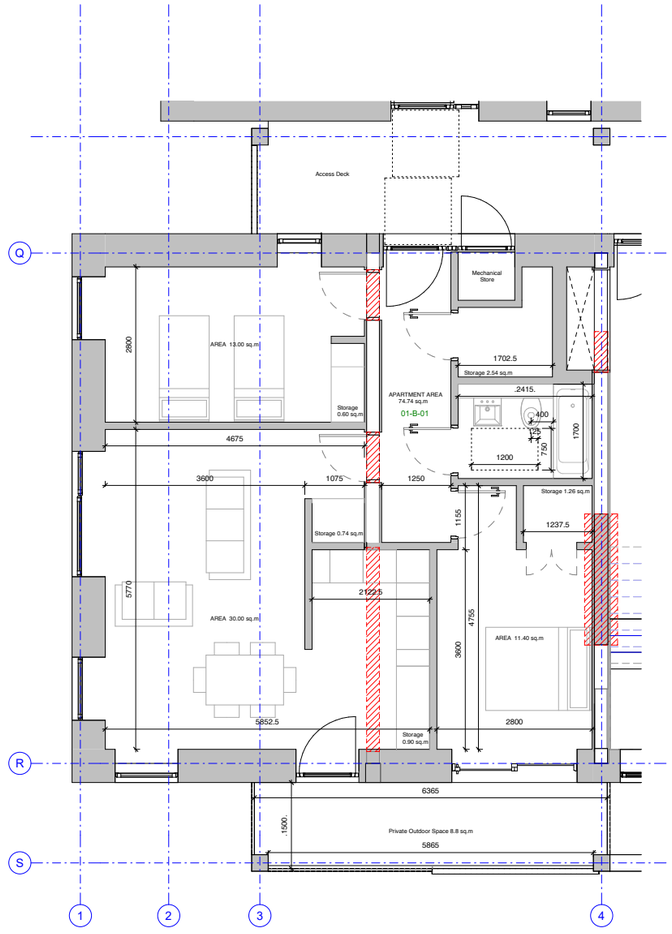
APARTMENT TYPE H - 2-BED / 4P UD
1 : 50

TOTAL : 4 NO. APARTMENTS	UNIT NO. :
	01-A-01
	02-A-01
	03-A-01
	04-A-01

APARTMENT TYPE I

SPACE	REQUIRED		PROVIDED	
2B/ 4P APT	73m²		74.7m²	
DOUBLE BEDROOM	11.4m²	2.8m WIDE	11.4m²	2.8m WIDE
TWIN BEDROOM	13m²	2.8m WIDE	13m²	2.8m WIDE
TOTAL BEDROOMS	24.4m²		24.4m²	
LIVING KITCHEN DINING	30m²	3.6m WIDE	30m²	3.6m WIDE
STORAGE	6m²		6m²	
PRIVATE OUT. SPACE	7m²		8.8m²	

Note:
- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*



APARTMENT TYPE I - 2-BED / 4P
1 : 50

TOTAL : 6 NO. APARTMENTS	UNIT NO. :
	01-B-01
	02-B-01
	03-B-01
	04-B-01
	05-B-01
	06-B-01

APARTMENT TYPE G - 2B / 4P UD

Compliant with the apartment guidelines

APARTMENT TYPE H - 2B / 4P UD

Compliant with the apartment guidelines

APARTMENT TYPE I - 2B / 4P

Compliant with the apartment guidelines

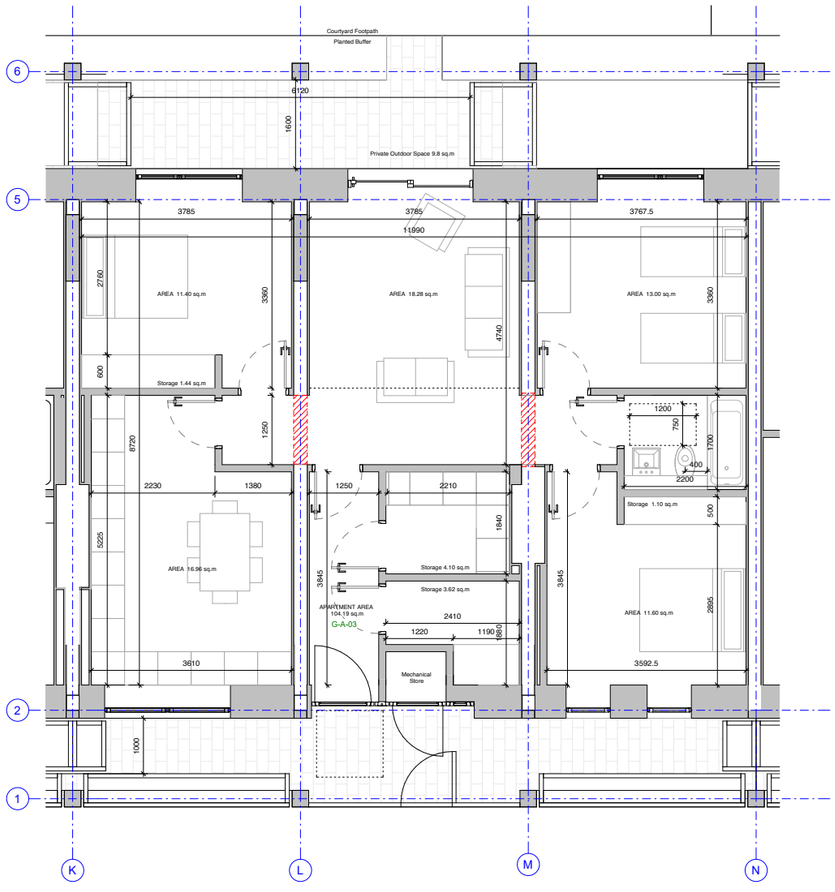
APARTMENT TYPE J

SPACE	REQUIRED	PROVIDED
3B/ 6P APT	94m2	104.2m²
DMFQH - 3B/6P APT	112.1 - 112.6m (D2 & D3)	104.2m²
DOUBLE BEDROOM	11.4m² 2.8m WIDE	11.4m² 2.8m WIDE
DOUBLE BEDROOM	11.4m² 2.8m WIDE	11.6m² 2.9m WIDE
TWIN BEDROOM	13m² 2.8m WIDE	13.0m² 3.3m WIDE
TOTAL BEDROOMS	36m²	36m²
LIVING	15m² 3.6m WIDE	18.2m² 3.8m WIDE
LIVING KITCHEN DINING	37m²	35.2m² *
STORAGE	10m²	10.3m²
PRIVATE OUT. SPACE	9m²	9.8m²

* LKD AREA VARIATION IS 4.8% AND IS WITHIN 5% ALLOWANCE

Note:

- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*
- *3B/6P not specifically stated in above document. 94m2 minimum references Gov. Document: Quality Housing for Sustainable Communities, Design Guidelines, 2007*



APARTMENT TYPE J - 3-BED / 6P
1 : 50

TOTAL : 2 NO. APARTMENTS	UNIT NO. :
	G-A-02
	G-A-03

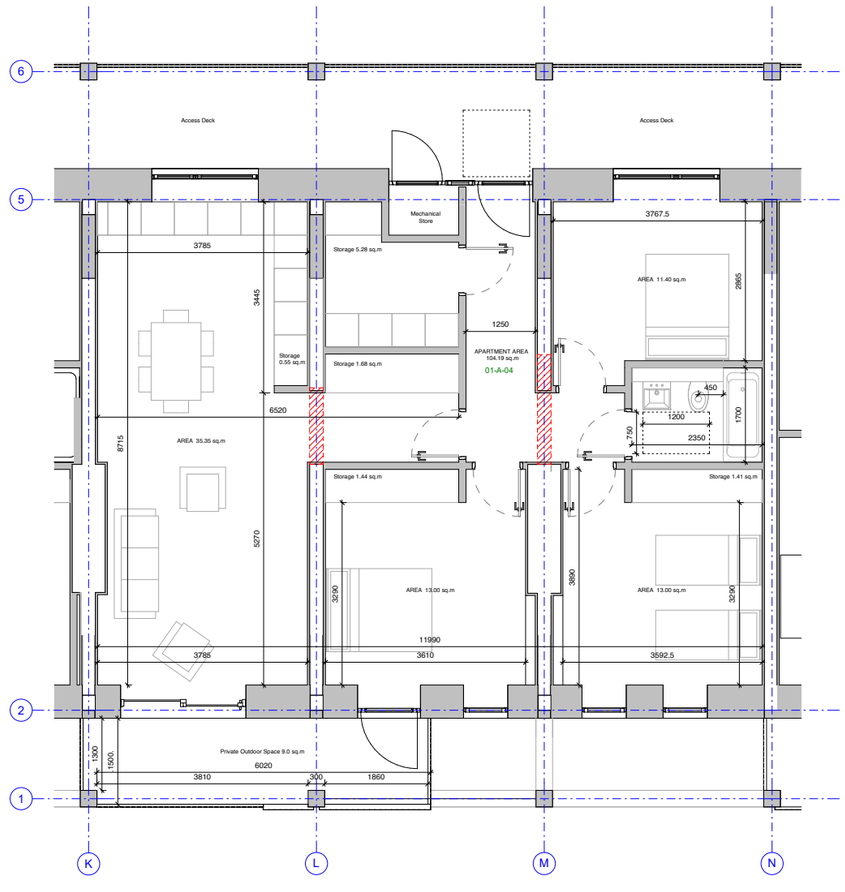
APARTMENT TYPE K

SPACE	REQUIRED	PROVIDED
3B/ 6P APT	94m2	104.2m²
DMFQH - 3B/6P APT	112.1 - 112.6m (D2 & D3)	104.2m²
DOUBLE BEDROOM	11.4m² 2.8m WIDE	11.4m² 2.9m WIDE
DOUBLE BEDROOM	11.4m² 2.8m WIDE	13.0m² 3.3m WIDE
TWIN BEDROOM	13m² 2.8m WIDE	13.0m² 3.3m WIDE
TOTAL BEDROOMS	36m²	37.4m²
LIVING	15m² 3.6m WIDE	35.4m² 3.8m WIDE
LIVING KITCHEN DINING	37m²	35.4m² *
STORAGE	10m²	10.3m²
PRIVATE OUT. SPACE	9m²	9m²

* LKD AREA VARIATION IS 4.5% AND IS WITHIN 5% ALLOWANCE

Note:

- *Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*
- *3B/6P not specifically stated in above document. 94m2 minimum references Gov. Document: Quality Housing for Sustainable Communities, Design Guidelines, 2007*



APARTMENT TYPE K - 3-BED / 6P
1 : 50

TOTAL : 6 NO. APARTMENTS	UNIT NO. :
	01-A-03
	01-A-04
	02-A-03
	02-A-04
	03-A-03
	03-A-04

APARTMENT TYPE J - 3B / 6P

Compliant with the apartment guidelines

APARTMENT TYPE K - 3B / 6P

Compliant with the apartment guidelines

4.02 Density, Site Coverage - Key Figures and Compliance:

It is submitted the design proposal is fully compliant with the DCC Development Plan.

Key planning compliance figures/ statistics are as follows:

- Site Zoning: Z5 City Centre
- Units Total: 53 no. Residential Units
- Mix: 15 no. 1 Bedroom units, 28.3%
30 no. 2 Bedroom units, 56.6%
8 no. 3 Bedroom units, 15.1%
(Refer to subsection 4.04 above)
- Site Area: 0.22 hectares (2,182.52 m2)
- Units Per Hectare: 241 Units per hectare
(100-250 units per hectare assigned to site location)
- Site Coverage: 41 %
- Plot Ratio: 2.0
- Communal Amenity Space: 260 sqm
(338 sqm required vs 260 sqm provided – site under 0.25 hectares relaxation acceptable - Refer to subsection 4.04.11 and 10 below)
- Private Amenity Space: All minimums met and/ or exceeded – Refer to HQA, in section 4
- Dual Aspect: 100%
(25% minimum requirement)
- Vehicular Parking: location: 9 no. spaces – Compliant due to city centre
(1no. accessible space, per 5% requirement –
4 no. EV – Spaces with 100% ducting infrastructure included)
- Bicycle Parking: 99 no. permanent/ secure spaces
14 no. visitor spaces
(refer to also to subsection 3.09 and 4.04.13)
- Bin/ Refuse: 4 no. 1100L waste, 3 no. 1100L recycling,
2 no. 120L organic waste and 1 no. 600x600 zone non-household waste
(note typical calculation based on 1 No. 1,100Litre Bin per 15 people – equating to 11.4 nominal required, calculation based on 171 bed spaces – Reduction provided based on twice weekly collection, refer to subsection 3.10 above).

For further details and breakdown, refer to Appendix A01 of this report for DTA Architect's planning compliance table. Reference should also be made to Stephen Little & Associates planning report, included as part of this planning application.

4.03 Compliance with Housing Quality Assessment Criteria:

This Housing Quality Assessment (HQA) quantifies the criteria outlined in the DHLGH Apartment Guidelines; Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025. These guidelines cover a variety of key topics, an overview of each topic is provided below, reference should be made to the detail HQA schedule of areas and related confirmations included as part of the planning application. Refer to page 39 of this report and DTA Architects drawing No. PL6002 for full scale schedule.

To demonstrate compliance with the SUHG criteria, the proposal will be described under the headings below:

- 4.04.01 Apartment Mix
- 4.04.02 Apartment Design
- 4.04.03 Apartment Floor Areas
- 4.04.04 Dual Aspect Ratios
- 4.04.05 Floor to Ceiling Height
- 4.04.06 Lift and Stair Cores
- 4.04.07 Internal Storage
- 4.04.08 Security Considerations
- 4.04.09 Private Amenity Space
- 4.04.10 Communal Amenity Space
- 4.04.11 Communal Facilities
- 4.04.12 Children's Play
- 4.04.13 Car Parking
- 4.04.14 Bicycle Parking
- 4.04.15 Refuse Storage
- 4.04.16 Access and Services

4.03.01 Apartment Mix:

The Development Plan does not have a specific requirement for apartment unit mix for the subject area as outlined in Section 15.9.1 of the Development Plan, therefore the Specific Planning Policy Requirement 1 (SPPR) takes precedence.

SPPR 1(A) of the Apartment Guidelines, states:
"With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms."

As outlined in subsection 4.01 above, the proposal comprises of 53 no. apartments, with the following mix:

- 15 no. 1 Bedroom units, 28.3%
- 30 no. 2 Bedroom units, 56.6%
- 8 no. 3 Bedroom units, 15.1%

It is submitted the proposed development is a social housing development and positively complies with the SPPR regarding apartment unit mix as outlined above. This aligns with Dublin City Council's policy QHSN38 – Housing and Apartment Mix which seeks to encourage and foster the attractive, mixed use, sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and HNDA, with supporting community facilities and residential amenities.

Furthermore, it is in line with the Applicant's requirements (DCC) delivering for their existing and future resident's needs.

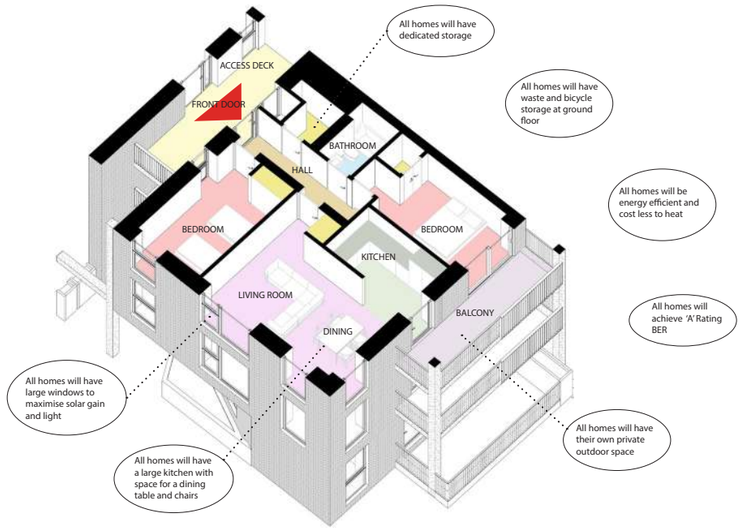
4.03.02 Apartment Design:

Detailed design drawings of all unit types are submitted with this application and included in this report. As an approach to dwelling design, emphasis has been placed on the standards set by government guidelines and the local authority. All apartments meet or exceed the minimum requirements established by the Guidelines as indicated in the attached HQA schedule.

Focus from the outset has been the delivery of housing design excellence, within the constraints of the existing building structure. There are a range of dwelling types, in a combination of retrofitted, amalgamated and new build, all in accordance with the client's requirements.

All apartment layouts feature an open-plan kitchen, living, and dining area, with dual aspect designs for the two- and three-bedroom units. Typically, the kitchen and dining areas face the access deck or street, while the living areas open onto balconies, private terraces, and are oriented toward the south for optimal light. Bedrooms and bathrooms are sufficiently sized and include integrated storage, all in accordance with the design guidelines.

The new building includes six Universal Design (UD) apartments, designed in line with the "Universal Design Guidelines for Homes in Ireland." These apartments feature spacious layouts to enhance mobility and user experience, allowing for future adaptations and customization as needed.



3D/ Axonometric view of proposed two-bedroom four-person apartment

4.03.03 Apartment Floor Areas:

Apartment Floor Area Specific Planning Policy Requirement 2 requires that the following minimum floor areas are achieved for apartments - Minimum Apartment Floor Areas:

- Studio Apartment (1 person) 32sqm
- 1-bedroom apartment (2 persons) 45sqm
- 2-bedroom apartment (3 persons) 63sqm
- 2-bedroom apartment (4 persons) 73sqm
- 3-bedroom apartment (5 persons) 90sqm

We refer the Planning Authority to the Housing Quality Assessment (HQA) Schedule prepared by DTA Architects, included within this report. We can confirm that all apartments meet the minimum floor area requirements. The HQA and the accompanying Schedule of Accommodation also reference and compare relevant standards from the DMFQH and LDA Design Manuals/Guidelines, particularly in relation to non-standard apartment types such as UD units, for which the applicable guidance has been addressed and achieved

4.03.04 Dual Aspect Ratios:

The proposed scheme positively complies and exceeds the minimum Dual Aspect requirements of SPPR3 for the provision of at a least 25% of units to be dual aspect. For building refurbishment schemes planning authorities may exercise further discretion to consider a lower level dual aspect unit provision than the minimum 25%. This would be considered on a case-by-case basis subject to achieving a high quality design in other aspects.

100% of the total 53 no. apartments proposed as part of this application are Dual Aspect.

4.03.05 Floor to Ceiling Height:

Floor to ceiling heights are in accordance with the Building Regulations and a minimum clear height of 2400mm throughout for all habitable rooms is proposed.

The existing building structure has dimensional constraints. The existing typical floor to floor and associated structure, as verified by a detailed measured survey are noted as follows:

- 2775mm nominal, floor to floor height
- 265mm nominal, floor slab depth
- 50mm nominal, woodwool board to underside of slab – Note, to be removed (fire safety req.)
- 215mm nominal, existing floor slab depth (assumed with woodwool board removed)
- 2560mm nominal, floor to ceiling height therefore available

With the above dimensions noted and given that a 2400mm compliant floor to ceiling height will be required, there is only 160mm nominally available for floor finish, ceiling lining and service zone. Due to the restraints in ceiling height of the existing structure, a servicing strategy of reducing ceiling heights to 2250mm nominally locally in non-habitable rooms only will be required. The project Mechanical and Electrical Consultant (Varming Consulting Engineers) have verified/ confirmed the ducting strategy within the apartments will work with the restricted ceiling height and the overall building servicing strategy is achievable within the existing frame. Refer to subsection 3.11 above for further details.

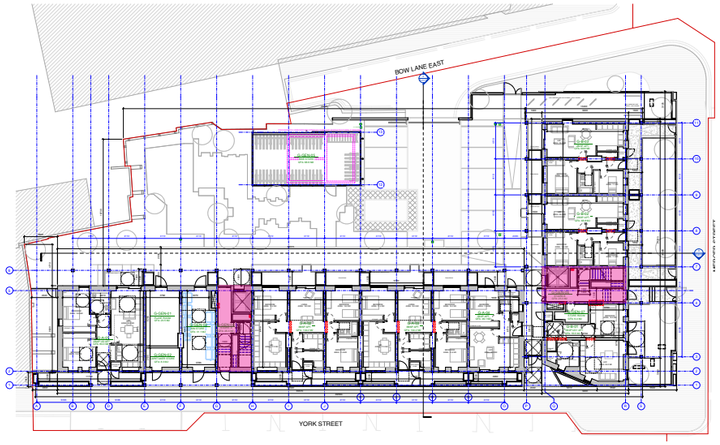
With regard to the ground floor, a floor to ceiling height of 2650mm is proposed through the excavation of the existing floor slab. Therefore, all ground floor apartments will exceed the minimum floor to ceiling height requirements.

4.03.06 Lift and Stair Cores:

New stairs and lift cores are to be accommodated within the grid of the existing frame, one in each block (i.e. York Street and Mercer Street Block).

The stair and lift provision and location are as follows:

- 2 no. stair cores and 2 no. lift cores with access to perimeter access deck on the courtyard elevation
- 1 no. vertical core in each block (centrally), provides for maximum flexibility/ circulation
- Each stair core is fully Part M ambulant accessible
- Each lift core is UD compliant, in accordance with the Universal Design Guidelines for Homes in Ireland
- There is a maximum of 10 dwellings per floor, each with access to 2no. common vertical cores.



Ground Floor Plan - Lift and stair cores highlighted

4.03.07 Internal Storage:

Aggregate storage areas of the proposed dwellings provide ample storage to accommodate sustainable apartment living. In all cases, each dwelling is compliant with guidance and in many cases, the provided area exceeds the guidance. Refer to the HQA schedule for confirmation of storage areas.

4.03.08 Security Considerations:

The design proposal is in line with '8.0 Access Control and Security of the DCC Housing Design Technical Requirements'. Single point entry is preferred by DCC. The proposed site strategy is dual access dependant on means of approach. Vehicle access is provided from Bow Lane. Pedestrian access is provided through an entrance gate from York Street. Access control/ fob or similar (subject to DCC/ client agreement) to be provided for all gates, stair core entrance doors and elevators.

Furthermore, the proposed new external frame accommodating a variety of inserts such as balconies, screens, planters and deck access, forming a buffer zone for enhanced security and privacy.

The access deck held within the frame on the courtyard perimeter, provides direct passive surveillance of spaces through greater transparency onto the shared semi-private courtyard garden. At ground floor, POS creates “privacy strips” between dwellings and courtyard and planting boxes, hedges & surface changes delineate the different zones and providing further security/ defensible spaces.

4.03.09 Private Amenity Space:

Private Open Space (POS) is provided throughout the development in accordance with DHLGH Apartment Guidelines and the DCC DOP 2022-2028. All upper floor units have open balcony/ terraces. Typically, the POS is accessible from multiple rooms of the dwelling.

At ground/ street level associated apartments have the following conditions:

- POS to Courtyard Garden
- POS to York Street
- POS to Mercer Street

At ground/ street level associated apartments have the following conditions:

- POS to Courtyard Garden
- POS to York Street
- POS to Mercer Street

POS to York Street:

- Highly urban context
- Close proximity to pavement
- Defined, layered, articulated defensible space
- Protected zone within new frame offers privacy and security
- Recessed entrance, integrated bench
- Planting boxes and vertical fin screens
- Privacy from oblique.

POS to Mercer Street:

- Entrance threshold nominally 500mm above pavement
- Negotiated via TGD Part-M compliant ramps
- Planting boxes and new planting area define zones and ensure privacy and security
- Generous threshold area within zone of new frame provides additional layering.

In all cases, each dwelling is compliant with the guidance. Refer to the HQA schedule for confirmation of POS areas.

4.03.10 Communal Amenity Space:

The main communal open space is provided to the inner Courtyard/ garden. This is the current provision in the existing Glover Court Estate and is further enhanced in this submitted proposal. The Courtyard/ garden space as a key space defining character and cohesion, will provide well designed, overlooked landscapes, with strong boundaries and secure access points, which are fit for purpose, for wide ranging demographics, are low maintenance, attractive and suitable for playing, growing, sitting, meeting. Secure bicycle parking and 9 no. vehicular parking spacing are incorporated and screened appropriately.

With reference to the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025, the proposed 53 no. dwelling development equates to a total requirement of 338 m2 communal open space. A direct provision of 260 m2 is provided not including the additional planted buffers on site of nominally 250 m2. Under the guidelines the proposal being a building refurbishment may be allowed a relaxation on a case-by-case basis subject to overall design quality. Under the DCC development plan a relaxation is available where sites are under 0.25 hectares (submitted application site 0.22 Ha).

Furthermore, it is noted there is an overprovision of Private Open Space (POS) which offsets this shortfall, the combined figures are as follows:

- A requirement of 338 m2 (COS) + 338 m2 (POS) = 676 m2 total
- A provision of 260 m2 (COS) + 420 m2 (POS) = 680 m2 total
- Giving an ‘excess’ of 4 m2 across 53 no. units
- Therefore, COS shortfall is effectively compensated.

For further details reference should be made to the Landscape Design statement prepared by BSLA included as part of this Part-8 submission.

No Designated Public Open Space:

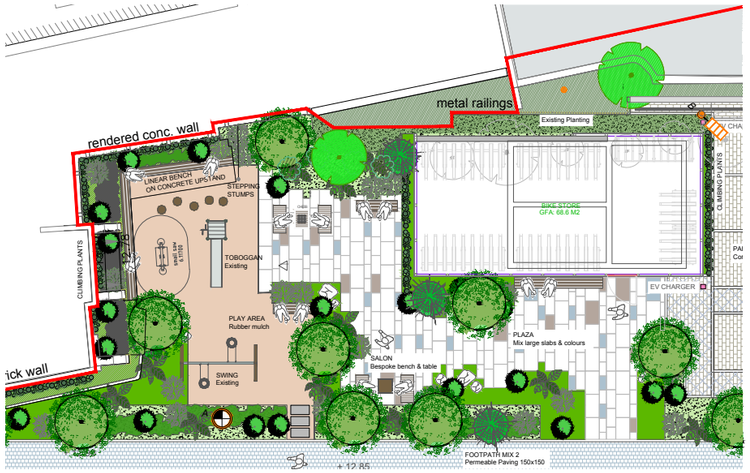
The site is subject to Z5 land use zoning and therefore would ideally require that 10% of the development be allocated to Public Open Space to contribute to the communities active and passive recreation, including relaxation and children’s playground. As noted above, the proposal positively complies with the set-out requirement for Communal Open Space but it is not feasible to provide additional space in the form of Public Open Space, the following justification is submitted:

- This is an existing restricted inner city site
- The existing Glover Court Development has no public open space provision, and we note the addition of 15 no. units will not dramatically increase this need
- This is a retrofit project, restricted by the reuse of existing buildings/ structures
- 10% of this site would amount to an area of approximately 215/ 218 sqm (218 based on net development area) which is not sustainable as an area of public open space in any event
- Additionally, Glover Court is near St. Stephen’s Green and several other public parks, that act as green steppingstones in the fabric of the city, and which provide extremely high quality publicly accessible public open spaces for residents’ of Glover Court to enjoy
- Refer also to Stephen Little & Associates’ ‘Social Infrastructure Audit’, in Section 7 of their planning report, in addition to public parks, the development is located in an area that is already particularly well served by a wide range of facilities and amenities for residents’ of Glover Court to avail of and which cater for their needs
- Finally, any loss of dwelling numbers in lieu of public open space could potentially affect the viability of this Dublin City Council inner city housing regeneration project.

4.03.11 Communal Facilities:

Section 15.8.2 Community and Social Audit notes that all residential application consisting of 50 or more units shall include a Social Infrastructure audit to assess the availability of community amenities in proximity of the subject site and ascertain whether there is need for additional facilities.

The Social Infrastructure Audit as outlined Stephen Little & Associates report (included in the application submission) illustrates Grover Court is suitably located within the heart of Dublin inner city and in close proximity to a myriad of pivotal



Proposed Communal Amenity Space/ Children's Play - BSLA Masterplan

community infrastructure options within its 1km buffer (10 minute walkable distance) which include Primary and Second School Educational facilities, Health care options, Sports and Recreational opportunities, Art and culture spots ,Faith denominational spaces and other retail and hospitality areas. As such, no internal communal facilities are proposed for this development.

Reference should be made to Stephen Little & Associates planning report, in particular section 7, Social Infrastructure Audit, included in this Part-8 submission.

4.03.12 Children’s Play:

The communal garden has two distinct areas, a children’s play area to the north-west corner and a more adult friendly zone in the centre, integrated around the bicycle pavilion structure.

Play Infrastructure of the Development plan notes all applications which include the provision of public open space shall be subject to a requirement to provide for appropriate playground facilities. In schemes of 25 or more units, small play spaces of 85-100 sqm are considered suitable for toddlers and children up to the age of six, with suitable play equipment, seating for parents/ guardians, and within sight of the apartment building.

We direct the Planning Authority to the Landscape Design statement by BSLA for detailed information on the Children’s playground which is part of the proposal.

4.03.13 Car Parking:

A new entrance is proposed off Bow Lane which will provide access to 9 no. car parking spaces. Details of the parking provision are outlined in subsection 3.09 above.

While lower than the maximum allowable capacity under the DCC Policy SMT27 and SMT29 (maximum calculated at 27 no. car parking spaces), it is submitted due to the subject site location within the heart of Dublin and its proximity to several public transit options this is therefore compliant with the Planning Authority’s Climate Action and sustainable transport objectives.

4.03.14 Bicycle Parking/ Storage:

A secure, protected bicycle store has been designed for the central courtyard. Details of the bicycle parking/ storage provision are outlined in subsection 3.09 above.

The structure accommodates 99 no. bicycles, this is in accordance with the minimum required per the DCC Development Plan based on number of bedrooms (i.e. 99 no. bedrooms total).

GLOVER COURT

'DUBLIN BIKES' PUBLIC BICYCLE PARKING STATIONS

Local Public Parking Spaces

Additionally, there are 14 no. visitor bicycle parking spaces on site (12 no. standard bicycle parking bays and 2no. cargo bicycle spaces. While lower than the maximum allowable capacity under the DCC development plan (maximum calculated at 27 no. visitor bicycle spaces), it is submitted due to the subject site city centre location, proximity to nominally 83 no. public bicycle parking racks (nominally 166 spaces) within a 5-minute radius this therefore compliant with the Planning Authority’s Climate Action and sustainable transport objectives.

4.03.15 Refuse Storage:

As outlined in subsection 3.10 (Operational Waste Management Plan) above, the communal refuse store is located at ground floor, adjacent to the circulation core in Block A on York Street. The location provides for easy, convenient and accessible access for all residents from the internal courtyard/ garden aspect, to drop their waste and recycling to this store. Refuse/ bin collection is proposed to York Street, with DCC Management/ Maintenance provided with direct access to street, to an agreed collection point.

DCC Housing and Maintenance Department have confirmed twice-weekly collection and that the following provision (as provided) is compliant/ adequate:

- 4 no. 1100L waste (60% grey waste - 3.6 bins)
- 3 no. 1100L recycling (40% green waste - 2.4 bins)
- 2 no. 120L organic waste (1 Required - 2 Supplied)
- 1 no. 600x600 zone non-household waste

4.03.16 Access and Services:

The design proposal has been developed with the principles of accessibility in mind, in compliance with Technical Guidance Document M. The proposal also including for UD+ and UD units, designed in line with the guidance of ‘Universal Design Guidelines for Homes in Ireland’.

It is also proposed to achieve the Universal Design guidance in the general circulation areas of the apartment block, for example accessible entrance doors, horizontal circulation with turning areas will be provided in key locations within the building, vertical circulation (including 2no. Part M ambulant compliant common stairs and 2no. UD compliant lifts) will be provided with a wider space and designed in line with Universal Design Guidelines for Homes in Ireland, etc.

Further details can be found in subsection 3.08 (Levels and Access) above.

HOUSING QUALITY ASSESSMENT - SCHEDULE - BLOCK A + BLOCK B

P□□□□□: Glover Court Estate Renewal, Dublin 2
P□□□□R□□: 2302-GCD
□□□□: 11.07.2025
S□□□□: PART 8 PLANNING APPLICATION
R□□□□□□: 005

REFER TO DOCUMENTS:
The Dublin City Development Plan 2022-2028, Dublin City Council
Planning Design Standards for Apartments - Guidelines for Planning Authorities, Department of Housing, Local Government and Heritage, July 2025
Apartment Typology Booklet, The Land Development Agency, July 2023
Design Manual for Quality Housing , Department of Housing, Local Government and Heritage, Updated February 2025

N□□□ Unit Area (Provided) generally use areas outlined in Appendix 1 of DHLGH Planning Design Standards for Apartments - Guidelines for Planning Authorites . UD/ UD+ and 3B/6P units - areas are taken from DHLGH Apartment Layouts in Design Manual for Quality Housing and LDA Apartment Booklet Typology Layouts. For further detail see Schedule of Accommodation.

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

12-14 COLLEGE GREEN, DUBLIN 2
T. 353 (0) 1 6777742
INFO@DTA.IE
WWW.DTA.IE

FLOOR□APT. NO. BLOCK A□B

BLOCKS		OVERALL			UNIT DESCRIPTION				INTERNAL AREAS (M2)																																COMMUNAL AMENITY		PRIVATE AMENITY SPACE (M2)			COMBIUNED AMENITY (M2)		BICYCLE PARKING				ASPECT	
BLOCK A	BLOCK B	NO. OF UNITS	NO. OF BEDROOMS	NO. OF BEDSPACES	1B2P	2B3P	2B4P	3B6P	BEDROOM 1 AREA (PROVIDED)	BEDROOM 1 AREA (REQUIRED)	COMPLIANT Y/N	BED 1 MIN WIDTH (PROVIDED)	BED 1 MIN WIDTH (REQUIRED)	COMPLIANT Y/N	BEDROOM 2 AREA (PROVIDED)	BEDROOM 2 AREA (REQUIRED)	COMPLIANT Y/N	BED 2 MIN WIDTH (PROVIDED)	BED 2 MIN WIDTH (REQUIRED)	COMPLIANT Y/N	BEDROOM 3 AREA (PROVIDED)	BEDROOM 3 AREA (REQUIRED)	COMPLIANT Y/N	BED 3 MIN WIDTH (PROVIDED)	BED 3 MIN WIDTH (REQUIRED)	COMPLIANT Y/N	BEDROOM AGGREGATE (PROVIDED)	BEDROOM AGGREGATE (REQUIRED)	COMPLIANT Y/N	LKD (PROVIDED)	LKD (REQUIRED)	COMPLIANT Y/N	STORAGE (PROVIDED)	STORAGE (REQUIRED)	COMPLIANT Y/N	UNIT AREA (PROVIDED)	UNIT AREA (REQUIRED)	UNIT AREA (MIN. PER DHLGH)	COMPLIANT Y/N	UD PROVISION Y/N	COMMUNAL AMENITY (PROVIDED)	COMMUNAL AMENITY (REQUIRED)	PRIVATE OUTDOOR AMENITY (PROVIDED)	PRIVATE OUTDOOR AMENITY (REQUIRED)	COMPLIANT Y/N	COMBINED COMMUNAL + PRIVATE AMENITY (PROVIDED)	COMBINED COMMUNAL + PRIVATE AMENITY (REQUIRED)	LONG TERM BICYCLE PARKING (PROVIDED)	LONG TERM BICYCLE PARKING (REQUIRED)	SHORT TERM BICYCLE PARKING (PROVIDED)	SHORT TERM BICYCLE PARKING (REQUIRED)	DUAL ASPECT	ORIENTATION
GROUND FLOOR																																																					
G□A□□		1	2	4			1		13	11.4	Y	3	3.3	Y	13.3	13	Y	3	2.8	Y							26.3	24.4	Y	30	30.0	Y	6.1	6.0	Y	80.3	80.3	73.0	Y	Y	4.9	7.0	7.0	7.0	Y	11.9	14	2	2		0.5	Y	N/S/W
G□A□□		1	3	6				1	11.4	11.4	Y	2.8	2.8	Y	13	13	Y	3.4	2.8	Y	11.6	11.4	Y	2.9	2.1	Y	36	36	Y	35.2	37.0	Y	10.3	10.0	Y	104.2	94.0	94.0	Y	N	4.9	9	9.8	9.0	Y	14.7	18	3	3		0.5	Y	N/S
G□A□□		1	3	6				1	11.4	11.4	Y	2.8	2.8	Y	13	13	Y	3.4	2.8	Y	11.6	11.4	Y	2.9	2.1	Y	36	36	Y	35.2	37.0	Y	10..3	10.0	Y	104.2	94.0	94.0	Y	N	4.9	9	9.8	9.0	Y	14.7	18	3	3		0.5	Y	N/S
G□A□□		1	1	2	1				11.6	11.4	Y	3.3	2.8	Y													11.6	11.4	Y	23	23.0	Y	3.1	3.0	Y	49.1	45.0	45.0	Y	N	4.9	5.0	5.0	5.0	Y	9.9	10	1	1		0.5	Y	N/S/E
	G□B□□	1	1	2	1				13	11.4	Y	3.2	2.8	Y													13	11.4	Y	23	23.0	Y	3.0	3.0	Y	55.5	55.6	45.0	Y	Y	4.9	5.0	6.9	5.0	Y	11.8	10	1	1		0.5	Y	S/E/W
	G□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28.4	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6.0	6.0	6.0	Y	10.9	12	2	2		0.5	Y	E/W
	G□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28.4	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	6	6.0	Y	10.9	12	2	2		0.5	Y	E/W
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	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W
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SUBTOTAL		□	□□	□□	□	□	□	□																			□□□	193		□□□	241		□□	50		□□□	575	568		□	□□	□□	□□	55		□□□	110	□□	17		4		
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□□A□□		1	3	6				1	11.4	11.4	Y	2.9	2.8	Y	13.0	11.4	Y	3.3	2.8	Y	13	13	Y	3.3	2.8	Y	37.4	36	Y	35.4	37.0	Y	10.3	10.0	Y	104.2	94.0	94.0	Y	N	4.9	9.0	9.0	9.0	Y	13.9	18	3	3		0.5	Y	N/S
□□A□□		1	3	6				1	11.4	11.4	Y	2.9	2.8	Y	13.0	11.4	Y	3.3	2.8	Y	13	13	Y	3.3	2.8	Y	37.4	36	Y	35.4	37.0	Y	10.3	10.0	Y	104.2	94.0	94.0	Y	N	4.9	9.0	9.0	9.0	Y	13.9	18	3	3		0.5	Y	N/S
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	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W/N
SUBTOTAL		□	□□	□□	□	□	□	□																			□□□	193		□□□	241		□□	50		□□□	575	568		□	□□	□□	□□	55		□□□	110	□□	17		4		
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□□A□□		1	3	6				1	11.4	11.4	Y	2.9	2.8	Y	13.0	11.4	Y	3.3	2.8	Y	13	13	Y	3.3	2.8	Y	37.4	36	Y	35.4	37.0	Y	10.3	10.0	Y	104.2	94.0	94.0	Y	N	4.9	9.0	9.0	9.0	Y	13.9	18	3	3		0.5	Y	N/S
□□A□□		1	3	6				1	11.4	11.4	Y	2.9	2.8	Y	13.0	11.4	Y	3.3	2.8	Y	13	13	Y	3.3	2.8	Y	37.4	36	Y	35.4	37.0	Y	10.3	10.0	Y	104.2	94.0	94.0	Y	N	4.9	9.0	9.0	9.0	Y	13.9	18	3	3		0.5	Y	N/S
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□□A□□		1	2	3		1			13	13	Y	3.0	2.8	Y	7.1	7.1	Y	2.1	2.1	Y							20.1	20.1	Y	28.6	28.0	Y	5.0	5.0	Y	67.3	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	N/S
□□A□□		1	1	2	1				11.4	11.4	Y	2.9	2.8	Y													11.4	11.4	Y	22.5	23.0	Y	3.6	3.0	Y	49.6	45.0	45.0	Y	N	4.9	5	5.7	5.0	Y	10.6	10	1	1		0.5	Y	N/S
□□A□□		1	1	2	1				11.4	11.4	Y	2.9	2.8	Y													11.4	11.4	Y	22.2	23.0	Y	3.6	3.0	Y	49.1	45.0	45.0	Y	N	4.9	5	5.7	5.0	Y	10.6	10	1	1		0.5	Y	N/S
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	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W
	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W/N
SUBTOTAL		□□	□□	□□	□	□	□	□																			□□□	166		□□□	259		□□	42		□□□	567	560		□	49	□□	□□	57		□□□	114	□□	15		5		
FIFTH FLOOR																																																					
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□□A□□		1	1	2	1				11.4	11.4	Y	2.9	2.8	Y													11.4	11.4	Y	22.5	23.0	Y	3.6	3.0	Y	49.6	45.0	45.0	Y	N	4.9	5	5.7	5.0	Y	10.6	10	1	1		0.5	Y	N/S
□□A□□		1	1	2	1				11.4	11.4	Y	2.9	2.8	Y													11.4	11.4	Y	22.6	23.0	Y	3.6	3.0	Y	49.8	45.0	45.0	Y	N	4.9	5	5.7	5.0	Y	10.6	10	1	1		0.5	Y	N/S
□□A□□		1	1	2	1				11.4	11.4	Y	2.9	2.8	Y													11.4	11.4	Y	22.6	23.0	Y	3.6	3.0	Y	49.8	45.0	45.0	Y	N	4.9	5.0	5.7	5.0	Y	10.6	10	1	1		0.5	Y	N/S
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	□□B□□	1	2	4			1		11.4	11.4	Y	2.8	2.8	Y	13.0	13.0	Y	2.8	2.8	Y							24.4	24.4	Y	30	30.0	Y	6.0	6.0	Y	74.7	73.0	73.0	Y	N	4.9	7	8.8	7.0	Y	13.7	14	2	2		0.5	Y	S/E/W
	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W
	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W/N
SUBTOTAL		□	□□	□□	□	□	□	□																			□□□	142		□□□	229		□□	36		□□□	487	487		□	44	□□	□□	50		□□□	100	□□	13		5		
SIXTH FLOOR																																																					
	□□B□□	1	2	4			1		11.4	11.4	Y	2.8	2.8	Y	13.0	13.0	Y	2.8	2.8	Y							24.4	24.4	Y	30	30.0	Y	6.0	6.0	Y	74.7	73.0	73.0	Y	N	4.9	7	8.8	7.0	Y	13.7	14	2	2		0.5	Y	S/E/W
	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W
	□□B□□	1	2	3		1			13	13	Y	3.2	2.8	Y	7.1	7.1	Y	2.6	2.1	Y							20.1	20.1	Y	28	28.0	Y	5.0	5.0	Y	68.8	63.0	63.0	Y	N	4.9	6	9	6.0	Y	13.9	12	2	2		0.5	Y	E/W/N
SUBTOTAL		□	□	□□	□	□	□	□																			□□	65		□□	86		□□	16		□□□	199	199		□	15	□□	□□	19		□□	38	□	6		2		
BLOCK A□B TOTAL		□□	□□	□□□	□□	□□	□□	□																			□□□□	1109		□□□□	1503		□□□	286		□□□□	3474	3427		□	260	□□□	□□□	338		□□□	676	□□	99	□□	27	□□□□	

HQA Schedule

5.01 Demolition and Retained Structure:

The project involves retrofitting the existing block and adding new construction to enhance usable space and connectivity between the blocks. A comprehensive lifecycle carbon assessment will be conducted in line with EN 15978, covering a 50-year period and focusing on two main aspects:

- Embodied carbon
- Operational carbon

Embodied carbon considers the emissions related to materials used, while operational carbon assesses energy efficiency improvements. Key factors influencing material selection include compliance with regulations, material availability, and challenges specific to retrofitting.

Ireland's Climate Action Plan aims for a 51% reduction in greenhouse gas emissions by 2030 and net-zero by 2050, with retrofitting being a critical strategy to improve energy efficiency in older buildings.

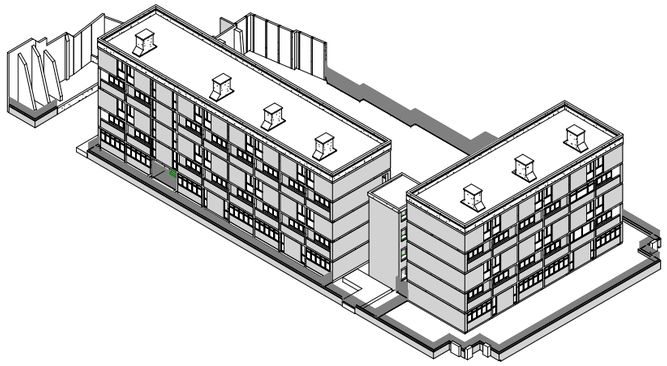
Localised demolition works will be undertaken to facilitate the proposed development. The existing building is nominally 2,744 m2. The estimated gross floor areas (GFA) of demolition/ removal are as follows:

512.9m2 - Ground Floor
93.0m2 - First Floor
89.5m2 - Second Floor
93.0m2 - Third Floor
67.4m2 - Fourth Floor

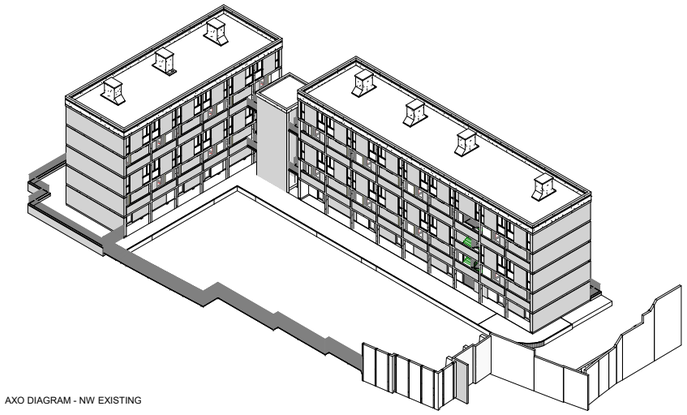
855.8m2 - Total GFA Demolition

CS Consulting, the project's civil and structural engineer, cites Table 2 of the BRE Waste Benchmark Data 2012 in their Construction and Demolition Waste Management Plan. Based on the gross internal floor area, the demolition of the existing buildings on the site is projected to generate approximately 143.8 tonnes of demolition waste. Malone O'Regan, in their Environmental Impact Assessment Screening report, classify the projected demolition waste figure as low.

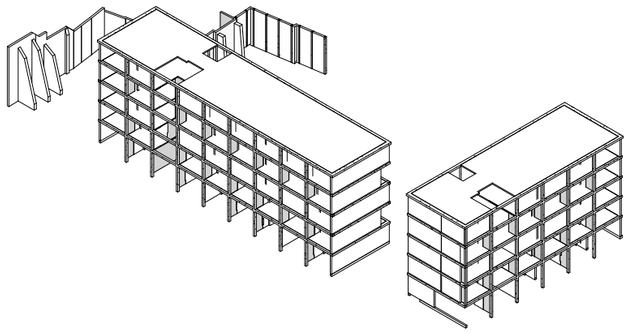
Please refer to Malone O'Regan's Environmental Impact Assessment and CS Consulting's Construction and Demolition Waste Management Plan, which are included in this submission. The extent of the demolition is illustrated in the drawings below, as well as in DTA Architects' drawing package submitted with this Part 8 application.



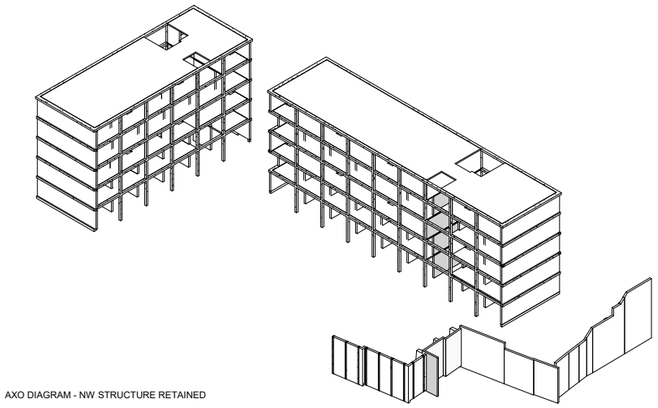
AXO DIAGRAM - SE EXISTING



AXO DIAGRAM - NW EXISTING



AXO DIAGRAM - SE STRUCTURE RETAINED



AXO DIAGRAM - NW STRUCTURE RETAINED

Refer to DTA Architects Demolition Drawings submitted as part of this Part 8 Application

5.02 Existing Buildings - Site Investigations/ Structural Survey:

Initial site investigations and structural surveys were undertaken in Q4 2024, with further investigations/ studies ongoing. Such investigations are necessary to determine the soil conditions and the existing building structural restrains in order for the Consultant Structural Engineers (CS Consulting) to determine the capacity of the existing building foundations and the necessary measures to increase capacity if and where necessary.

Initial Site Investigation included:
- 4 no. boreholes
- 4 no. rotary cores
- 2 no. window samplers
- 6 no. trial trenches along the perimeter of the two buildings.

The investigation report states the following summary stratification:
- Made Ground which extends to depths of between 2.50 meters. Made Ground is not suitable for foundations
- Bolder Clay which continues to an average depth of 8.50 meters. The clay is stiff for the first one-meter depth, and it changes to hard. This stratum is suitable for deep foundations like pads and strips. The bearing capacity of the bolder clay can vary from a minimum of 200kPa to a maximum of 350kPa
- Limestone rock from an average depth of 8.50 to 14.00 meters. The limestone is weathered for the first meter but changes to solid beyond that.

Due to the relatively shallow bedrock, CSC note, piling to limestone solid rock is recommended for any additional foundations.

The scope of the initial structural investigation for RC columns, beams slabs and masonry walls included:
- Determining concrete strength using rebound hammer tests
- Testing core samples extracted from the existing elements (beams and walkway slabs)
- Determining the concrete cover on each element
- Scanning the rebar in each element
- Breaking the cover to confirm the diameter and spacing of rebar in elements indicated by the structural engineer
- Carbonation tests will be carried out on all exposed rebar
- Reinstating the cover using the approved products.
- Scanning the wall to determine if any vertical ties are present
- Test and determine block and mortar strengths using non-destructive methods
- Extracting cores out of block walls were indicated by the structural engineer
- Determine the type of block used for the construction of cross walls, gable walls, partition walls and façade walls.

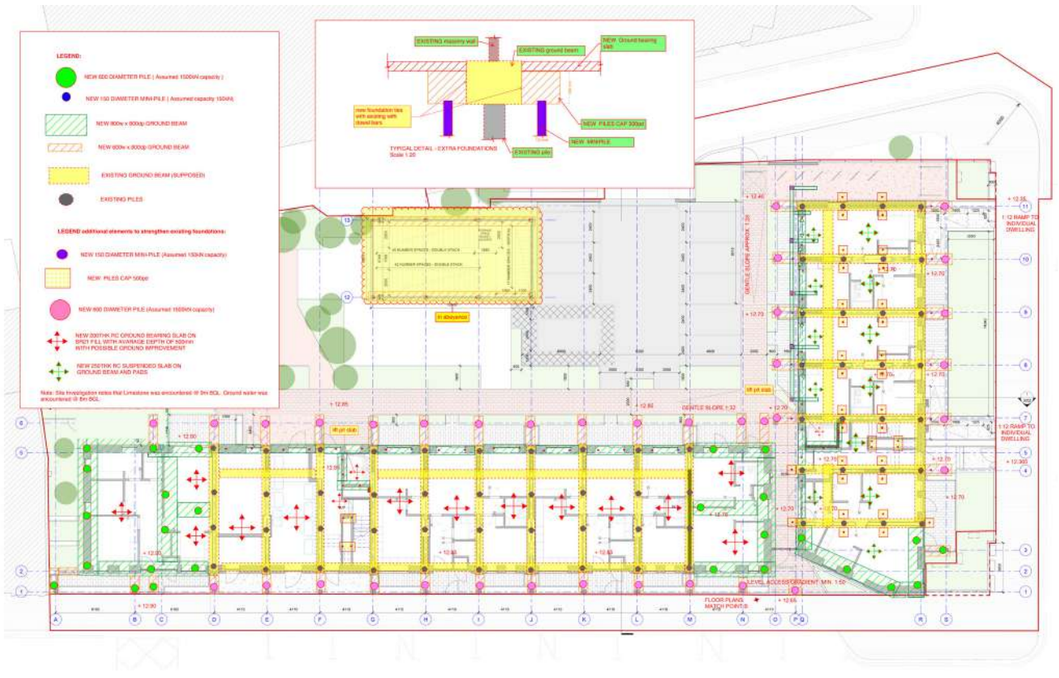
CSC have noted the initial structural investigation results proved to be positive, in particular the masonry walls strength appeared to be good and supportive of the proposed additional floors, but further investigations would be necessary to confirm such.

The present of asbestos and the fact that the estate is currently occupied have limited the extent of investigations. Further site investigations and structural surveys are ongoing where feasible at present, with a final comprehensive investigation to be undertaken on all areas once the building is fully decanted.

5.03 Foundations/ Additional Strengthening Contingency:

There are no records of the foundation plans for the Glovers Court building. By comparing with Constitution Hill for which there are piling drawings, CSC have assumed the foundation consists of ground beams on piles. The gable walls are supported on smaller piles. An assumed suspended ground floor slab spans between ground beams. The ground beams extend under the cross walls and RC columns, and perimeter beams support the outside walls.

Based on the information available at present CSC have designed a 'Foundation Strengthening Proposal' with the following measures proposed:
- Additional pads/ foundations to increase capacity and accommodate extra weight from new floors
- Pile caps to be built on either side of the existing beam and will be connected with dowel rebar to the existing concrete element
- Mini-piles will be used to reach the bedrock level
- Under the balconies, a new beam will be constructed with one regular pile and one mini-pile
- The mini-pile will strengthen the existing neighbouring edge pile, and the typical pile will support the balcony column, the new beams will be tied to the existing ones using dowel bars.



CS Consulting Structural Engineers' Sketch of Foundation Strengthening Proposal

5.04 Structural Proposal:

Glover Court consists of two existing five-storey blocks. The structure consists of RC frames on the façades and masonry cross walls carrying the slabs. The slab spans of 4.1m on the cross-party load-bearing walls are relatively short.

CSC Engineers have examined the existing loads on the cross-party masonry walls, and the existing blockwork needs to achieve a minimum of 15N/mm2 compressive strength. The investigations completed for Constitution Hill (a building very similar to Glover Court) have shown block strengths of 24N/mm2. CSC expect similar values for Glover Court. CSC's goal in developing the most appropriate solution for the building is to get to a net zero additional load on the existing foundations with the additional floors.

Ways to reduce the load on the existing structure include:
- The removal of all internal blockwork partitions and replacing them with stud-wall partitions
- Removing the presumed suspended ground floor slab with a ground bearing one
- Removing existing floor finishes and woodwool soffit insulations and replacing them with modern materials.

The additional floors will be built with steel frames and lightweight stud walls. A composite slab of Comflor 60 metal deck and 150mm concrete depth is proposed for the apartment and roof slab.

Blue roof is proposed for new build extensions. The roof build-up on the existing structure will only provide insulation and waterproofing, with no blue roof provision.

The new extensions to the ends of the existing blocks will be built with load-bearing block walls and a 150mm thick precast hollowcore slab with a 75mm structural screed. A steel frame will be used in Block 1 to break the slab's spans. For Block 2, a wall beam there will be used to transfer the cantilever section above the ground floor. A transfer slab is necessary at first floor. In order not to add load to the existing gable walls, steel frames will be used to carry the new slabs. New ground beams on piles will support the newly built extensions.

It is proposed the external frame structure supporting the new balconies/ walkways will be designed to minimise additional loads on the existing structure (through avoiding cantilevered balconies).

CSC note that a large percentage of the load increase on the existing structure with the additional floor/ floors is due to updating the imposed load to 2 kN/m2 according to Eurocodes (current building standards).

6.00 Stakeholder Engagement:

6.01 Engagement with DCC Technical, Residents, Elected Officials and Area Committee

See list of key engagement below (note non-exhaustive list):

Description:	Date:
DCC Technical and Department Workshop Meeting no. 1 Including the following DCC departments: • Planning • Road Maintenance • Electrical Services • Parks, Biodiversity and Landscape • Public Lighting • Conservation • Housing Maintenance • Drainage	12.10.2023
Consultation with DCC Roads/ Transport & DCC Area Office (Housing)	26.10.2023
Consultation with DCC Structural Engineer Division	20.11.2023
Community Consultation 01 (Meeting/ presentation with Glover Court residents, and local councillors)	22.02.2024
Consultation with DCC District Heating Lead	01.03.2024
Consultation with Building Control/ DAC	11.04.2023
Consultation with DCC Waste Regulations Technical Officer	23.05.2024
DCC Roads/ Transport, Meeting no. 2	28.05.2024
Consultation with DCC Planning Department no. 2 (Pre-Planning Meeting)	28.05.2024
Area Committee Meeting 01 (DCC Architect Dept. Presented to Area Committee to confirm intention to submit pre-part 8 circulation)	09.09.2024
Community Consultation 02 (Meeting/ presentation with Glover Court residents)	25.09.2024
Area Committee Meeting 02 (DCC Architect Dept. Presented to Area Committee - Notification of Initiation under Part 8 Planning and Development Regulations 2021 - South East Area Committee - 14th July 2025)	14.07.2025

6.02 Pre-Part 8 Circulation - Feedback from DCC Technical Departments:

A full draft planning package of information was circulted for DCC Technical Department review on the 30.09.2024 (Pre-Part 8 Circulation).

Feedback/ observations were provided by DCC Drainage Division, Transport Division, Conservation Division, Public Lighting, Air Quality Monitors and Noise Control Division, and the Archaeology Division.

A record of this and the Design Team's responses are detailed in a tracker document, refer to Appendix A07: DCC Technical Department's Comments Tracker and Design Team Responses.

It is noted that all observations have been responded to and associated documents, reports and drawings have been revised where required and all items have been agreed/ fully closed out.

The complete package of information submitted as part of this Part 8 Planning Application fully reflect and incorporate the feedback/ observations provided and agreed with the DCC Technical Departments.

APPENDICES

A01 DTA Architect's Planning Compliance Table
A02 Numbers and Mix - Floor Area Schedule - Schedule of Accommodation
A03 DTA Architects Drawing Schedule and Part 8 Complete Schedule of Info.
A04 Community Consultation 01 Presentation of 22.02.2024
A05 Area Committee Presentation of 09.09.2024
A06 Community Consultation 02 Presentation of 25.09.2024
A07 DCC Technical Departments Comments Tracker and Design Team Responses
A08 Area Committee Presentation No.2 of 14.07.2025

A01 DTA ARCHITECT'S PLANNING COMPLIANCE TABLE

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

12-14 COLLEGE GREEN
DUBLIN. D02 YY72
T.353(0)1 6777742
INFO@DTA.IE
WWW.DTA.IE

Compliance Table:

See below a Summary Table setting out various criteria, the compliance requirement, and the demonstration of/ confirmation of compliance:

NO.	ITEM	STANDARD REQUIREMENTS DCC DP/ Design Stds.	PROPOSAL PROVIDES:	NOTE:	REFER TO PRE-PL REPORT
	Existing Use		Residential buildings (2,744 m2) To be retrofitted and extended		
	Zoning	Dublin City Development Plan 2022-2028	Zoning: Zone Z5 City Centre		
	Site Area	-	Existing Site Area: 2,154.3 m2 / 0.215 ha Proposed Net Development Area: 2,182.5 m2 / 0.218 ha Planning Boundary Site Area: 2,857.6 m2 / 0.285 ha		-
	Use	Permissible uses as per DCCDP 2022-2028 Land-use Zoning Chapter 14 - 14.7.5 City Centre – Zone Z5	Residential Use	Residential Permissible	-
	Residential - Apt/ Unit No.	-	Block A: 32 units Block B: 21 units Total: 53 units Apartments: 53 units (100%)		-
	Unit Mix	Planning Design Standards for Apartments Guidelines for Planning Authorities, DHLGH, 2025 Dublin City Development Plan 2022-2028 – Chapter 15 – Development Standards – 15.9.1 Unit Mix	Type A: 1B/2P – 6 units (11.3%) Type B: 1B/2P – 8 units (15.1%) Type C: 1B/2P–UD+ – 1 unit (1.9%) Type D: 2B/3P – 2 units (3.8%) Type E: 2B/3P – 5 units (9.4%) Type F: 2B/3P – 12 units (22.6%) Type G: 2B/4P–UD – 1 unit (1.9%) Type H: 2B/4P–UD – 4 units (7.6%) Type I: 2B/4P – 6 units (11.3%) Type J: 3B/6P – 2 units (3.8%) Type K: 3B/6P – 6 units (11.3%)	1B:15 (28.3%) 2B:30 (56.6%) 3B:8 (15.1%) UD:6 (11.3%)	Refer to Housing Mix Statement
	GFA (m2)	-	Existing GFA: Nom. 2,744 m2 Proposed GFA: Block A: 2642.4 m2 Block B: 1,781.4 m2 Total Residential: 4,423.8 m2 Bike Store: 68.6 m2	-	-

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

			Nom. 4,492.4 m2 (residential and store)		
	Plot ratio	DCCDP 2023-2029 Appendix 3 - Height Strategy - Section 3.2 Density – Table 2	Complete Site Development Area (including bike store): 4,492.4 m2 / 2,182.5 m2 = **2.05** Residential Area: 4,423.8 m2 / 2,182.5 m2 = **2.02**	Compliant	-
	Housing Density	DCCDP 2022-2028, Appendix 3 – Height Strategy - Table 1 City Centre and Canal Belt - 100-250 units / ha Guidelines for Planning Authorities on Sustainable and Compact Settlements	Proposed Density: 241 units / ha *Calculation:* *53/ 0.22 = 241* *(Net Site Development Area: 0.22 ha / Total units 53 / Overall GFA: 4.492.4 m2* Net density, as outlined in Sustainable and Compact settlements guidelines: 245dph (net) *Calculation:* *Net Site Development Area: 0.22 ha* *Overall GFA: 4.492.4m2* *Residential GFA: 4,423.8m2* *Non-residential GFA: 68.6 m2* *No. of residential units: 53* *4,492.4/ 4,423.8 = 101.6%* *0.22ha*101.6% = 0.217ha* *53/0.217 = 244dph*	Compliant	-
	Footprint	-	Nom. 898.34 m2 (store and residential) Residential: 823.16 m2 Bike Store: 75.18 m2	-	-
	Site coverage	DCCDP 2023-2029 Appendix 3 - Height Strategy - Section 3.2 Density – Table 2	Nom. 41.2% *Complete Site Development Area – Calculation:* *Building Footprint: 898.3 m2* *898.3/ 2,182.5 m2 =* *41.2 %* Nom. 37.7% *Net Residential Area – Calculation:* *Building Footprint: 823.2 m2* *823.3/ 2,182.5 m2 =* *37.7 %*	Compliant – Below all outlined areas	-

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

	Height	DCCDP 2023-2029 Appendix 3 - Height Strategy - Section 3.2 Density – Table 3	Generally, up to 6 stories in city centre or in line with objectives set out as per Table 3	-	-
	Shared / Communal Amenity Space	Total requirement: 338 m2 No. Appendix 1 of Planning Design Standards for Apartments Guidelines for Planning Authorities, DHLGH, 2025	Provision: 260 m2 Site area is under 0.25ha - allowance for reduction in DCCDP Additional planted buffers on site: Nom. 250 m2	Refer to HQA	-
	Private Amenity Space	Total required: Appendix 1 of Planning Design Standards for Apartments Guidelines for Planning Authorities, DHLGH, 2025 DCCDP 2022-2028 - Section 15.6.7 & Table 15.2	Apartments: All minimums met and/or exceeded – refer to HQA.	Compliant	-
	Floor Area	Appendix 1 of Planning Design Standards for Apartments Guidelines for Planning Authorities, DHLGH, 2025 DMFQH (Design Manual) & LDA Apartment Typology Booklet 2023	All apartment areas are fully compliant with the relevant guidelines.	Refer to HQA Refer to Schedule of Accommodation	-
	Dual Aspect	Min. 25% Dual Aspect	100% of units	Refer to HQA	-
	Ground Floor Apartments	SPPR 4 of the Planning Design Standards for Apartments Guidelines for Planning Authorities, DHLGH, 2025	Min. 2.7m ceiling height at ground floor. Dimension constraint on site due to existing structures. 100% meeting 2650mm.	-	-
	Apartment units per floor	To comply with Building Regs	Max 10 apartments per floor and two number lift cores provided.	Compliant	-
	Children's play Space	Total requirement: nom. 85 - 100 m2 small play spaces Section 4.4 of Planning Design Standards for Apartments Guidelines for Planning Authorities, DHLGH, 2025	Total Provision: Located within the Communal Open Space	Compliant	-
	Vehicle Parking	Section 4.6 of Planning Design Standards for Apartments	Total provision: 9 no.	Compliant due to city centre location	-

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

		Guidelines for Planning Authorities, DHLGH, 2025	4 no. Designated EV Charging Spaces provided to the Area Parking with 100% ducting infrastructure. 1 no. Accessible and EV Charging Space		
	Bicycle Parking	Total requirement: (Based on 1 no. permanent space per bedroom plus 1 no. visitor space per 2 no. units)	Total requirement: 99 no. – Permanent Spaces 26 no. – Visitor Space Apartments: 53 no. Bedrooms: 99 no. Provision: 99 no. – Permanent Spaces 14 no. – Visitor Spaces to include 2 no. cargo parking space. Study on surrounding area carried out on public bike parking within 5-minute radius.	Compliant Consultation with DCC outlined reduction in visitor spaces allowable if cargo spaces provided.	-

A02 NUMBERS AND MIXED - FLOOR AREA SCHEDULE - SCHEDULE OF ACCOMMODATION

APARTMENT SCHEDULE SUMMARY FOR DETAILED BREAKDOWN SEE HQA

UNIT TYPE	NO. OF UNITS	BEDROOM	BEDROOM	BEDROOM	LKD	STORAGE	EXTERNAL	GFA
		NET	NET		NET	NET		NET INTERNAL
1B / 2P APT. TYPE A	6	11.6			23	3.1	5.7	49.1
1B / 2P APT. TYPE B	8	11.4			22.5	3.6	5.7	49.5
1B / 2P UD+ APT. TYPE C	1	13			23	3	6.9	55.5
2B / 3P APT. TYPE D	2	13	7.1		28.4	5	6	68.8
2B / 3P APT. TYPE E	5	13	7.1		30.6	5	9	67.3
2B / 3P APT. TYPE F	12	13	7.1		30.6	5	9	68.8
2B / 4P UD APT. TYPE G	1	13	13.3		30	6.1	7	80.3
2B / 4P UD APT. TYPE H	4	13	13.1		30	6.1	8.8	80.3
2B / 4P APT. TYPE I	6	11.4	13		30	6	11	74.7
3B / 6P APT. TYPE J	2	11.4	11.6	13	35.2	10.3	9.8	104.2
3B / 6P APT. TYPE K	6	11.4	13	13	35.4	10.3	9	104.2
SUBTOTAL								

AVERAGE SUM OF EACH APT TYPE

1 B/2 P	2B / 3P	2B/4P	3B/6P
49.1	68.8	80.3	104.2
55.5	68.8	80.3	104.2
49.1	67.3	74.7	104.2
49.1	68.8	80.3	104.2
49.1	68.8	74.7	104.2
49.6	67.3	80.3	104.2
49.1	68.8	74.7	104.2
49.1	68.8	80.3	104.2
49.5	67.3	74.7	
49.1	68.8	74.7	
49.6	68.8	74.7	
49.8	67.3		
49.8	68.8		
49.6	68.8		
49.1	67.3		
	68.8		
	68.8		
	68.8		
	68.8		

746.2	1299.7	849.7	833.6	TOTAL AREA
49.7	68.4	77.2	104.2	AVERAGE SIZE

UNIT MIX

UNIT TYPE	QTY	MIX	AV. SIZE	AREA
1 BED - 2 PERSON	15	28%	49.7	746.2
2 BED - 3 PERSON	19	36%	68.4	1299.7
2 BED - 4 PERSON	11	21%	77.2	849.7
3 BED - 6 PERSON	8	15%	104.2	833.6
SUB-TOTAL	53			3729.2

GROSS FLOOR AREA BY FLOOR

FLOOR	EXISTING	DEMO FLOOR	RETAINED	PROPOSED
00 - GROUND FLOOR PLAN	468.0	468.0	0.0	702.7
01 - FIRST FLOOR PLAN	566.7	93.0	473.7	709.7
02 - SECOND FLOOR PLAN	551.1	89.5	461.6	709.7
03 - THIRD FLOOR PLAN	566.7	93.0	473.7	709.7
04 - FOURTH FLOOR PLAN	532.4	67.4	465.0	709.7
05 - FIFTH FLOOR PLAN		0.0	0.0	626.9
06 - SIXTH FLOOR PLAN		0.0	0.0	255.5
SUBTOTAL				

DUAL ASPECT

SINGLE ASPECT	0
DUAL ASPECT	53
RATIO	100.0%

PLOT RATIO

	NET SITE	GROSS SITE
SITE AREA	2182.5	
GFA	4423.8	
PLOT RATIO		

SITE COVERAGE

	NET SITE	GROSS SITE
SITE AREA	2182.5	
BUILDING FOORTPRINT	898.3	
SITE COVERAGE		

OPEN SPACE

AMENITY TYPE	REQUIRED	PROVIDED	AREA DIFFERENCE
PRIVATE OUTDOOR	338		82
COMMUNAL AMENITY	338		-78
COMBINED SUBTOTAL	676		
PUBLIC AMENITY	218		-218

NOTES ON OUTDOOR SPACE PROVIDED

COMMUNAL AMENITY CALCULATED BASED ON AREA REQ. PER UNIT TYPE. ALLOWANCE FOR REDUCTION IN DCC DP FOR COMMUNAL AMENITY IF SITE IS LESS THAN 2.5HA (SITE AREA 2.2HA). PUBLIC AMENITY RECOMMENDED AS 10% OF SITE AREA - NO PROVISION PROVIDED DUE TO RESTRICTED CITY CENTRE SITE AND CLOSE PROXIMITY TO NUMBER OF PUBLIC PARKS.IN ADDITION TO 260m2 COMMUNAL AMENITEY THERE IS ALSO 250m2 OF PLANTED BUFFER SPACES.

BICYCLE PARKING

TYPE	REQUIRED	PROVIDED	DIFFERENCE
LONG TERM BIKE PARKING	99	99	0
SHORT TERM BIKE PARKING	26.5	14	-12.5

NOTES ON BICYCLE PARKING PROVIDED

SHORT-TERM BICYCLE PARKING PROVISION: WHILE BELOW THE MAXIMUM ALLOWABLE UNDER THE DCC DEVELOPMENT PLAN, IS CONSIDERED ACCEPTABLE DUE TO THE SITE'S CENTRAL LOCATION AND ITS PROXIMITY

10% CALCULATIONS

	MINIMUM STANDARDS								DMFQHA COMPARISON				
	UNIT BEDSPACES	UNIT AREA PROPOSED (GROSS)	UNIT AREA MINIMUM (GROSS)	COMPLIANT Y/N	UNIT AREA SURPLUS	PERCENTAGE OVER	EXCESS AREA BY MIN. (SQ)	REASON FOR SURPLUS	UNIT AREA PER DMFQHA EXEMPLARS (GROSS)	DMFQHA UNIT EXEMPLAR	UNIT AREA SURPLUS	PERCENTAGE OVER	EXCESS AREA BY MIN. (SQ)
GROUND FLOOR													
GA	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
GA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
GA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
GA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
GB	2	55.5	45	Y	10.5	23%	Y	UD+	55.6	LDA - TYPE 2C	-0.1	0%	N
GB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
GB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
FIRST FLOOR													
AA	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
AA	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
AA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
AA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
AA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
BB	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
SECOND FLOOR													
AA	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
AA	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
AA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
AA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
AA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
BB	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
THIRD FLOOR													
AA	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
AA	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
AA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
AA	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
AA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
BB	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
FOURTH FLOOR													
AA	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
AA	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
AA	2	49.6	45	Y	4.6	10%	N		52.9	DMFQH A11 & A12	-3.3	-6%	N
AA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
AA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
AA	2	49.5	45	Y	4.5	10%	N		52.9	DMFQH A11 & A12	-3.4	-6%	N
AA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
BB	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
FIFTH FLOOR													
AA	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
AA	2	49.6	45	Y	4.6	10%	N		52.9	DMFQH A11 & A12	-3.3	-6%	N
AA	2	49.8	45	Y	4.8	11%	Y	1.5 BAY NO CHIMNEY	52.9	DMFQH A11 & A12	-3.1	-6%	N
AA	2	49.8	45	Y	4.8	11%	Y	1.5 BAY NO CHIMNEY	52.9	DMFQH A11 & A12	-3.1	-6%	N
AA	2	49.6	45	Y	4.6	10%	N		52.9	DMFQH A11 & A12	-3.3	-6%	N
AA	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
BB	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
BB	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
BB	3	68.8	63	Y	7.3	12%	Y		70	DMFQH A9 & A20	-1.2	-2%	N
SIXTH FLOOR													
BB	4	74.7	73	Y	7.3	10%	N		79.7	DMFQH A3 & A28	-5	-6%	N
BB	3	68.8	63	Y	7.3	12%	Y		70	DMFQH A9 & A20	-1.2	-2%	N
BB	3	68.8	63	Y	7.3	12%	Y		70	DMFQH A9 & A20	-1.2	-2%	N

Note: Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

Refer to:
GCD-DTA-ZZ-ZZ-DR-A-PL6002-E - SCHEDULE OF ACCOMMODATION

A03 DTA ARCHITECTS DRAWING SCHEDULE AND PART 8 COMPLETE SCHEDULE OF INFORMATION

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

12-14 COLLEGE GREEN. DUBLIN 2
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□RAWING REGISTER AN□ ISSUE SHEET

PROJECT: GLOVER COURT ESTATE, YORK STREET, DUBLIN 2.
PROJECT NUMBER/REF: 2302-GCD

PART 8 PLANNING APPLICATION PACKAGE

□RAWING ISSUE	**□ATE OF ISSUE**														
DRAWING SERIES : PL	DAY	30	24	7	25	2	24	29	26	29	5	20	11	24
SHEET NUMBER : ALL SERIES	MONTH	9	10	11	11	12	1	4	5	5	6	6	7	7
DRG. NO. PREFIX : 2302-GCD-ISSUE SHEEET-PL	YEAR	24	24	24	24	24	25	25	25	25	25	25	25	25

NUMBER□RAWING TITLE	**SI□E**	**SCALE**	**REVISIONS**												
E□ISTING □ITE □RAWINGS															
1001 - PLACE MAP / SITE LOCATION MAP	A1	1:10560 / 1:1000	/		A	B		C		C			C	D	D
1002 - EXISTING SITE PLAN - OWNERSHIP	A1	1:250	/		A	B		C		C			C	D	D
1003 - EXISTING SITE PLAN - NET DEVELOPMENT AREA	A1	1:250	/	A	A	B	C	D		D			C	E	E
1004 - EXISTING ELEVATIONS - NORTH & SOUTH	A1	1:200	/		/	A	B	C		C			C	D	D
1005 - EXISTING ELEVATIONS - EAST & WEST	A1	1:200	/		/	A	B	C		C			C	D	D
1006 - DEMOLITION PLAN - GROUND FLOOR	A1	1:200	/		A	B	C	D		D			D	E	E
1007 - DEMOLITION PLAN 01 - 05	A1	1:200	/		/	/	A	B		B			B	C	C
1008 - DEMOLITION ELEVATIONS NORTH & SOUTH	A1	1:200	/		/	A	B	C		C			C	D	D
1009 - DEMOLITION ELEVATIONS EAST & WEST	A1	1:200	/		/	A	B	C		C			C	D	D
1010 - DEMOLITION AXO DIAGRAMS	A1	1:250	/		/	/		A		A			A	B	B
PROPOSE□ PLANS															
1100 - PROPOSED SITE LAYOUT PLAN	A1	1:250	/		A	B		D	E	E			F	G	G
1101 - PROPOSED GROUND FLOOR PLAN	A1	1:100	/		A	B		D	E	E			F	G	G
1102 - PROPOSED FIRST FLOOR PLAN	A1	1:100	/		A	B	C	E	F	F		G	G	H	H
1103 - PROPOSED SECOND FLOOR PLAN	A1	1:100	/		A	B	C	E	F	F		G	G	H	H
1104 - PROPOSED THIRD FLOOR PLAN	A1	1:100	/		A	B	C	E	F	F		G	G	H	H
1105 - PROPOSED FOUTH FLOOR PLAN	A1	1:100	/		A	B		D	E	E		F	F	G	G
1106 - PROPOSED FIFTH FLOOR PLAN	A1	1:100	/		A	B		D	E	E		F	F	G	G
1107 - PROPOSED SIXTH FLOOR PLAN	A1	1:100	/		A	B		D	E	E		F	F	G	G
1108 - PROPOSED ROOF PLAN	A1	1:100	/		A	B		C	D	D		E	E	F	F
1110 - PROPOSED TAKING IN CHARGE SITE PLAN	A1	1:250			/	A		B	C	C			C	D	D
PROPSOE□ SECTIONS □ELEVATIONS															
2120 - PROPOSED ELEVATIONS - NORTH & SOUTH	A1	1:200	/		/	A		B	C	C			C	D	D
2121 - PROPOSED ELEVATIONS - EAST & WEST	A1	1:200	/		/	A		B	C	C			C	D	D
2122 - PROPOSED ELEVATIONS - INTERNAL	A1	1:200	/		/	A		B	C	C			D	E	E
3130 - PROPOSED SECTIONS	A1	1:200	/		/	A		B	C	C			C	D	D
UNIT MI□ □APARTMENT □ATA □YPES															
4200 - APARTMENT UNIT TYPE - SHEET 1	A1	1:50	/		/	A		C	D	D	E			F	G
4201 - APARTMENT UNIT TYPE - SHEET 2	A1	1:50	/		/	A		C	D	D	E			F	G
4202 - APARTMENT UNIT TYPE - SHEET 3	A1	1:50	/		/	A		C	D	D	E			F	G
4203 - APARTMENT UNIT TYPE - SHEET 4	A1	1:50	/		/	A		C	D	D	E			F	G
ELEMENT □ETAILS															
4210 - BICYCLE STORE DETAILS	A1	1:50		/	/	A		C	D	D		E	F	G	G
6001 - HOUSING QUALITY ASSESSMENT SCHEDULE	A1	N/A	/		/	/		A	B				B	C	D
6002 - SCHEDULE OF ACCOMMODATION	A1	N/A	/		/	/		A	B		C		C	D	E
FA□ADE & MATERIALITY															
4220- PROPOSED FAÇADE- MATERIAL ELEVATIONS - SHEET 1	A1	1:200	/		/	/	A	B	C	C			C	D	D
4221- PROPOSED FAÇADE- MATERIAL ELEVATIONS - SHEET 2	A1	1:200	/		/	/	A	B	C	C			C	D	D
4222 - PROPOSED FAÇADE MATERIALITY DETAILS - STREET	A1	1:50	/		/	/	A	B	C	C			C	D	D
4223 - PROPOSED FAÇADE MATERIALITY DETAILS - COURTYARD	A1	1:50	/		/	/	A	B	C	C			C	D	D

□ISTRIBUTION	**N□ OF COPIES ISSUE□**														
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CONSULTANT - PLANNING			/										/		
CONSULTANT - STRUCTURAL ENGINEER			/										/		
CONSULTANT - M+E			/										/		
CONSULTANT - FIRE SAFETY CERTIFICATE			/										/		
CONSULTANT - DAC			/										/		
QUANTITY SURVEYOR			/						/						
DTA RECORD			/							/	/	/	/	/	/
PURPOSE OF ISSUE															
FOR INFORMATION				/	/	/	/	/	/	/	/	/	/	/	/
FOR APPROVAL				/	/	/	/	/		/	/	/			
FOR PRICING/TENDER															
FOR CONSTRUCTION															
PRE PART-8 PLANNING			/	/	/	/	/						/		
PART 8 PLANNING APPLICATION								/					/	/	/
REVISED STAGE 2 SUBMISSION										/	/	/			

Refer to:
00 - 2302-GCD-ISSUE SHEET-PL-ALL SERIES-24.07.2025

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PART 8 PLANNING SUBMISSION - SCHEDULE OF REPORTS AND DOCUMENTS

Project:	Glover Court Estate Renewal Glover Court Estate, York Street, Dublin 2	**Date of Issues**	
Job Reference:	2302-GCD	**Day**	24
Date:	11.07.2025	**Month**	7
Revision Date:	REV A - 24.07.2025	**Year**	25
Work Stage:	Stage 0|b / Part 8		
Prepared by:	JM/ DC		
Checked by:	JM		

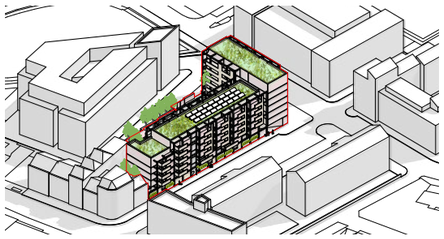
No	Report/Document	Consultant	Note		
1	Cover Letter	By DCC	For DCC to draft		
2	Site Notice	DTA Architects	29.07.2025 lodgement date		/
3	Newspaper Notice	DTA Architects	29.07.2025 lodgement date		/
4	Architectural Drawings	DTA Architects	Refer to DTA drawing schedule		/
5	Architectural Design Statement	DTA Architects			/
6	Housing Quality Assessment	DTA Architects	Refer to DTA drawing schedule and written statement within Architectural Design Statement		/
7	Planning Supporting Statement/ Planning Report & Social Infrastructure Audit, Including Childcare Needs Analysis	Stephen Little & Associates	Refer to Section 7 of Stephen Little & Associates Planning Report for Social Infrastructure Audit		/
8	Civil Engineering Drawings	CS Consulting	Refer to CSC drawing schedule		/
9	Civil Engineering Report (Engineering Services Report)	CS Consulting			/
10	Roads Engineering Drawings	CS Consulting	Refer to CSC drawing schedule		/
11	Site Specific Flood Risk Assessment	CS Consulting			/
12	Outline Construction and Environmental Management Plan	CS Consulting			/
13	Construction and Demolition Waste Management Plan	CS Consulting			/
14	Traffic and Transport Assessment (DMURS Compliance Statement)	CS Consulting			/
15	Residential Travel Plan (Mobility Management Plan)	CS Consulting			/
16	Service and Operation Management Plan	CS Consulting			/
17	Surface Water Management Plan	CS Consulting			/
18	Mechanical and Electrical Drawings (Site Services, Public Lighting, Solar PV)	Varming Consulting Engineers	Refer to Varming drawing schedule		/
19	Mechanical and Electrical Design Report	Varming Consulting Engineers			/
20	Energy and Sustainability Report/ Climate Action Energy Statement	Varming Consulting Engineers			/
21	Public Lighting Report	Varming Consulting Engineers			/
22	Building Lifecycle Assessment	Passivate Energy Consultants			/
23	Landscape Drawings	Bernard Seymour Landscape Architects	Refer to BSLA drawing schedule		/
24	Landscape Design Statement	Bernard Seymour Landscape Architects			/
25	Arboricultural Impact Assessment	John Morris Arboricultural Consultant	Tree survey and ass. report		/
26	Desktop Archaeological Report	IAC Archaeology			/
27	Environmental Impact Assessment Screening (EIA)	Malone O'Regan Environmental			/
28	Appropriate Assessment Screening and Natura Impact Statement (AA)	Malone O'Regan Environmental			/
29	Daylight and Sunlight Impact Assessment	Modelworks			/
30	Verified Views and Impact Assessment	3D Design Bureau & Murray & Associates Landscape Architecture			/
31	Technical Department Comment Tracker - Design Team Response	DTA Architects	Rev D - 24.07.2025		/
32	Design Development and Revisions between Pre-Part 8 (Jan 2025) and Part 8 (July 2025) - Memo for DCC Planning Dept.	DTA Architects	Rev A - 24.07.2025		/

Refer to:
2302-GCD-PART8 SCHEDULE OF INFO-24.07.25

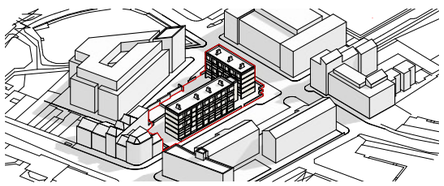
A04 COMMUNITY CONSULTATION 01 PRESENTATION OF 22.02.2024

GLOVER COURT REGENERATION - RETROFIT AND NEW HOMES

1 Proposed Glover Court Regeneration

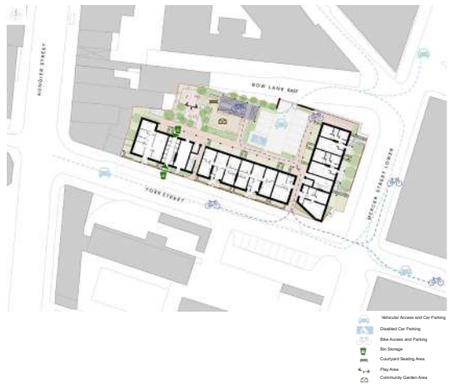


2 Existing Buildings



GLOVER COURT REGENERATION - RETROFIT AND NEW HOMES

3 Site Plan Showing Proposed Facilities

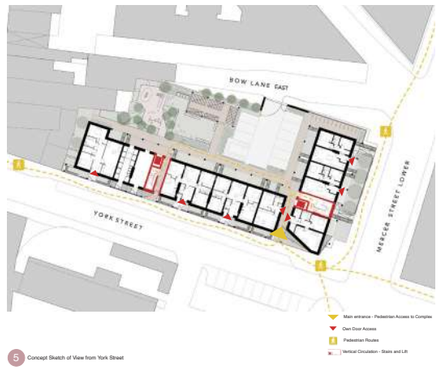


Delivering 53 New Home:

- 15 no. One Bedroom Homes
- 30 no. Two Bedroom Homes
- 8 no. Three Bedroom Homes

GLOVER COURT REGENERATION - RETROFIT AND NEW HOMES

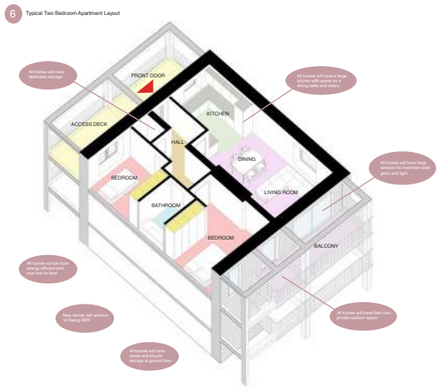
4 Site Plan Showing Access and Circulation of Proposed Scheme



5 Concept Sketch of View from York Street

GLOVER COURT REGENERATION - RETROFIT AND NEW HOMES

6 Typical Two Bedroom Apartment Layout



7 Typical Views of Living Space

GLOVER COURT REGENERATION - RETROFIT AND NEW HOMES

8 Typical Plan - One Bedroom Home

PROPOSED NEW ONE BEDROOM HOME = 50sqm

EXISTING ONE BEDROOM HOME = 37sqm

9 Typical Plan - Two Bedroom Home

PROPOSED NEW TWO BEDROOM HOME = 77sqm

EXISTING TWO BEDROOM HOME = 52sqm

GLOVER COURT REGENERATION - RETROFIT AND NEW HOMES

10 Typical Plan - Three Bedroom Home

PROPOSED NEW THREE BEDROOM HOME = 101sqm

EXISTING THREE BEDROOM HOME = 64sqm

GLOVER COURT REGENERATION - RETROFIT AND NEW HOMES

NEXT STEPS

PART 8 APPLICATION NOVEMBER 2024

CONSTRUCTION START MID 2026

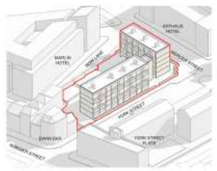
DELIVERY OF NEW HOMES 2027

DTA ARCHITECTS · Varming · ASM GROUP · OHAC · PASSIVATE. · JENSEN HUGHES · BSLArch · i3PT

A05 AREA COMMITTEE PRESENTATION OF 09.09.2024

GLOVER COURT

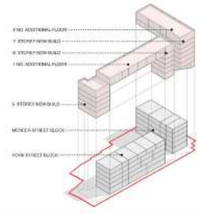
GLOVER COURT REGENERATION
PROPOSED DESIGN STRATEGY - RETROFIT, EXTEND & AMALGAMATE



Existing DCC Residential Development:

- 96 no. Existing Homes
- Proposed Manhains Existing Structure
- Existing Context Considered

GLOVER COURT REGENERATION
PROPOSED DESIGN STRATEGY - RETROFIT, EXTEND & AMALGAMATE



Proposed Massing:

- Retrofit Existing Blocks
- Extend Existing Blocks
- 5-Storey New Build Aungier St. Side
- 1 no. Additional Floor on York St.
- 5-Storey New Build York St / Mercer St. Corner
- 7-Storey New Build York St / Mercer St. Corner
- 2 no. Additional Floors on Mercer Street
- Stepped to Relate to Context

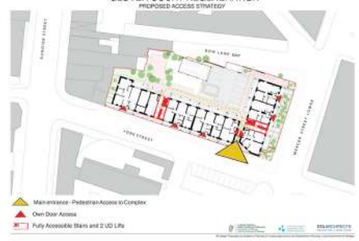
GLOVER COURT REGENERATION
PROPOSED DESIGN STRATEGY - RETROFIT, EXTEND & AMALGAMATE

Delivering 53 New Homes:

- 15 no. One Bedroom Homes
- 30 no. Two Bedroom Homes
- 8 no. Three Bedroom Homes

- New Balconies
- Internal Access Deck
- Front Door Access From Street
- Upgrade of Communal Amenenity Space
- Secure Bike Parking
- Car Parking Spaces

GLOVER COURT REGENERATION
PROPOSED ACCESS STRATEGY



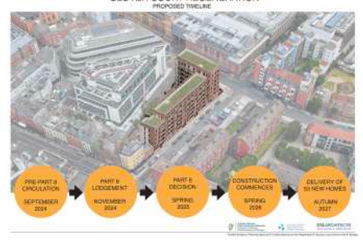
GLOVER COURT REGENERATION
PROPOSED SERVICES, AMENITY & OUTDOOR SPACES

GLOVER COURT REGENERATION
PROPOSED TYPICAL LAYOUT FOR ONE, TWO & THREE BEDROOM HOMES

GLOVER COURT REGENERATION
INDICATIVE LAYOUT FOR TWO BEDROOM HOME

GLOVER COURT REGENERATION
PROPOSED SCHEME IN SURROUNDINGS

GLOVER COURT REGENERATION
PROPOSED TIMELINE



A06 COMMUNITY CONSULTATION 02 PRESENTATION OF 25.09.2024

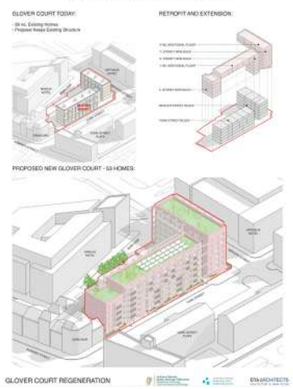
GLOVER COURT REGENERATION

PROPOSED VISUALISATION FROM AUNGIER STREET TO YORK STREET

DELIVERING 53 NEW HOMES

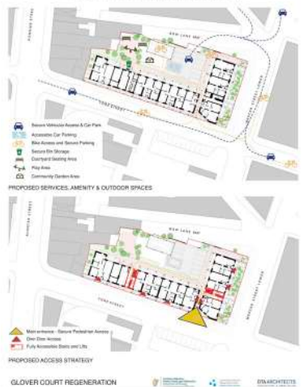
GLOVER COURT REGENERATION

GLOVER COURT REGENERATION



GLOVER COURT REGENERATION

GLOVER COURT REGENERATION



PROPOSED SERVICES, AMENITY & OUTDOOR SPACES

PROPOSED ACCESS STRATEGY

GLOVER COURT REGENERATION

GLOVER COURT REGENERATION

PROPOSED VISUALISATION OF COURTYARD, COMMUNAL SPACE & SECURE BIKE PARKING

PROPOSED LANDSCAPE PLAN

GLOVER COURT REGENERATION

GLOVER COURT REGENERATION

PROPOSED NEW ONE BEDROOM HOME = 50sqm

EXISTING ONE BEDROOM HOME = 37sqm

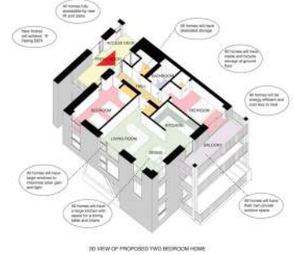
3D VIEW OF PROPOSED ONE BEDROOM HOME

GLOVER COURT REGENERATION

GLOVER COURT REGENERATION

PROPOSED NEW TWO BEDROOM HOME = 77sqm

EXISTING TWO BEDROOM HOME = 52sqm



3D VIEW OF PROPOSED TWO BEDROOM HOME

GLOVER COURT REGENERATION

GLOVER COURT REGENERATION

PROPOSED NEW THREE BEDROOM HOME = 101sqm

EXISTING THREE BEDROOM HOME = 64sqm

3D VIEW OF PROPOSED THREE BEDROOM HOME

GLOVER COURT REGENERATION

GLOVER COURT REGENERATION

NEW & IMPROVED IN PROPOSED GLOVER COURT

PROPOSED VISUALISATION FROM MERCER STREET TO BOW LANE

GLOVER COURT REGENERATION

GLOVER COURT REGENERATION

PROPOSED TIMELINE

GLOVER COURT REGENERATION

A07 DCC TECHNICAL DEPARTMENTS COMMENTS TRACKER AND DESIGN TEAM RESPONSES

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TECHNICAL DEPARTMENT COMMENT TRACKER - DESIGN TEAM RESPONSE

Project:	Glover Court Estate Renewal Glover Court Estate, York Street, Dublin 2	**Date:** **Revision Date:**	07.11.2024 REV D - 24.07.2025	**Prepared by:** **Checked by:**	DC/JM JM
Job Reference:	2302-GCD	**Work Stage:**	Stage (ii)b		

Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
Archaeology, Conservation & Heritage, Planning & Property Development Department					
1.0		**Archaeological Department**			
1.01	Archaeological Assessment	The Archaeological Assessment for the scheme to be updated with results of SI and detailed mitigation proposals at each design stage. Each iteration of the updated archaeological assessment report to be sent for comment to DCC Archaeology Section. The updated report(s) to be used by the project proposer and their consultants to determine the archaeological mitigation and inform the contract documentation.	Refer to IAC's updated report of 07.11.2024 (IAC, project consultant archaeologist). IAC confirm – Each iteration of updated archaeological assessment report will issued to DCC Archaeology Section – As per agreed/ general process. IAC advise that the results of the SI are included in the updated report and that a separate submission regarding the monitoring is therefore not required. IAC are of the position because this is a refurbishment project risk of any archaeology impact is very low. IAC confirm all correct and regulatory procedures will continue to be followed.	IAC	CLOSED
1.01.1	Archaeological Assessment	DCC Archaeological Department - Further correspondence received 18.11.24: Jessica, The Archaeology Section concurs with the responses as provided. Kind regards, Niall (DCC Archaeological Department)	Submission accepted - No action required.	IAC	CLOSED
2.0		**Conservation Department**			
2.01	Conservation Officer Report	The CO is supportive of the proposed residential redevelopment at this site which would provide much needed housing in the city.	Proposal accepted - No action required.	N/A	CLOSED
3.0		**Culture Recreation and Economic Services Department**			
3.01	City Parks	Comment from Leslie Moore DCC: Jessica, no objection to this proposal. There is nothing here for taking in charge by the Parks Service. You should ensure that the regulatory checks and inspections for the playground are carried out and the the grounds are properly maintained when the works are completed. Les	No action required at this time.	N/A	CLOSED
4.0		**Drainage Planning, Policy and Development Control**			
4.01	Water management strategy	Further information is necessary in relation to the proposed surface water management strategy and the following items should be addressed prior to planning application:	Noted, see below.	CSC	CLOSED
4.02	Manhole configuration	The Engineering Services Report states that surface water run-off from the development is to be limited however it is not clear how this is to be achieved; it is not stated in the Report. The manhole configuration should be reviewed at the downstream end end of the proposed surface water system taking into consideration specifications for last manhole and combined connection manhole details. Refer to the Greater Dublin Regional Code of Practice for Drainage Works.	Project consultant civil engineers, CS Consulting (CSC) confirm: Runoff will be controlled via a flow control device. Manhole configuration will be in line with DCC requirements for discharge in to combined drainage - Refer also to CSC drawings submitted as part of this application.	CSC	CLOSED
4.03	Soil type	The Engineering Services Report should provide evidence for the soil type chosen in the assessment of run-off rates.	CSC confirm noted - Site Investigation/ Soil data awaited and will submit info. once received to DCC Drainage Dept. as per standard/ agreed practice.	CSC	CLOSED
4.04	Clarification on green, blue, and green-blue roofs	Clarity is also required in relation to the provision of green-blue roofs. The documents are inconsistent and while it is understood that this project involves the refurbishment of existing bildings, as it is considered a high profile project it is hoped that the new build elements could incorpoorate a green or blue roof if a green-blue roof element is not feasible. The Architectural Design Statement includes green roofs for the new build areas in the "Design Proposals" section and these are also shown on the architechural drawing "Proposed Roof Plan" (19 - GCD-DTA-00-RP-DR-A-PL1108). Section 5.04 of the Architectural Design Statement states: "*Blue roof is proposed for new build extensions. The roof build-up on the exisitng structure will only provide insulation and waterproofing, with no blue roof provision*". The Engineering Services Report refers to the provision of a green roof but only on the proposed bicycle storage unit and this is replicated in the drawing (D117-CSC-XX-XX-DR-C-0007) titled "Proposed SuDS Layout Green Roof, Blue Roof, etc.".	CSC confirm: On the new build extensions we can accommodate green-blue roofs because we are building new foundations and new structure to take the loads. The strategy for the existing structures is to aim for net zero extra load. In order to achieve this on the Block 1 and be as close as possible on Block 2, we need to limit the weight of the new roof build-up. By not including green roof over the existing buildings, CSC believes it's possible to not do any strengthening works the super structure and limit the foundations strengthening to Block 2. Refer to CSC's updated drawing (D117-CSC-XX-XX-DR-C-0007-Proposed SuDS Layout) confirming location of green-blue roofs.	CSC	CLOSED
4.05	Further consultation	Consultation with Drainage Planning is recommended pre-application.	CSC confirm, will consult with the Drainage Department before lodging the application.	CSC	CLOSED

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GCD-DTA-TDT-XX-RG-A-0001-D

TECHNICAL DEPARTMENT COMMENT TRACKER - DESIGN TEAM RESPONSE

Project:	Glover Court Estate Renewal Glover Court Estate, York Street, Dublin 2	**Date:** **Revision Date:**	07.11.2024 REV D - 24.07.2025	**Prepared by:** **Checked by:**	DC/JM JM
Job Reference:	2302-GCD	**Work Stage:**	Stage (ii)b		

Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
4.06	Further Con. - Updated SuDS Strategy July 2024	VE changes required by DHLGH (Jan2025) – Green/ sedum roof to bike store removed (part of VE design work Jan 2025 to Jul 2025). Updated SuDS strategy, memo and related info. (CSC drawings and report) issued to DCC Drainage Divisions, 15.07.2025. Niamh Fitzgerald/ DCC Drainage Division responded 23.07.2025 and requested further details.	JM/DTA issued Landscape design drawings and further explanation of revisions to Niamh Fitzgerald/ DCC Drainage Divisions 23.07.2025. Meeting with Niamh Fitzgerald/ DCC Drainage Divisions 23.07.2025 – DTA, CSC and DCC Housing & Architects Division in attendance. SuDS strategy further discussed/ accepted – Agreed CSC would issue updated info. to DCC Drainage Division in accordance with meeting discussion. CSC issued updated SuDS strategy information to DCC Drainage Divisions 24.07.2025 – Accepted by Niamh Fitzgerald/ DCC Drainage – Item closed.	CSC	CLOSED
5.0		**Air Quality Monitoring & Noise Control Unit**			
5.01	Air quality monitoring & noise control unit	A construction management plan should be written having regard to the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition (below link). This plan should be included with the proposal. https://www.dublincity.ie/residential/environment/air-quality-monitoring-and-noise-control-unit/good-practice-guide-construction-and-demolition	CSC describes the strategy in the Outline Construction and Environmental Management Plan in sections 4.2 and 4.3. The Good Practice Guide is referenced in these paragraphs.	CSC	CLOSED
6.0		**Transport Planning Division**			
6.01		**Site Layout Plan and Public Realm**			
6.01.1	Proposed public realm changes	There are a number of public realm and landscaping changes proposed along York Street, Mercer Street, and Bow Lane. The existing yellow box, which fronts onto the the vehicular entrance on York Street will be removed and a proposed loading bay will be inserted. The pay and display parking that fronts the development along York Street appears to mostly be retained, however from drawing D117-CSC-XX-XX-DR-C-0004-Internal Road Layout and Sightlines, it is unclear if the proposed loading bay will result in a loss of pay and display spaces. The current number of pay and display spaces should be clearly denoted in plans if the proposed loading bay will encroach on the pay and display spaces. Alterations to the footpath along York Street to allow for bin collection areas are proposed. Clarity is needed for public realm changes along York Street.	CSC confirm: All the pay and display parking slots will be retained. The existing vehicular entrance from York Street will be closed and in front of it a loading bay will be created. Refer to CSC's updated Internal Road Layout showing this detail: D117-CSC-XX-XX-DR-C-0004-Internal Road Layout and Sightlines.	CSC	CLOSED
6.01.2	Service Kiosks	On Mercer Street, the 4 no. kiosks, 3 no. to the south east of the development at the junction between York Street and Mercer Street, and 1 no. at the corner between Mercer Street and Bow Lane East, are to be relocated to proposed locations outside the new railings. The area pertaining to the Kiosks, 19.4m2 to the south east, and 8.8m2 to the north east, are both owned by Dublin City Cooncil and are currently outside the folio ownership. During a pre-planning discussion, DCC Traffic ITS confirmed only one of the kiosks is operated by the Traffic Department. More clarity is needed from the proposing department on the ownership of the Kiosks.	The project consultant M&E engineers, Varming Consulting Engineers (VCE) have investigated the 4 no. kiosks on Mercer Street and have advised that: -2 no. are traffic signal kiosks (1 no. to York Street and 1 no. to Bow Lane) -The other 2 no. are EIR, located on the York Street corner VCE have received agreement in principle with EIR for the relocation of their 2 no. kiosks, subject to financial agreement. VCE have advised that they have submitted a request to DCC for the relocation of the traffic signals kiosks and are awaiting formal response. VCE advise that they see no fundamental M&E issues with the relocation of the kiosks. Please refer to DTA Architects updated 'Existing Site Plan - Site Boundary & Net Development Area' drawing (GCD-DTA-00-SP-DR-A-PL1003-A), the 4 no. kiosks and their use/ ownership are clearly identified.	DTA/ VCE	CLOSED
6.01.3	Proposed Bow Lane Road Layout	There are proposed amendments to Bow Lane East to allow for two way traffic. Despite the 2 no. temporary bollards errected on the road, preventing vehicular access along Bow Lane East, it is owned by Dublin City Council and is not a private road. The proposed changes include the the widening of the road from 3.77m to 5.50m. The 2 no. parking spaces along the south of the lane, as well as the existing lamp post are proposed to be removed. The width of the footpath along Bow Lane East is to be reduced to c. 1.9m to also accomadate the widened road. A new vehicular entrance is proposed along Bow Lane East, with a sliding gate. Clarity is required regarding any proposed changes to the road network and these will need to be agreed with relevant E&T Divisions.	Refer to CSC's updated Internal Road Layout and Sightlines drawing: D117-CSC-XX-XX-DR-C-0004-Internal Road Layout and Sightlines. Note: -Bollards previously installed by the Marlin Hotel have since be removed, with road repaired, as of February 2024 (this followed instruction by DCC to the hotel requesting such). -Further dimensions and associated detail included in CSC road and footpath drawing as requested -All in accordance with DCC's construction guidance documentation.	CSC	CLOSED
6.01.4	Construction Standards for Roads and Street Works DCC	Servicing/loading arrangements and any works to public road, footpaths and kerbs, road alignment, shall be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council.	Noted and confirmed - CSC confirm all proposals are in accordance with DCC guidance document.	CSC	CLOSED
6.02		**Car Parking**			
6.02.1	No. Car Parking Spaces	The application site is located within Zone 1 within Map J of the Dublin City Development Plan 2022-2028 (Development Plan). Based on Table 2 (Maximum Car Parking Standards for Various Land Uses) of the Development Plan, the maximum number of car spaces is 0.5 per dwelling (27 spaces). 9 no. designated resident car parking spaces , which include 1 no. accessible and 4 no. EV charging in the future. The 5 no. other spaces include ducting and/or cabling to permit electric charging in the future. This would establish a car parking ratio of 0.17no. spaces per apartment.	Proposal accepted - No action required.	N/A	CLOSED

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GCD-DTA-TDT-XX-RG-A-0001-D

TECHNICAL DEPARTMENT COMMENT TRACKER - DESIGN TEAM RESPONSE

Project:	Glover Court Estate Renewal	**Date:**	07.11.2024	**Prepared by:**	DC/JM
	Glover Court Estate, York Street, Dublin 2	**Revision Date:**	REV D - 24.07.2025	**Checked by:**	JM
Job Reference:	2302-GCD	**Work Stage:**	Stage (ii)b		

Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
6.02.1 Cont.		The submitted Mobility Management Plan (MMP), which is duly noted, sets out the site's access to a range of high frequency public and active transport modes from the site. Regarding public transport, the site is accessible to the LUAS network via St. Stephen's Green , which is within a 5 minute walk from the site, Dublin Bus services Aungier St., which is a 5 minute walk and, DART/Commuter rail services via Tara St., which is within a 15 minute walk. Regarding Active Travel, the area surrounding the site is highly permeable for pedestrian access and is in proximity to Dublin Bikes, with a Dublin Bikes station of 40 spaces located opposite the site on York Street and Bleeper Bikes are also within close proximity. Car share locations are identified in the plan within close proximity of the site. Given the rationale presented in the MMP. the proposed 9 no. residential car parking spaces is considered acceptable.	Proposal accepted - No action required.	N/A	CLOSED
6.02.2	Car parking management strategy	The 9 no. parking spaces are not proposed to be assigned to individual apartment units but will be leased to residents on the basis of availability and need, in part by means of a permit/lottery system, in order to optimise the use of the parking spaces. The duration of leases shall be for a minimum of 1 month and a maximum of 12 months , after which the leases can be renewed at the discretion of the Management Company and their agents, and subject to availability and demand, and strictly in acordance with the rules of the Car parking Management Strategy.	Proposal accepted - No action required.	N/A	CLOSED
6.02.3	Accessible Car Parking	The proposed 1 no. accessible car parking space is compliant with the requirement outlined in Section 4.2 of Appendix 5 of the Dublin City Development Plan 2022-2028, which states that at least 5% of the total number of spaces, with a minimum provision of one space, should be accessible car parking.	Proposal accepted - No action required.	N/A	CLOSED
6.03		**Cycle Parking**			
6.03.1	Cycle Parking Numbers	For cycle parking, Table 1 of Appendix 5 of the Development Plan sets out the minimum cycle parking for apartments of 1 long stay space per bedroom and 1 short stay/visitor space per 2 no. units; this equates to a minimum requirement of 126 no. spaces, 99 no. long stay spaces and 27 no. visitor spaces. The proposed provision of the bicycle parking, according to Table 9 in Section 5.5 of the Mobility Management Plan is 115 no spaces, 99 no. spaces for long stay and 16 no. short-term cycle spaces, including 6 no. Sheffield stands and 2 no. Cargo Bike stands. The proposed short term bicycle parking provision is considered acceptable given the site's central / accessible location and the availability of publicly accessible cycle parking and bike share facilities in the immediate vicinity.	The proposal provides for: 99 no. long stay bicycle parking spaces (within a secure store) and 14 no. short-term/ visitor bicycle parking (6 no. Sheffield and 2no. cargo stands). DCC Architects advised on 04.11.2024, proposal accepted by DCC Transport Dept. (Gareth Hyland) due to communal amenity space limitations and project not being viable if unit/s lost in lieu of bike storage. Refer to 6.03.2 below for further justification. Proposal accepted - No action required.	N/A	CLOSED
6.03.2	Inconsistencies in drawing and reports	There is discrepancy across the reports and drawings about the quantum of bicycle parking being provided. Table 9 in Section 5.5 of the Mobility Management Plan states there will be 115 no spaces, 99 no. spaces for long stay and 16 no. short-term cycle spaces, including 6 no. Sheffield stands and 2 no. Cargo Bike stands. Section 6.2 of the Traffic and Transport Statement states there will be 132 no. bicycle spaces provided with 116no. Bicycle spaces within an enclosed shelter, 14 no. Short-term cycle spaces on 6 no. Sheffield stands, and 2 no. Cargo Bike stands.	This is an inner city site with communal amenity space limitations. The proposed 53 no. dwelling development equates to a total requirement of 336 m2. The provision provided for in the central garden/ courtyard is 295 m2. It is noted that this small shortfall is acceptable (small relaxation available) under the DCC development plan where sites are under 0.25 hectares (submitted application site 0.22 Ha). Therefore any further increase in the bicycle pavilion area will negatively impact this amenity. Furthermore any loss of dwelling numbers in lieu of bicycle storage could potentially affect the viability of the project. The bicycle storage pavilion accommodates 99 no. bicycles (99 no. minimum required per the DCC Development Plan based on bedroom space). The space provides for a variety of racking types with some additional left-over space for buggie and/or scooter storage. 14 no. visitor bicycle parking spaces are provided to the Bow Lane boundary, consisting of: 12 no. standard visitor bike parking and 2no. cargo visitor bike spaces. Refer to DTA updated bicycle storage pavilion drawing for details (and DTA design report pages 18 and 19): GCD-DTA-BS-00-DR-A-PL4210 - BICYCLE STORE DETAILS. Note, the DTA Bicycle Store drawing confirm: - 40 no. double stack spaces (north side) with Gas assist and EV charging - 42 no. double stack sapces (south side) with Gas assist and EV charging - 17 no. vertical stack spaces (east side) - 3.4 m2 storage space for buggies and scooters. Finally, CSC's updated reports have been amended to remove any discrepancy and align with DTA Architects information.	DTA / CSC	CLOSED

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TECHNICAL DEPARTMENT COMMENT TRACKER - DESIGN TEAM RESPONSE

Project:	Glover Court Estate Renewal	**Date:**	07.11.2024	**Prepared by:**	DC/JM
	Glover Court Estate, York Street, Dublin 2	**Revision Date:**	REV D - 24.07.2025	**Checked by:**	JM
Job Reference:	2302-GCD	**Work Stage:**	Stage (ii)b		

Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
6.03.3	Inconsistencies in drawing and reports	The Proposed Site Plan drawings show that the 6 no. Sheffield bicycle stands will provide access for 12 no. visitor bicycle parking spaces. There needs to be consistency across all reports and drawings about the quantum of bicycle parking provided, and it should be clearly demonstrated on all the drawings where all types of bicycle parking, i.e. short-term, long-term, cargo bikes, is proposed to be located.	Noted, refer to above note (6.03.2) - All info. updated and aligned	DTA/ CSC	CLOSED
6.03.4	Variation on spaces	According to the drawings, the provision of long-term bicycle parking is to be provided primarily as 82 no. two-tier cycle racks and 17 no. vertical spaces. As per the NTA Cycle Design Manual (p.178) "some users will find it difficult to lift their bike from the floor onto the tray of the upper tier". In some instances, two tier racks are of low quality whereby the lifting mechanism is difficult to use, and they do not facilitate bicycle frames being locked as well as wheels. The lower tiers are not always suitable for larger bicycles or bicycles with baskets etc. due to the spacing. For these reasons, a proportion of long stay parking should be provided as Sheffield stands; or alternatively a proportion of the lower tier of the two-tier racks could be provided with wider spacing/ as Sheffield Stands. Gas assisted mechanisms should be considered for the loading of bikes onto the upper levels.	Noted, refer to above note (6.03.2) - All info. updated and aligned	DTA/ CSC	CLOSED
6.03.5	Spacing in front of racks	Section 6.5.2 of the NTA Cycle Design Manual gives direction and layout dimensions regarding Two-Tier Stands. The access aisle width should ideally be 2.0-2.5m depending on the stand pivot. According to measurements from drawing GCD-DTA-00-SP-DR-A-PL 1100 - PROPOSED SITE PLAN, the space between the two cycle racks is c.1.6m. This parking proposed therefore appears constrained within the bike store. The design of the bike store should be re-examined to ensure all spaces can be utilised within the store.	Noted, refer to above note (6.03.2) - All info. updated and aligned. Further note, due to shortage of communal outdoor space the bicycle store is working as efficiently as possible. DTA are proposing a double stacked system for the majority of the bike parking. 1.7m has been provided on aisle between the two racks. Supplier dimension for this space is minimum 1500mm so what is provided is satisfactory as per manufactures specification. Proposed double stack system has been checked and is available with at least 2 suppliers with 1700mm meeting specification of dimension of aisle. Vertical stack requires 1500mm in front which is as per current layout.	DTA/ CSC	CLOSED
6.03.6	Accessible cycle parking	Section 6.3 of the NTA Cycle Design Manual (p.173) states that "A proportion of the cycle parking (typically 1 space per 20 spaces or 5%) should be provided for larger non-standard cycles so that they can be used by disabled people with adapted cycles". The 2 no. cargo bike parking spaces proposed are deemed acceptable by the division due to the scale of the development, and the anticipated traffic from the proposed development.	The proposal provides for: 99 no. long stay bicycle parking spaces (within a secure store) and 14 no. short-term/ visitor bicycle parking (6 no. Sheffield and 2no. cargo stands). DCC Architects advised on 04.11.2024, proposal accepted by DCC Transport Dept. (Gareth Hyland) due to communal amenity space limitations and project not being viable if unit/s lost in lieu of bike storage. Refer to 6.03.2 below for further justification. Proposal accepted - No action required.	N/A	CLOSED
6.03.7	EV charging for bicycle parking	A more detailed cycle parking layout plan should be provided which clearly demonstrates the quantum as well as ease of access and use; the revised layout should consider access routes, doors, aisle widths, types of stands and space allocated. The drawings should clearly demonstrate that all the relevant critical dimensions of the Cycle Design Manual are achieved. Chapter 6 of the NTA Cycle Design Manual, Appendix 5 of the Dublin City Development Plan and the Dublin Cycling Campaign, Bike Parking Infrastructure Guidance should be considered. Charging facilities for e-bikes should be provided.	Noted, refer to above note (6.03.2) - All info. updated and aligned. Refer to DTA updated bicycle storage pavilion drawing for details: GCD-DTA-BS-00-DR-A-PL4210 - BICYCLE STORE DETAILS. Note EVcharging now incorporated with gas assist lift system. Furthermore, CSC reports have be updated to align with DTA Architects info.	DTA/ CSC	CLOSED
6.03.8		Quality cycle parking must be provided, as discussed above:			
6.03.8 Cont.		1.As discussed two tier cycle parking is not suitable for all users or for heavier bikes, and the lower tier of two-tier racks (at the proposed spacing between stands of c. 1.6m) are not suitable for parking of bikes with baskets or child seats etc. For these reasons a proportion of long stay parking should be provided as Sheffield stands; or alternatively a proportion of the lower tier of the two-tier racks could be provided with wider spacing/ as Sheffield Stands. 2.Details of proposed cycle parking stands, and operational/maintenance requirements should be provided. Sufficient space should be provided for ease of access and use. Chapter 6 of the NTA Cycle Design Manual provide recommended spacing and aisle width. The Dublin Cycling Campaign, Bike Parking Infrastructure Guidance also provides recommendations for the provision of quality cycle parking and should be considered.	Noted, refer to above note (6.03.2) - All info. updated and aligned.	DTA/ CSC	CLOSED
7.0		**Outline Construction and Environmental Management Plan**			

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Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
7.01		An Outline Construction & Environmental Management Plan has been submitted and its contents noted. The contents of the plans relating to traffic are noted. Vehicular access is anticipated via York Street and Mercer Street, which the plan states provide easy access to the N11. Access is also anticipated via Bow Lane East when the southern part is built. Access via Bow Lane East should be limited until the road is widened. Information is needed regarding the impact of construction on the pay and display parking along York Street. It is noted that no car parking provision is likely for construction personnel during construction. The provision of onsite cycle parking and lockers, and the encouragement of construction personnel using public transport is welcome. Mobility management measures for construction staff should also be outlined.	CSC confirm: All the pay and display parking slots will be retained during construction work and are not impacted – All parking in accordance with CSC's updated Internal Road Layout showing this detail: D117-CSC-XX-XX-DR-C-0004-Internal Road Layout and Sightlines. Refer to CSC's updated Outline Construction and Environmental Management Plan Report – The mobility of construction staff is outlined in Sections 6.3, 6.4, and 6.5 of the OCEMP report.	CSC	CLOSED
7.02		**Service and Operation Management Plan**			
		The collection of waste generated by the proposed development shall be conducted within an enclosed bin storage facility and collected along York Street. Section 4.0 states that bins will be collected along York Street, as is done currently. Regarding deliveries, the statement says that all incoming and outgoing servicing operations, including deliveries for all units shall be conducted at the proposed loading bay along York Street. The auto tracking in drawing D117-CSC-XX-XX-DR-C-0005-Swept Path Analysis is noted and acceptable. There is no over sale of the footpath.	Proposal accepted - No action required.	N/A	CLOSED
8.0		**Public Lighting & Electrical Services Division**			
		Preconstruction - General Arrangement (Paths, Roads, driveways, car parking spaces etc, house layout etc.)			
8.01		Provide drawing/s showing areas to be maintained privately or to be take in charge.	Refer to DTA Architects Proposed Taking In Charge Site Plan drawing (Dr. No. PL1110) for clarification regarding responsible for external areas. The project consultant M&E engineers, Varming Consulting Engineers (VCE) have confirmed that the proposed lighting to the central communal garden and parking area are in compliance with the DCC Public Lighting Specification. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received, accepted and item closed.	VCE	CLOSED
8.02		Provide 1:10,000 scaled drawing.	DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received, accepted and item closed.	VCE	CLOSED
		Lighting Design Calculation			
8.03		Further note from DCC Public Lighting & Electrical Services Division, 18.11.2024: The lighting design must comply with the following Lighting Class: Residential Roads: -P3 Lighting Class -P4 Lighting Class Main Roads, Access Roads, Distributor Roads: -P3 Lighting Class -P4 Lighting Class Car Parks as per I.S. EN 13201: -Light Traffic Areas (Shops, terraced and apartment houses)	Please refer to updated M&E (Varming) drawings and report (issued 27.11.2024):-23681 -VCE -XX-XX-RP-ME-001 (M&E Design Report) - 23681-VCE-XX-XX-DR-E-1002 (Proposed Site Lighting Services) - 23681-VCE-XX-XX-RP-E-0002 (Public Lighting Report) -23681-VCE-XX-XX-RP-E-0004 (Roadway Lighting Report). Varming M&E note :-Road Lighting - P4 Lighting Class-Courtyard/carpark - Light Traffic Areas (Shops, terraced and Apartment Houses). DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received/ accepted and item closed.	VCE	CLOSED
8.04		Further note from DCC Public Lighting & Electrical Services Division, 18.11.2024: Lighting Calculation Results from Lighting Reality with: -Illuminance Plot with Calculation Grid Density (1m x 1m Grid) -Average and Minimum illuminance levels stated -Mounting Height, Setback of Columns, tilt, Maintenance Factor used in calculations.	Please refer to updated M&E (Varming) drawings and report (issued 13.12.2024): -23681 -VCE -XX-XX-RP-ME-001 (M&E Design Report) -23681-VCE-XX-XX-DR-E-1002 (Proposed Site Lighting Services) -23681-VCE-XX-XX-RP-E-0002 (Public Lighting Report) -23681-VCE-XX-XX-RP-E-0004 (Roadway Lighting Report) Location of proposed lighting columns and trees have been adjusted to ensure no clashes/ adequate clearance. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received, accepted and item closed.	VCE	CLOSED
		Luminaire and Accessories Details			
8.05		Provide Form 1 for each type of proposed luminaries. -The Color correlated temperature for the light fitting to be 4000K/3000K -The photometric files for the lanterns will need to be issued.	Please refer to updated M&E (Varming) drawings and report (issued 13.12.2024). DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received, accepted and item closed.	VCE	CLOSED

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Job Reference:	2302-GCD	**Work Stage:**	Stage (ii)b		

Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
8.06		Incorporate Existing Lighting to the lighting Scheme: -Any relocations of existing public lighting that are required to be with the written approval of Public Lighting Services.	VCE advise, please refer to updated M&E (Varming) drawings and report (issued 13.12.2024). Calculations for existing and replacement public lighting on public street provided. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received, accepted and item closed.	VCE	CLOSED
8.07		Provide details of lighting Controls: -All Light fitting to be DALI enabled and compatible with Telensa Central Management System -They must be capable of being dimmed, either pre-programmed or from a CMS system. The pre-programmed dimming regime to be 75% of the CLO value between midnight and 6am.	VCE note: All luminaires proposed are DALI and are compatible with Telensa Central Management, as indicated on the Form 1 for each luminaire. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received, accepted and item closed.	VCE	CLOSED
8.08		Positioning of Lanterns: Lighting column should be located between Trees. 10m clearance needed from tree trunk.	VCE note: Location of proposed lighting columns and trees have been adjusted to ensure no clashes/ adequate clearance – Refer to note above and associated revised drawings. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – confirmed received, accepted and item closed.	VCE	CLOSED
8.09		Provide lighting Column/Bracket Details: Drawings / details of columns and brackets being provided including details of manufacturer etc. Column Datasheet must be populated and signed for each lantern type.	VCE note: To be submitted during detailed design stage. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – Note accepted/ agreed, to be provided at detailed design stage - item closed at present.	VCE	CLOSED
8.10		Provide Accessibility details for lighting column maintenance -All light column should be accessible for maintenance using truck mounted hoist -Places where the truck mounted hoist cannot access, hinged columns to be provided.	VCE note: Hinged Columns shall be used, so that access for maintenance is available. VCE note: To be submitted during detailed design stage. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – Note accepted/ agreed, to be provided at detailed design stage - item closed at present.	VCE	CLOSED
8.11		Provide Public lighting Ducting details: -100mm red HDPE Duct, 5mm thick, stamped public lighting.	VCE note: HDP ducts shall be provided per DCC specification. VCE note: To be submitted during detailed design stage. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – Note accepted/ agreed, to be provided at detailed design stage - item closed at present.	VCE	CLOSED
8.12		Provide Public lighting Chamber details: -Where ducts converge at a Tee they should terminate in a JB1 chamber -Where ducts cross the road a JB1 chamber should, ideally, be installed at both sides of the road crossing -Ducts should be under the paths where there are paths.	VCE note: Schematics shall be provided as part of design development, to DCC standard specifications, further confirmation at later stage – detailed design stage. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – Note accepted/ agreed, to be provided at detailed design stage - item closed at present.	VCE	CLOSED
8.13		Provide Circuit Schematics for public lighting mini/section pillar -Not more than 6 lights on anyone circuit -Not more than 4 circuits shall be taken from any one public lighting section pillar.	VCE note: Schematics shall be provided as part of design development, to DCC standard specifications, further confirmation at later stage – detailed design stage. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – Note accepted/ agreed, to be provided at detailed design stage - item closed at present.	VCE	CLOSED
8.14		Provide Cable details for lighting circuits: -Cable size shall not be less than 3 x 6sq PVC/SWA/PVC with integral earth -The size of the cable shall be adequate to limit to 4% voltage drop (no more than 9.2 volts) from the ESB Networks supply point.	VCE note: Cabling shall be in accordance to DCC standard specification for electrical cabling, further confirmation at later stage – detailed design stage. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – Note accepted/ agreed, to be provided at detailed design stage - item closed at present.	VCE	CLOSED
8.15		Provide Details of Electrical supplies: -The electrical installation within the development must comply with The National Wiring Rules -The DCC Electrical Services Division to be contacted at detailed design stage for electrical layouts for housing and community buildings, supply points, any other requirements. The full electrical specification and full detailed designs and drawings must be submitted to DCC Electrical Services for review and approval before being issued to tender -The electrical requirements and electrical layouts must be designed by an electrical engineer -An electrical contractor is required to install the electrical services within the buildings. The contractor must be registered with Safe Electric.	VCE note: Electrical design details to be provided as part of design development, in accordance to DCC standards further confirmation at later stage – detailed design stage. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 – Note accepted/ agreed, to be provided at detailed design stage - item closed at present.	VCE	CLOSED

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Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
8.16		Supply Applications: -Dublin City Council Public Lighting Services will make the application to ESB Networks for the new supply connection for any public lighting that will be taken in charge, following approval of the public lighting scheme.	VCE note: Metered supply for public lighting will be on landlord ESB supply. DCC Lighting response (Aswathy Mohan DCC) of 16.12.2024 confirmed note – item closed at present.	VCE	CLOSED
8.17		DCC Lighting response/ note (Aswathy Mohan DCC) of 16.12.2024: As Constructed Documentation -A copy of all O&M details relating to the public lighting installation must also be provided to Public Lighting Services directly.	VCE: Agree, copy of all O&M details relating to the public lighting installation will be provided to Public Lighting Services directly – At later stage. Item closed at present.	VCE	CLOSED
8.18		Transfer of Warranties: -Details of how the warranties of the equipment used transfer to DCC following completion of the defects liability period are required.	VCE: Noted/ agree, to be provide at later stage. Item closed at present.	VCE	CLOSED
9.0		**Traffic Divisions**			
9.01		**ITS-SCATS Core**			
		No Traffic signal changes - no comment.	No action required.	N/A	CLOSED
10.0		**Bus Priority Comments**			
10.01		No comments received.	No action required.	N/A	CLOSED
11.0		**Transport Advisory Group (Tag)**			
11.01		•Make sure new footpath on the north side of Glover Court has a minimum width of 1.8m. •It would be wise to have clearly defined road marking for the car spaces within the complex and appropriate no parking signage in other areas. •To improve pedestrian access to the site, dished tactile crossing should be put on the north-side of Bow lane East outside Beaux lane House. •Install tactile dishing at the junction of York St and Mercer St lower, this will greatly enhance walkability of the area. •This will improve pedestrian safety for people with disabilities and pedestrians entering and exiting Glover Court. This will great enhance the area.	Refer to CSC updated drawings (issue of 27.11.2024): D117-CSC-XX-XX-DR-C-0004-Internal Road Layout and Sightlines D117-CSC-XX-XX-DR-C-0005-Swept Path Analysis D117-CSC-XX-XX-DR-C-0006-Road Details CSC advise: -All proposed new footpath are 1.8m min. or greater -Clearly defined road markings for cars spaces and no parking signs where necessary will be provided -Further dished tactile crossings are now provided to Bow Lane East, outside Beaux Lane House, York Street and Mercer Street Lower -Safe pass from all new dished/ crossing points are provided As of updated issue of 27.11.2024 - Red Line boundary further updated to include Beaux Lane House, providing additional dished tactile crossings point per DCC TAG request. Finally, refer to DTA Architects Ground Floor Plan and BSLA Landscape Architects Site Plan for clear identification of proposed internal complex car parking road markings. Further details can be submitted to DCC at later stage (detailed design stage). See DTA Drawing: 11 - GCD-DTA-00-SP-DR-A-PL1100 - PROPOSED SITE PLAN See BSLA Drawing: DN2316-01A-GCD-BSLA-Masterplan	CSC	CLOSED
11.01 Cont.		Photos provided in report: Image: Bow Lane East Image: York Street.	See note above - Refer to CSC's drawings, all requested dished tactile crossing points included.	CSC	CLOSED
12.0		**Waste Enforcement and Waste Regulation**			
12.01		Prior to the commencement of any works, a Construction and Demolition Waste Management Plan must be furnished to and approved by Dublin City Council having regard to Circular WPR 07 /06 - Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects - published by the DECLG, July 2006. In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor must notify Dublin City Council and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s). Prior to the commencement of any storage of waste on-site, the applicant must consult with the Waste Regulation Unit of Dublin City Council. Monthly reports regarding the management of the waste during works, must be forwarded electronically to the Waste Regulation Unit of Dublin	CSC Advise: Appointed Contractor who will prepare Construction and Demolition Waste Management Plan and will consult with Waste Regulation Unit of Dublin City Council prior to commencement of works. For later stage.	Apointed Contractor	CLOSED

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12.01 Cont.		The works must comply with the following: i)Waste Management Act 1996, as amended. ii)Dublin City Council Waste Bye-Laws 2013 (Bye-Laws for the storage, presentation and collection of Household and Commercial waste) or any revision thereof. iii)Eastern & Midlands Regional Waste Management Plan 2015-2021. iv)Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects - DECLG 2006. v)Waste Management (Hazardous Waste) (Amendment) Regulations S.I. No 73/2000 vi) vi)National Hazardous Waste Management Plan 2014-2020 vii) vii)Article 27 of the European (Waste Directive) Regulations S.I. No 126 of 2011 viii) viii)Any other relevant Waste Management related regulations ix) ix)Dublin City Development Plan (Current Version) C672 Waste (Standards for Commercial/Industrial Developments).	CSC Advise: Noted and agreed – Refer also to note above (Re. Appointed Contractor) and CSC's associated reports."	CSC/ MC	CLOSED
12.01 Cont.		The requirements set out in the Bye-Laws for the Storage, Presentation and Collection of Household and Commercial Waste, 2013 or any revision thereof must be adhered to and, in particular, the requirement to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with Waste Management (Food Waste) Regulations 2009 (S.I. 508/2009), and the Waste Management (Food Waste) Amendment Regulations S.I. 191 of 2015, and the Eastern - Midlands Region Waste Management Plan 2015-2021. The following are also requirements:	CSC Advise: Noted and agreed – Refer also to note above (Re. Appointed Contractor) and CSC's associated reports.	CSC/ MC	CLOSED
12.01 Cont.		i)Receptacles that are designed for reuse, with the exception of in specific areas designated by a local authority as being only suitable for the collection of non-reusable receptacles such as bags, ideally of 1, 1 OOL capacity, must be used. ii)Adequate storage space for a minimum of 1 No. 1,100 Litre receptacle. iii)Sufficient space must be provided to accommodate the separate collection of dry recyclables and organic food/garden waste. iv)Adequate space and height for a standard Refuse Collection Vehicle (RCV) to access site. v)Sufficient access and egress must be provided to enable receptacles to be moved easily from the storage area to an appropriate collection point on the public street nearby. vi)Receptacle storage areas must not be visible from or on a public street. vii)The receptacle storage areas should be designed so that each receptacle within the storage area is accessible to occupants/employees of the development (including people with disabilities) viii)Suitable wastewater drainage points should be installed in the receptacle storage area for cleaning and disinfecting purposes ix)Waste storage areas should not present any safety risks to users and should be well-lit x)Adequate ventilation of waste storage areas so as to minimise odours and potential nuisance from vermin/flies.	CSC Advise: Noted and agreed – Refer also to note above (Re. Appointed Contractor) and CSC's associated reports.	CSC/ MC	CLOSED
13.0		**Technical Services Division**			
13.01		In addition to the POU project, the Technical Support Division has also been managing the implementation of Round 4 of the Environmental Noise Regulations including the preparation of a Noise Action Plan which was finalised in July 2024. As part of the preparation of the Noise Action Plan a number of Most Important Area (MIAs) and Priority Important Areas (PIAs) have been identified which identify areas of higher environmental noise exposure relating to road, rail and industry noise. For Dublin City two hundred and seventy seven MIAs have been identified in accordance with the EPA guidance. Of these eleven PIAs have been identified which relate to the top eleven MIAs ranks by population exposure to environmental noise within the area of each MIA. The project team have reviewed the location of the proposed development at Glovers Court with respect to these PIAs and MIAs and note as follows;	Noted and as agreed in subsequent clarification note of 24.11.2024 from DCC Technical Services Division (see below), this will be outlined/ developed at detailed design stage. Furthermore, it is worth noting, although this is a retrofit project the proposal provides for: -A new external façade/ building envelope throughout -To be constructed to current building regulations standards or better -Will include high performance glazing, insulation and materiality to achieve high thermal and acoustic performance -The external frame accommodating private balconies and planting to the two main street frontages (York St and Mercer St) acts a buffer zone/ screen to the street, and should assist with noise reduction.	DTA	CLOSED
13.01 Cont.		1. The site is located adjacent to a number of MIAs please see attached figure. 2. The site is located adjacent to PIA 6 (210m).	Noted, as per above	DTA	CLOSED

DTA ARCHITECTS
ARCHITECTURE & URBAN DESIGN

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GCD-DTA-TDT-XX-RG-A-0001-D

TECHNICAL DEPARTMENT COMMENT TRACKER - DESIGN TEAM RESPONSE

Project:	Glover Court Estate Renewal	**Date:**	07.11.2024	**Prepared by:**	DC/JM
	Glover Court Estate, York Street, Dublin 2	**Revision Date:**	REV D - 24.07.2025	**Checked by:**	JM
Job Reference:	2302-GCD	**Work Stage:**	Stage (ii)b		

Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
13.01 Cont.		As part of the implementation of the Noise Action Plan these eleven PIAs will be evaluated to consider how environmental noise may be mitigated through a range of measures, but at this time MIAs are not being evaluated. However, we would like to inform the project team for this Glovers Court development of the completed Noise Action Plan and the areas identified such that they may wish to consider the aspect of noise further at the design stage and in line with the City Development Plan Policy on noise management. In particular consideration could be given to apartment and site layout including consideration of green landscaping and sound insulation, if appropriate. For information, a copy of the Strategic Noise Maps which were prepared for this project and the finalised Noise Action Plan can be viewed on the Air Quality Monitoring and Noise Control section of the Dublin City Council website at the link below. https://www.dublincity.ie/residential/environment/role-air-quality-monitoring-and-noise-control-unit/dublin-city-noise-maps Should you or the design team wish to discuss any aspect of the Noise Action Plan, or the areas identified, the Noise Control Unit and/or the Technical Support Unit will be happy to discuss.	Noted, as per above	DTA	CLOSED
13.01 Cont.		The comments set out in the report were provided by way of information to inform you that the site is located close to areas that have been identified within the Noise Action Plan as being exposed to higher levels of environmental noise from road traffic. These areas relate to external noise levels and do not take issues like insulation etc into consideration. The information is provided to make you aware of this and so that you may consider noise aspects at the detail design stage as you note below. We note your comments about it being a retrofit and the constraints from being an existing site. Sound insulation could be considered at the detailed design stage and we believe that is covered under the Building Regs and the use of appropriate Sound Reduction Index to protect occupiers from external noise. Should insulation be incorporated within any new or retrofitted development, we would welcome you sharing the details with us at the design stage so that we can consider this at the next round of the Environmental Noise Regulations and within the next Noise Action Plan. In addition with respect to noise reduction externally the use of green spaces (that will provide absorption) and installing barriers (that will provide attenuation) should be considered where possible. More information on this can be provided if needed. In respect of whether we need a formal response, I think it is sufficient that you acknowledge the comments and state that noise will be considered at the detailed design stage.	Noted, as per above	DTA	CLOSED

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TECHNICAL DEPARTMENT COMMENT TRACKER - DESIGN TEAM RESPONSE

Project:	Glover Court Estate Renewal	**Date:**	07.11.2024	**Prepared by:**	DC/JM
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Job Reference:	2302-GCD	**Work Stage:**	Stage (ii)b		

Topic	Sub Topic	DCC Technical Team Comment	Design Team Response	Input	Status
13.01 Cont.		Further response/ clarification provided by DCC Technical Services Division (Owen McManus and Paul Rutherford, DCC) 24.10.2024: The comments set out in the report were provided by way of information to inform you that the site is located close to areas that have been identified within the Noise Action Plan as being exposed to higher levels of environmental noise from road traffic. These areas relate to external noise levels and do not take issues like insulation etc into consideration. The information is provided to make you aware of this and so that you may consider noise aspects at the detail design stage as you note below. We note your comments about it being a retrofit and the constraints from being an existing site. Sound insulation could be considered at the detailed design stage and we believe that is covered under the Building Regs and the use of appropriate Sound Reduction Index to protect occupiers from external noise. Should insulation be incorporated within any new or retrofitted development, we would welcome you sharing the details with us at the design stage so that we can consider this at the next round of the Environmental Noise Regulations and within the next Noise Action Plan. In addition with respect to noise reduction externally the use of green spaces (that will provide absorption) and installing barriers (that will provide attenuation) should be considered where possible. More information on this can be provided if needed. In respect of whether we need a formal response, I think it is sufficient that you acknowledge the comments and state that noise will be considered at the detailed design stage. We are happy to discuss further and share any information we have	Noted, agreed - Refer to note above.	DTA	CLOSED
14.0		**Roads Maintenance Services**			
14.01		Any works to be carried out on the public road or roads that are to transfer into our charge shall be carried out in accordance with the Construction Standards for Roads and Street. Any works that impact on the public road, including the footpaths, shall be carried out under a Road Opening License.	Noted - CSC Confrim any impacting works will be carried out under a Road Opening Licence.	CSC	CLOSED
15.0		**No Report**			
15.01		No response has been received to date from the following divisions: • Active Travel Programme Office • Dublin District Heating Project Team	No action required. It is noted, DTA Architects and Varming Consulting M&E Engineers (VCE), had a meeting with Stephen Cull (DCC District Heating Lead) on 01.03.2024. Subsequent to this, DTA Architects with input from Varming Consulting and DCC QS Department made a recommendation to DCC outlining the most compatible Low Carbon Heating System Approach for Glover Court. This report outlined District Heating vs Individual Heating, issued to DCC 24.04.24. It is noted, the DCC District Heating Engineer lead reviewed the IDT heating proposal document and had no objection to the conclusions, per email correspondence of 10.05.2024.	N/A	CLOSED

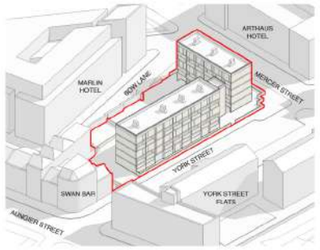
A08 AREA COMMITTEE PRESENTATION No.2 OF 14.07.2025

GLOVER COURT

Proposed redevelopment and associated external works at Glover Court, Dublin 2

Notification of Initiation under Part 8 Planning and Development Regulations 2021
South East Area Committee 14th July 2025

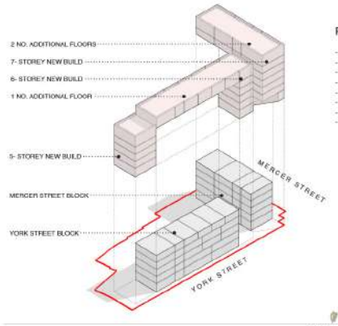
GLOVER COURT REGENERATION
PROPOSED DESIGN STRATEGY - RETROFIT, EXTEND & AMALGAMATE



Existing DCC Residential Development:

- 38 no. Existing Homes
- Proposal Maintains Existing Structure
- Existing Context Considered

GLOVER COURT REGENERATION
PROPOSED DESIGN STRATEGY - RETROFIT, EXTEND & AMALGAMATE



Proposed Massing:

- Retrofit Existing Blocks
- Extend Existing Blocks
- 5-Storey New Build Aungier St. Side
- 1 no. Additional Floor on York St.
- 6-Storey New Build York St./ Mercer St. Corner
- 7-Storey New Build York St./ Mercer St. Corner
- 2 no. Additional Floors on Mercer Street
- Stepped to Relate to Context

GLOVER COURT REGENERATION
PROPOSED SCHEME IN SURROUNDINGS

VISUALISATION OF CORNER OF YORK STREET AND MERCER STREET

VISUALISATION OF PROPOSAL LOOKING FROM AUNGIER STREET TO YORK STRE

VISUALISATION OF PROPOSAL LOOKING FROM MERCER STREET TO BOW LANE

VISUALISATION OF COURTYARD

GLOVER COURT REGENERATION
PROPOSED DESIGN STRATEGY - RETROFIT, EXTEND & AMALGAMATE

Delivering 53 New Homes:

- 15 no. One Bedroom Homes
- 30 no. Two Bedroom Homes
- 8 no. Three Bedroom Homes

- All Homes Meeting Current Quality Standards
  - New Balconies
  - Internal Access Deck
  - Front Door Access From Street
  - Upgrade of Communal Amenity Space
  - Secure Bike Parking
  - Car Parking Spaces

- With Retained Fabric Contributing to:
  - Lower Carbon Emissions
  - Conservation of Material Resources
  - Reduced Construction Waste
  - Energy Savings

GLOVER COURT REGENERATION
PROPOSED ACCESS STRATEGY

Main entrance - Pedestrian Access to Complex
Own Door Access
Fully Accessible Stairs and 2 UD Lifts

GLOVER COURT REGENERATION
PROPOSED SERVICES, AMENITY & OUTDOOR SPACES

Vehicular Access & Car Park
Accessible Car Parking
Bike Access and Parking
Bin Storage
Courtyard Seating Area
Play Area
Community Garden Area

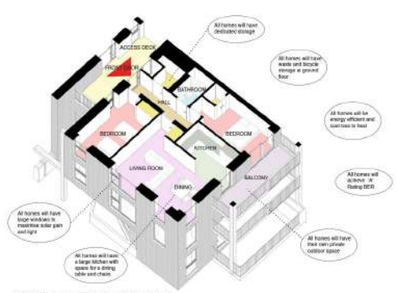
GLOVER COURT REGENERATION
PROPOSED TYPICAL LAYOUT FOR ONE, TWO & THREE BEDROOM HOMES

PROPOSED ONE BEDROOM HOME
CURRENT AREA = 37 M2
PROPOSED AREA = 49.6 M2

PROPOSED TWO BEDROOM HOME
CURRENT AREA = 52 M2
PROPOSED AREA = 74.7 M2

PROPOSED THREE BEDROOM HOME
CURRENT AREA = 64 M2
PROPOSED AREA = 104.2 M2

GLOVER COURT REGENERATION
INDICATIVE LAYOUT FOR TWO BEDROOM HOME



AXONOMETRIC VIEW OF TWO BEDROOM HOME

GLOVER COURT REGENERATION
PROPOSED TIMELINE