

2024

Application for Planning Permission for
Proposed Development at Dame Street
Plaza building, 1 Central Plaza, Dame
Street, Dublin 2 (Protected Structure)

DCC PLAN NO 3706/24
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Planning Report

Planning Report to accompany planning application by Dreamview Ltd. to make changes to the hospitality Level (9th and 10th Floor) of the Dame Street Plaza building, 1 Central Plaza, Dame Street, Dublin 2, D02 P656

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15/05/2024



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1 Introduction

This Planning Report has been prepared to accompany a planning application by Dreamview Ltd. to carry out minor changes to the hospitality floors at the Dame Street Plaza building, 1 Central Plaza, Dame Street, Dublin 2, D02 P656.

This application for planning permission is accompanied by Architectural Drawings and Report prepared by Henry J Lyons Architects and a Heritage Impact Appraisal report prepared by Hanna Loughnane of Five-Seven Architects.

It is submitted that the proposed development subject of this application is consistent with the land-use zoning and planning policies set out in the Dublin City Development Plan 2022-2028 as demonstrated in this report.

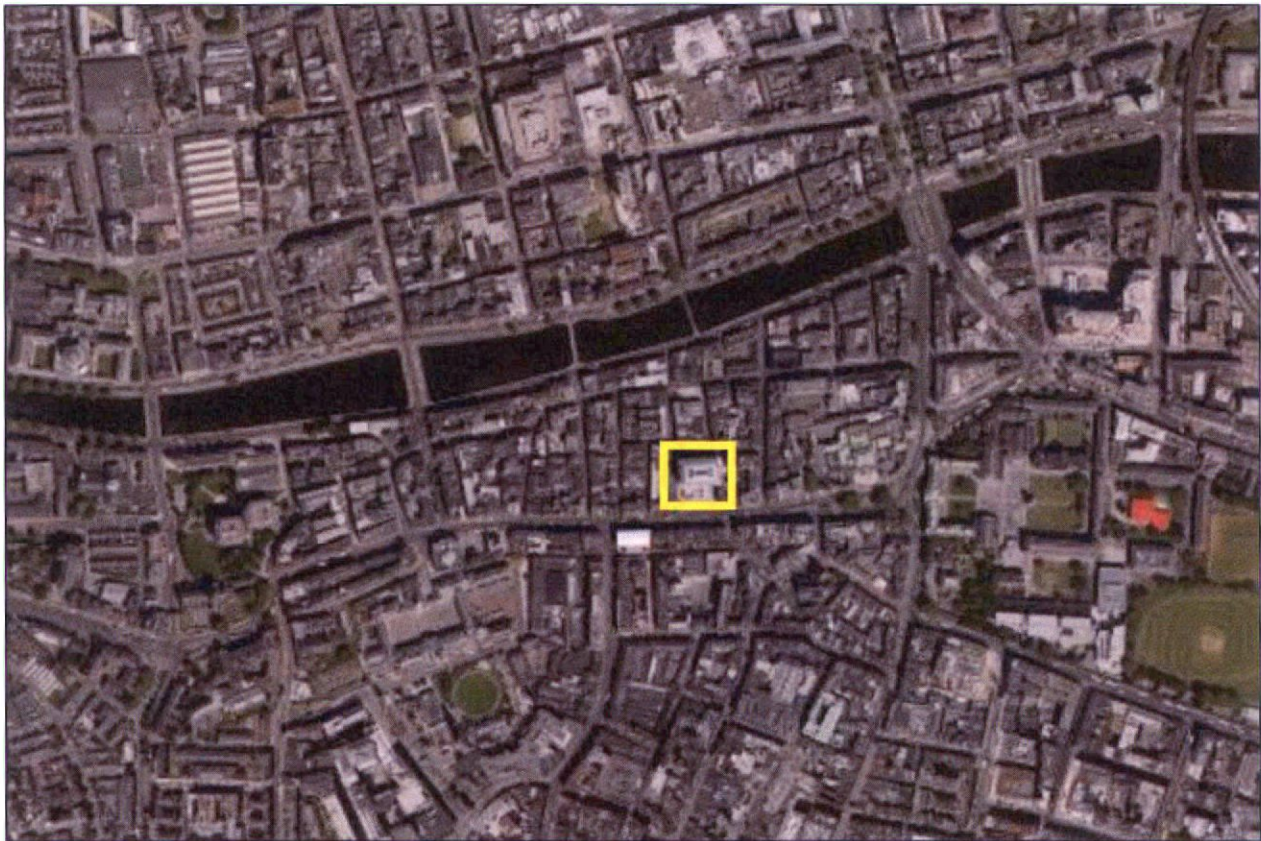


Figure 1: Site location (Bing Maps)

2 Site Context

The building 1 Central Plaza is the former Central Bank building. This is a free-standing multiple-bay ten-storey office building, over two-storey basement. Built between 1971 and 1978, it was significantly refurbished and altered in 2022. The former plant space at roof level was replaced with glazed top storey in 2022 for a hospitality facility including restaurant and bar use. All upper floors will now be a commercial office building and there are three retail units at ground floor. This planning application relates to minor works to the hospitality level two to infill a void and to provide an additional staircase between levels one and two in the hospitality area in the former roof space.

As per the City Development Plan 2022-2028, the site is zoned Z5: “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.” The site is surrounded by a Conservation Area and the exterior of Number 1 Central Plaza itself is a protected structure (RPS no. 8830).



Figure 2: The view from Dame Street of the front of the building.



Figure 3: The view of the rear of the building from Crown Alley / Cope Street.

3 Planning History

The planning history for this site is extensive. Below are details of (1) the parent planning permission for the office development, (2) a recent permission for LED signage on the ground floor retail unit of the building and (3) an application for wayfinding signage around the public realm of the building.

DCC Planning Reg. Ref. 3154/17

Planning Permission approved for: *works to both the Annex Building and the Commercial Buildings as follows: Annex Building: 1. The change of use of the Annex building from a canteen use associated with the office use in the building formerly known as the Central Bank Buildings to 2 no. restaurant/cafe units of 12.2 sqm and 478 sqm 2. Demolition of elements of the building to its southern end and facade to facilitate a setting back of a new glazed facade, replacement of existing glazing to first floor and existing roof lights, and an extension of the unit onto Cope St and a new entrance core of 5 storeys to serve both the Annex and Commercial Buildings 3. Upgrade of the public realm and landscaping of the existing walkway between the plaza and Cope St. The laneway will be widened as part of the proposals and will include outdoor seating associated with the proposed restaurant/cafe use. 4. Reconfiguration and minor extension (26sqm) of the existing basement into the adjoining basement to incorporate plant areas, upgraded kitchen associated with the proposed restaurant/cafe units, cycle parking and staff welfare facilities to serve the commercial buildings. Commercial Buildings: 1. The change of use of basement -1, ground floor, first floor from commercial office to a retail unit of 924 sqm. This includes for an increase of 76 sqm to the existing first floor. 2. The second and third floors will be refurbished as commercial office and it is proposed to replace the existing plant floor, at fourth floor level, with a commercial office floor of 336 sqm, including new glazed facade at this level. The commercial office will be accessed from the new core, which rises to fourth floor level, to the north provided as part of the Annex Building. 3. Replacement of all existing windows with clear glazing, the dropping of existing window sills on the ground floor windows to ground level and replacement of the brick clad section of the southern facade, onto Dame Street, with new glazing. Permission is also sought for hard and soft landscaping, boundary treatments, signage and all ancillary site and development works.*

DCC Planning Reg. Ref. 3505/21

Planning permission approved for: *3 no. signs located internally behind the glazed facade at ground level in Unit D, Central Plaza, Dame Street, Dublin 2. The box signs (overall area 5.3 sqm) will be partly translucent and lit internally with LED lighting.*

DCC Planning Reg, 4882/23

A Planning Application was applied for on 30th November 2023 for way finding signage within the public realm surrounding the building.

Dublin City Council requested further information in relation to this application. It is understood this request had not been responded to at the time of preparing this report.

4 The Proposed Development

As per the statutory notices, the proposed development consists of:

Dublin City Council – Planning permission is sought by Dreamview Ltd., for development at the Dame Street Plaza building, 1 Central Plaza, Dame Street, Dublin 2, D02 P656. (Protected Structure). The proposed development consists of the infilling of a void area of 20.5 sq.m at the tenth floor (Hospitality Level 2) for use as additional floor area and for the demolition of 5 sq.m at that level, so as to create a new staircase between hospitality levels one and two. This development is proposed within an area approved for the redevelopment of the existing 9th and 10th floors to incorporate a new hospitality area which includes for a new restaurant and bar of 1,462 sq.m, with an accessible viewing terrace at 10th floor level on all sides of the building. The hospitality area is accessed from a dedicated entrance at -1 level from the front Plaza on Dame Street.

The image below shows the new feature roof on this building.

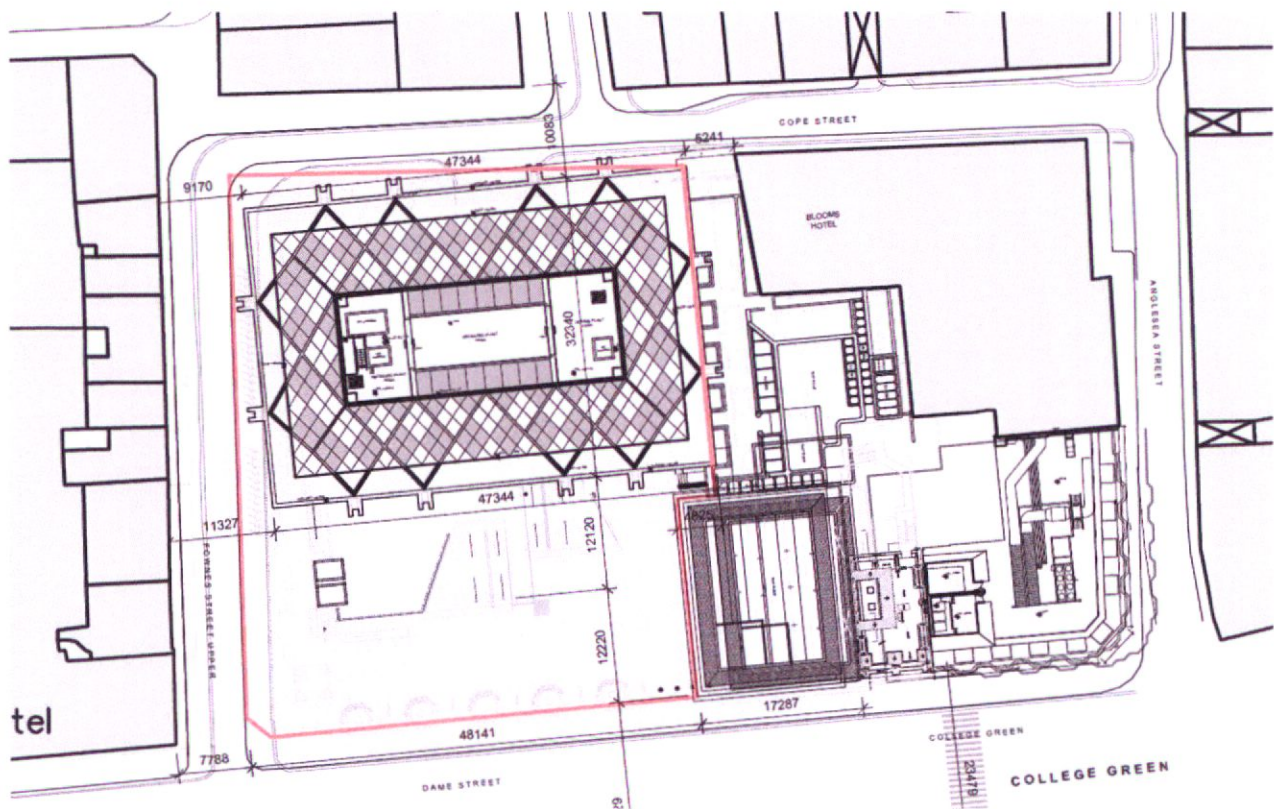


Figure 4: Roof layout Plan

The proposal is to fill in one of two voids at 10th floor level (see coloured area overleaf) centrally located with the floor plate at that level.

It is also proposed to demolish a small area to provide a new staircase.

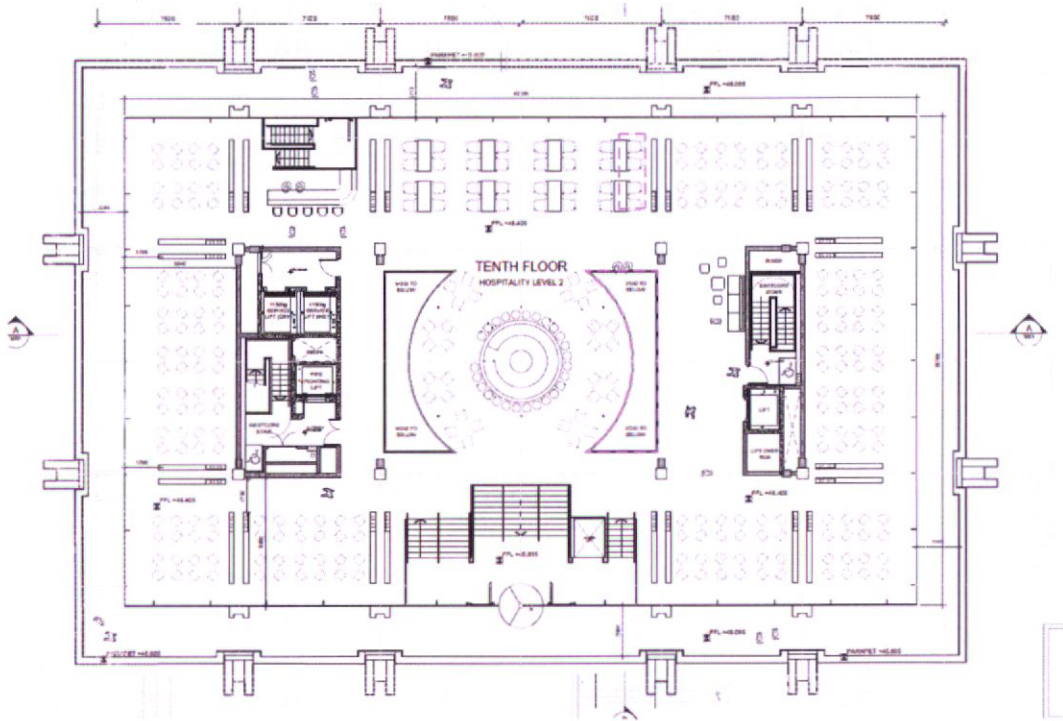


Figure 5 : Existing 10th floor layout plan

The area post the works is shown below.

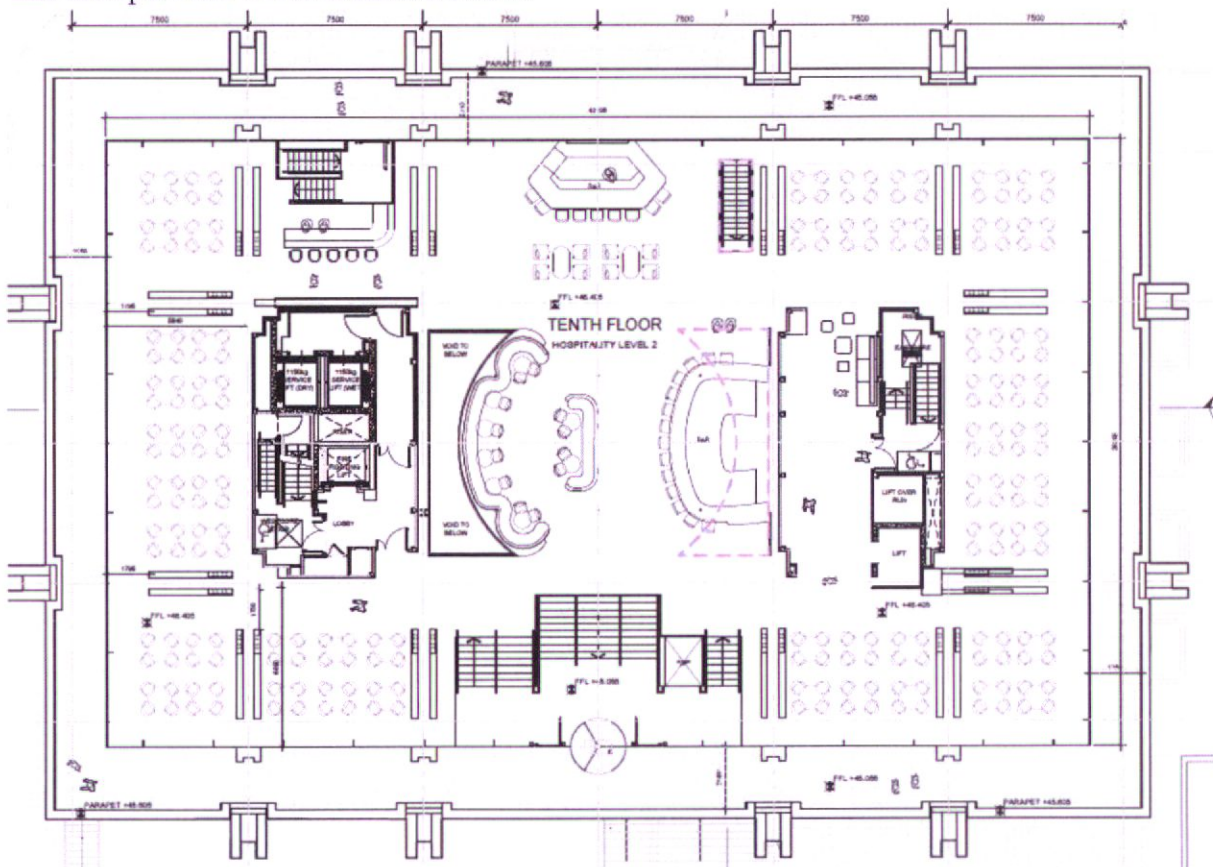


Figure 6: Proposed 10th Floor plan

5 Planning Assessment

5.1 Land Use

The proposal accords with Z5 land use zoning, which has a stated objective 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.'

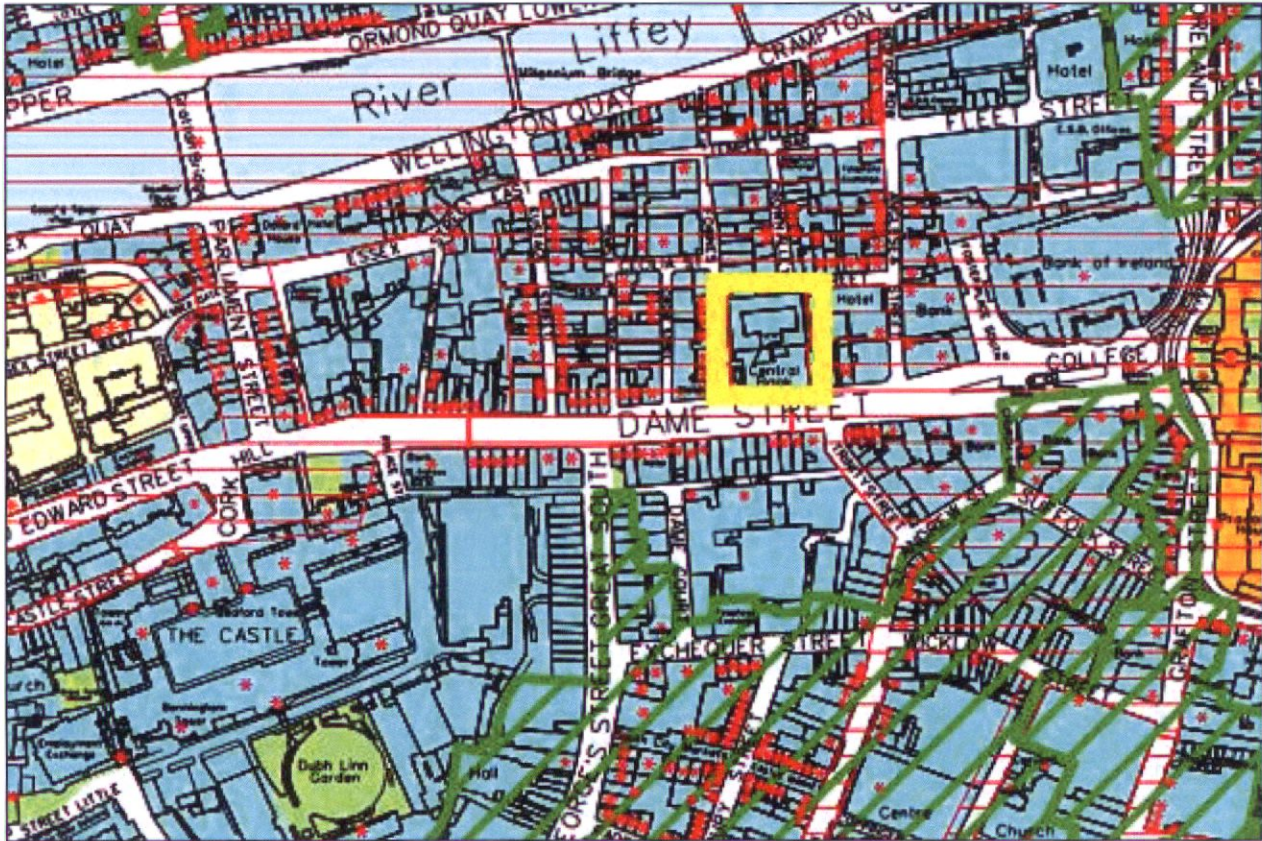


Figure 7: Dublin City Development Plan 2022-2028 zoning map with site outlined in yellow

5.2 Built Heritage and Conservation

The exterior of the former Central Bank building is a protected structure due to its modern architectural importance (RPS no. 8830). The structure has been surveyed by the National Inventory of Architectural Heritage (NIAH registration no. 50020194) and is considered to be of regional significance. Designed by Sam Stephenson of Stephenson Gibney & Associates in the early 1970s, there are eight horizontal bands of Ballybrew granite in the building with recessed glazing between them. It is also surrounded by a Conservation Area on all sides due to the adjacent Georgian period buildings.

The proposed changes are internal and therefore have no impact on the exterior of the Protected Structure or the adjoining Conservation Area. Moreover, the changes do not affect the original building as designed by Sam Stephenson.

The proposal aligns with the following built heritage and conservation policies:

BHA9 Conservation Areas

To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8, Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Enhancement opportunities may include:

- 1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting.*

- 4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area.*

- 6. Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area.*

Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Areas and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.

BHA2 Development of Protected Structures

That development will conserve and enhance protected structures and their curtilage and will:

- (a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.*

- (b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.*

- (c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation.*

- (d) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.*

- (e) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.*

(f) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.

(g) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.

(h) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.

(i) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.

(j) Have regard to ecological considerations for example, protection of species such as bats

For details of the heritage impact assessment, please refer to the submitted report by Five-Seven Architects which concludes that the proposal will have no adverse impact on the Protected Structure.

6 Screening for Appropriate Assessment

Having regard to the nature of the development (internal works) and the location of the application site, it is submitted that no Appropriate Assessment issues arise. It is our opinion that the proposed development would likely not have a significant effect individually or in combination with other plans and projects, on any European site within a 15 km radius. There is no need therefore to proceed to carry out a Natura Impact Assessment.

7 Conclusion

In summary, the proposed development will not adversely impact on the the protected structure. By virtue of assisting with bringing a new use and significance to the building, the development will protect and enhance the function of the protected structure and furthermore will not have any adverse impact on the surrounding Conservation Area.

It is submitted therefore that the proposal is consistent with the proper planning and sustainable development of the area and with the provisions of the Dublin City Development Plan 2022-2028 and accordingly we request that the planning authority grant permission.

Manahan Planners

May 2024