

SITE NOTICE

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: Dublin City Council, Culture, Recreation and Economic Services Department, Civic Offices, Block 4, Ground Floor, Wood Quay, Dublin 8.

Location: Newcomen Bank, 16 Castle Street, Dublin 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of a proposed development on 16 Castle Street, the former Newcomen Bank (Protected Structure).

The development will consist of –

(A) Refurbishment of Newcomen Bank (formerly the Rates Office) which is a Protected Structure (Ref. No. 2050), and part change of use to provide multi-purpose spaces, visitor and staff facilities, and offices for Dublin City Council and future tenants. Works will include conservation and repair of existing historic fabric, and general upgrades to meet fire safety and accessibility requirements.

(B) Demolition of the existing twentieth century four storey lift and stair structure to the west façade of Newcomen Bank.

(C) Construction of a new five storey lift and stair structure to the west façade of Newcomen Bank, which will provide access to the basement.

(D) Installation of new stone steps with ramped access to the Castle Street entrance for universal access and extension of the pedestrian paving, with relocation of one accessible car parking space.

(E) Basement areas at Castle street to be opened up and new cast iron pavement lights with glazed inserts added to the areas.

The site is located within a 'Zone of Archaeological Interest' for the purposes of the National Monument Service. The site is also included in an ACA, an Architectural Conservation Area as defined in the Dublin City Development Plan 2022-28.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). A flood risk assessment, archaeological assessment and an architectural heritage impact assessment have been prepared in support of these proposals.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of **4 weeks from 04/03/2024** during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm. The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on **18/04/2024** or at <https://consultation.dublincity.ie>