

PUBLIC NOTICES



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS, 2001
(AS AMENDED) PART VIII
PROPOSED REFURBISHMENT AND IMPROVEMENTS
WORKS AT DUBLIN CITY WHOLESALE FRUIT AND
VEGETABLE MARKET**

APPLICANT: DUBLIN CITY COUNCIL

**Location: Mary's Lane, Dublin 7 bounded by Arran Street
East, Chancery Street and including St. Michan's Street.**

PROTECTED STRUCTURE : Pursuant to the requirements of the above, notice is hereby given of the proposal to carry out improvement works at the **Wholesale Fruit and Vegetable Market, Mary's Lane, Dublin 7, bounded by Arran Street East, Chancery Street and including St Michan's Street** which is a protected structure. The Part VIII proposals includes; change of use from wholesale trading to wholesale and retail trading, café/ restaurant use in part of existing building, upgrading boundary, landscaping, signage, storage and delivery facilities, upgrading existing car park, provision for a dedicated loading area and associated interventions to the building where necessary.

Main market building: Wholesale trading to continue in western half of the building. Proposed retail trading area to be fitted out with lightweight mesh cage structures or umbrella stands. Retail units to be provided with electrical supply, water, drainage and signage. A steel mesh security barrier, circa 2500mm high, with sliding gates to secure the wholesale trading banks when not in use. The raised path along east and south walls levelled to permit wheelchair access within the markets. Frameless glazing to be provided at open wrought iron fanlights and doors, secured on internal face. Existing drains to be replaced and new connections provided where necessary. Roof fitted with height safety, stainless steel membrane posts and anchors with horizontal life line cable systems for future maintenance. Photovoltaic cells/solar heating panels to be fitted on south facing slopes of market roof to provide hot water.

Chancery Street yard: Part demolition of rear wall of markets at Chancery Street and construction of new glazed full height wall with powder coated steel entrance gates. Demolition of toilet structures on external wall of building and construction of new, flat roofed, single storey structure to accommodate toilets. External wall constructed with facing brick, salvaged from demolished wall and featuring a green wall. Original internal doors of protected structure retained. Renovation of single storey building north east corner to include new natural slate roof covering, re-pointing to chimney, new insulated concrete slab floor, upgrade of render incorporating insulation, new window openings with double glazed timber window frames, rendered internally, re-wiring, installation and heating system to provide office accommodation for market management. Freestanding steel structures with canopies constructed for outdoor market activities and deliveries. Existing palisade fencing removed. New railings on plinth wall. Trees planted along boundary and soft landscaping. Vehicular entrance from Chancery Street retained. Existing yard levelled and re surfaced with permeable asphalt laid to falls. Existing drains replaced to provide separate foul and surface water systems.

Daisy market: Demolition of derelict storage buildings. Removal of roof covering, glazed roof lights, rainwater goods, concrete floors, dry lining and rotten joinery of lean to buildings. Provide a new natural slate roof covering, re-pointing and re-lining chimney stacks, new insulated concrete floors and new joinery. External wall to be insulated externally and rendered to permit exposing brickwork finish internally. Provide new double glazed roof lights to match original opening sizes. Interiors to be painted or plastered as indicated, re-wired and heating installed. New disabled and visitors toilets to have tiled walls and floors. Café to be reinstated with kitchen and new double doors to outdoor seating area with a retractable awning for shelter. Retaining wall and floor to be constructed where possible with salvaged bricks. New steps constructed to connect market level with yard. Two rooms to be fitted out with sinks making all necessary connections to supply and waste. A boiler and hot water cylinder to be fitted in new plant room and connected to hot water taps within the trading area as back up to photovoltaic/solar panel heating. Tea station to be fitted out for traders. New shop and office for staff to be provided within lean-to structure.

External yard surface to be levelled and refinished to facilitate deliveries for retail market. Compactors, bins, skips and waste disposal facilities to be provided. Lock up stores and umbrella/ table storage provided. Entrance gates to be overhauled. Breaking out original window opening from offices to lane at Arran Street and fit double glazed timber window frame.

Fish market car park: Existing car park to be leveled and resurfaced to accommodate public car parking, bicycle parking, Multi Use Games Area (MUGA) and separate dedicated wholesale loading facility. Retaining wall at the boundary to St Michan's House to be demolished and new wall built. Multi Use Games area to be located on the boundary to the north with Mary's Lane and to the West with St Michan's House. The games area will be approximately 41m x 21m of all weather surface, with a boundary of rebound mesh fence 5.2m high with top net and 4 no lighting installations. A new double gate and pedestrian gate access to be provided from Mary's Lane. New vehicular entrance to public car park and wholesale traders loading area to be provided from St Michan's Place. Re-open and widening of entrance/ exit on St Michan's Street. Existing pedestrian access to Mary's Lane to be widened. New railings and plinth wall to replace existing palisade fencing. Provision appropriate informational signage and markings, bicycle stands, lighting and CCTV system. Provision of underground attenuation storage tank with associated surface water drainage infrastructure. Introduce new hard and soft landscaping measures including planting and trees. Improvements to the public realm to facilitate the disabled, visually impaired and elderly including the introduction of tactile paving, ramps, guidance strips, marked crossings and dished kerbs.

Plans and Particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, for a period of six weeks from **Wednesday 1st October 2014 until Thursday 13th November 2014** at the offices of **Dublin City Council, Public Counter, Planning Department, Block 4 East, Ground Floor, Civic Offices, Wood Quay, Dublin 8** or **Dublin City Council, Housing Office, Parnell Street, Dublin 1**, from **Monday - Friday 09.00hrs to 13.00hrs and 13.45hrs to 16.30hrs** and on the Dublin City Council website dublincity.ie.

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 is situated may be made, **in writing**, to the **Executive Manager, Planning Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8**, before **16.30hrs on Thursday 27th November 2014**.