

SITE NOTICE



COMHAIRLE CATHRACH BHAILE ÁTHA CLIATH
DUBLIN CITY COUNCIL
PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) – PART 8

Applicant: Dublin City Council, Environment & Transportation Department, Civic Offices, Wood Quay, Dublin 8, D08 RF3F

Location: Royal Canal Towpath at Binns Bridge, Dorset Street Lower, Drumcondra, Dublin 7

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed amendment of approved Part 8 Application ref. 2870/15. Binns Bridge is a Protected Structure under the Record of Protected Structures within the Dublin City Development Plan 2022-2028 (RPS Ref. No. 908). Dublin City Council proposes to carry out the following development:

- The reduction of the ramp gradient to 4.99% along the entirety of its length;
- The offset of the greenway from the boundary of the Portland Lock apartments by approximately 1.3-1.5 metres, in order to protect the integrity and function of the basement level vents fronting the towpath and for the amenity and security of the ground floor apartments. The offset space will comprise of a narrow maintenance path and a soft landscaping strip;
- The greenway will operate as a 4.6 metre wide shared space for the majority of the area, tying back to the previously permitted cross sections at either end;
- The removal and replacement of all existing railings, fences and gates in the area;
- Revision of stair access to the lock under Binns Bridge to provide additional stepped seating and soft landscaping to provide an improved public realm area;
- Resurfacing of area surrounding the lock gate and provision of lighting and railings;
- Ramp to be constructed using sheet piling and appropriate stone cladding;
- Removal of an existing canal jetty and replacement in a new location to match the existing design; and
- Minor additional features including removal of portion of the wall adjacent to Binns Bridge (but which does not form part of the Protected Structure) to provide a public bench, the removal of existing kissing gates and barriers, provision of public lighting, CCTV, potential relocation of existing services, associated works and associated ancillary services. The works do not impact the existing underground gas installation in the area.

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 10th July 2023 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 to Friday between the hours of 9.00am and 4.30pm. The plans and particulars are available to view online on Citizen Space <https://consultation.dublincity.ie> and at Phibsborough Library, Dublin 7, during their public opening hours.

An Appropriate Assessment Screening has been undertaken in accordance with Habitats Directive (92/43/EEC). An Environmental Impact Assessment Screening has been undertaken in accordance with EIA Directive (2014/52/EU) and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that Environmental Impact Assessment (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 23rd August 2023. Submissions or observations may also be made online on Citizen Space <https://consultation.dublincity.ie> before 23.59hrs on 23rd August 2023.