



SOCIAL INFRASTRUCTURE AUDIT: WATERFRONT SOUTH CENTRAL SHD

PREPARED FOR THE ASSESSMENT OF A STRATEGIC HOUSING DEVELOPMENT (SHD) AT 'WATERFRONT SOUTH CENTRAL', BOUNDED BY NORTH WALL QUAY AND MAYOR STREET UPPER, D1



PREPARED FOR:

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DATE: JANUARY 2021





1.0 EXECUTIVE SUMMARY

Tom Phillips + Associates, Town Planning Consultants (TPA) have been retained by Waterside Block 9 Developments Limited¹ to prepare a Social Infrastructure Audit Assessment in support of a planning application for the redevelopment of a site known as ‘Waterfront South Central’ comprising c. 1.1 ha within ‘City Block 9’ as identified in the *North Lotts and Grand Canal Dock SDZ Planning Scheme*. The site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west. The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground level upwards. The development will consist of the:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents’ games room (91 sq m), a residents’ common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents’ games room (122 sq m) located at Level 1 of Block B; a residents’ common room (86 sq m) located at Level 14 of Block B; a residents’ wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents’ courier / parcel rooms (GFA of 210 sq m), residents’ laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents’ WCs (65 sq m), a residents’ gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents’ screening rooms (240 sq m), a residents’ indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of “other uses” as defined by the Planning and Development (Housing) and Residential Tenancies Act 2016, comprising: a childcare facility (450 sq

¹ Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27

m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.

5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

Public realm works (inclusive of parking and loading bays) external to the planning application site boundary will be subject to agreement with Dublin City Council. See Appendix A for the full description of development. We note that the proposed Strategic Housing Development (SHD) scheme adjoins the site of a concurrent application for a commercial development within 'City Block 9', as shown in Figure 1.1. below.

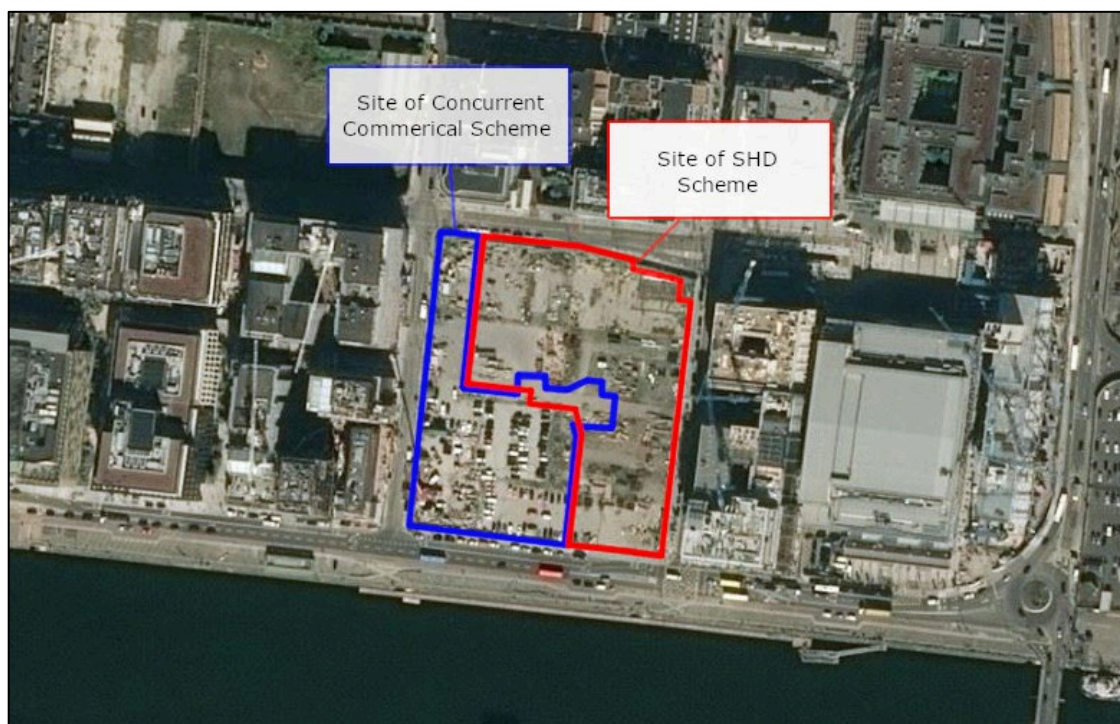


Figure 1.1: Aerial imagery showing indicative extent of the subject development (i.e., the SHD scheme) outlined in red, in relation to the concurrent commercial scheme, outlined in blue, within 'City Block 9'. Source: TPA, 2021.

A social infrastructure audit of the area surrounding the subject was initially conducted by TPA in December 2019 and subsequently updated in November 2020 using desktop survey methods which demonstrated that there is an adequate supply of education/childcare, healthcare, and cultural facilities within reasonable walking distance of the subject lands, as well as a variety of

public parks and amenity areas, playing pitches and sporting facilities. On the basis of this audit, potential gaps in the existing service provision of the area are limited to higher order shopping centres and more significant facilities for the elderly (i.e. nursing homes).

We note that the proposed scheme includes a range of residential support facilities which will positively contribute to the amenity of the area, as follows:

- Live/work suites (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of c. 381 sq m) all located at ground floor level; a residents' games room (90 sq m) located at Level 1 of Block B;
- A residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C; a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m) all located at basement level;
- A childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmer's Market/foodhall (299 sq m), an external market area, a winter garden/seating area (130 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Floor Level 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.; and
- Provision of a pocket park and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the center of the site.



Figure 1.2: Extract from SHD Site Layout Plan. Source: *Dwg. Ref. P0002 – Waterfront South Central SHD Scheme – Proposed Site Layout.* Source: Henry J Lyons Architects, 2021.

2.0 LOCAL CONTEXT

The site comprises c. 1.1ha within the c. 1.99 hectares of zoned ‘Z14 – *Strategic Development and Regeneration*’² land allocated to City Block 9 of the *North Lotts & Grand Canal Dock Strategic Development Zone* at North Wall Quay, Dublin 1. The area was formerly characterised by aging warehouses and pockets of housing, but is rapidly transitioning to a more urban mixed-use quarter of high-rise commercial and residential developments.

City Block 9, which includes the subject site, is bound by North Wall Quay to the south, Mayor Street Upper/LUAS Red Line to the north, Castleforbes Road to the west and a development site to the east adjacent the 3 Arena. The lands are well serviced by an existing public transport services and are located c. 50m from the Point Terminus Station of the LUAS Red Line. The site is accessible via the 142, 151, 33X, 41X and 747 Dublin Bus Routes and Bus Eireann from North Wall Quay to the south and East Wall Road to the east as shown in Figure 2.1.



Figure 2.1: Public transport infrastructure in vicinity of City Block 9, shown in red. Source: TPA, 2021.

2.1 Population Demographics

The subject site is located within the ‘North Dock B’ Electoral District (CSO ED ID: 268108), which comprised some 7,695 No. persons at the time of the 2016 Census (see Figure 2.2). The total population of the study area grew approximately 12% between 2011 and 2016, which is much higher than the 5.6% growth recorded for the rest of Dublin City and national average of 3.8%.

² Zoned Z14 – ‘To seek the social, economic and physical development and/or rejuvenation of an area with mixed-use, of which residential and Z6 would be the predominant uses’, as per *Dublin City Development Plan 2016-2022*.

| Table 2.1: Population Change by Enumeration Area (CSO) | | | | |
|--|--------------|-----------------|-----------------|----------|
| Enumeration Area | Name | 2011 Population | 2016 Population | % Change |
| Electoral Division | North Dock B | 6,895 | 7,695 | +11.6% |
| County | Dublin City | 1,110,627 | 1,173,179 | +5.6% |
| State | Ireland | 4,588,252 | 4,761,865 | +3.8% |

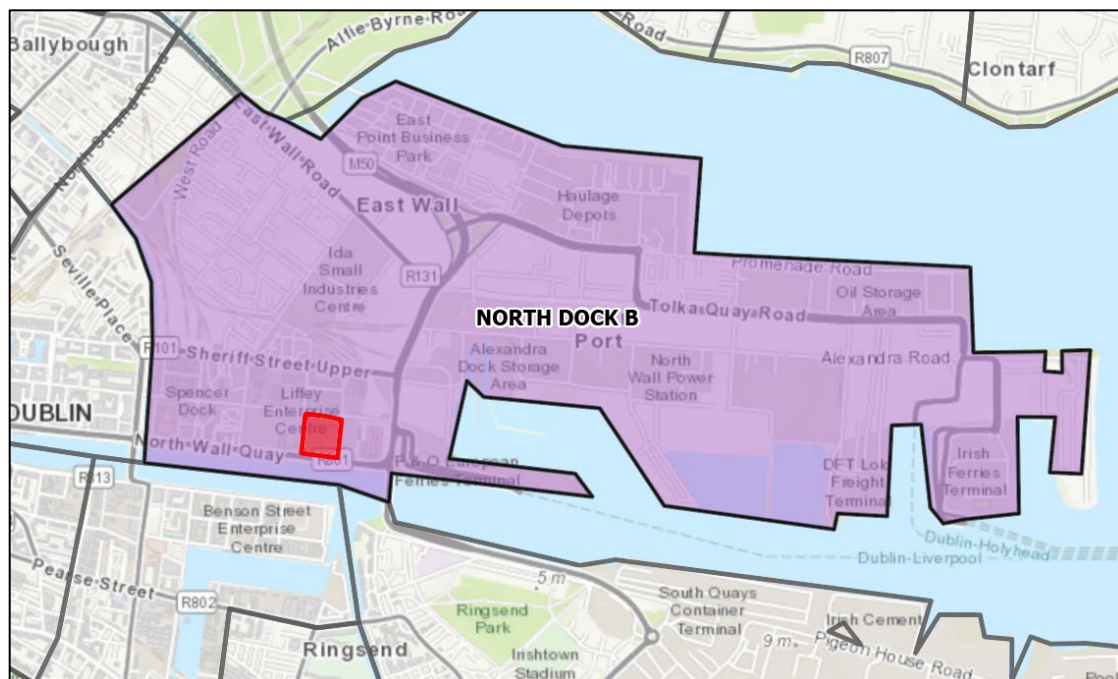


Figure 2.2: Extent of Electoral District included in study area. Indicative location of ‘City Block 9’, including subject site, identified in red. Source: CSO, 2016, annotated by TPA, 2021.

More recent population projections for South Dublin were included in the *Regional Spatial and Economic Strategy (RSES)* for the Eastern and Midlands Regional Assembly (EMRA). It is estimated that an additional 84,000-100,500 No. people will need to be accommodated within the local authority by 2031 and an additional 240,000 No. people or more within the larger Dublin Strategic Planning Area (SPA) (see Table 2.2).

| Table 2.2: Population Projections 2016 – 2031 (RSES) | | | |
|--|----------------|---------------------|---------------------|
| Location | 2016 Base Year | 2026 (low-high) | 2031 (low-high) |
| Dublin City | 554,500 | 613,000 – 625,000 | 638,500-655,000 |
| Dublin SPA | 1,347,500 | 1,489,000-1,517,500 | 1,549,500-1,590,000 |

2.2 Age Profile

The majority of the study area population falls within the Adult (24-64 years) age cohort comprising 70% of the total population, which is nearly 20% more than the national average for this group. Conversely, the School Age (5-18 years) cohort and Older Adults (65+) cohort are roughly half the size of the national equivalents, 9% and 6% respectively, with the Pre-School Age (0-4 years) cohort slightly lower at 5% of the total population.



| Age Cohort | Study Area | % of Total | Ireland | % of Total |
|----------------------------|--------------|-------------|------------------|-------------|
| Preschool (0-4 years) | 403 | 5% | 331,515 | 7% |
| School Age (5-18 years) | 677 | 9% | 920,281 | 19% |
| Young Adults (19-24 years) | 768 | 10% | 331,208 | 8% |
| Adults (25-64 years) | 5,361 | 70% | 2,541,294 | 53% |
| Older Adults (65+ years) | 486 | 6% | 637,567 | 13% |
| Total | 7,695 | 100% | 4,761,865 | 100% |

This indicates that a higher proportion of community facilities may be required for the working population at this time than for the school age or elderly populations, though the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

3.0 RELEVANT PLANNING GUIDANCE

3.1 National Planning Guidance for Sustainable Residential Development

This audit has regard to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DoEHLG, 2009)* set out the following categories of community infrastructure as being most relevant in the development of new residential areas:

| Infrastructure Types | Sample Facilities |
|--|--|
| Schools | Primary, Post-Primary, Special Education, Third-Level Institutions |
| Childcare | Registered Facilities (Full Time, Part Time, Sessional) |
| Community Centres | Community Centres, Resource Centres, Sports Centres, Youth Centres, Training Centres, etc. |
| Healthcare Facilities | General Practitioners, Healthcare Centres, Hospitals, Nursing Homes |
| District, Neighbourhood and Local Centres | Supermarkets, Shops, Convenience Shops |

These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit, as set out in Section 4.0 to follow.

3.2 Regional Spatial and Economic Strategy 2019-2031 (EMRA)

We note that the *Regional Spatial and Economic Strategy 2019-2031 (RSES)* prepared by the Eastern & Midland Regional Assembly (EMRA) was adopted on 28 June 2019 and supersedes the *Regional Planning Guidelines for the Greater Dublin Area 2010-2022*. This document takes account of the Dublin Metropolitan Area Strategic Plan (MASP), which identifies strategic residential and employment corridors along key public transport corridors that contain development opportunities, such as the Docklands. The RSES states the following with regard to the lands:



“The ongoing regeneration of Dublin Docklands and Poolbeg, coupled with the redevelopment of older social housing (former PPPs), industrial and underutilised lands, support the consolidation of Dublin City. The proposed DART Underground and LUAS extensions to Finglas and Lucan subject to appraisal and delivery post 2027, will unlock long-term capacity including strategic landbanks such as Dunsink.”

[Our emphasis, Section 5.4].

The RSES further includes the Docklands within the City Centre corridor for the purposes of strategic development, capacity infrastructure and phasing, as shown in Table 3.2, and highlights the long-term population capacity of the City Centre corridor area (incl. Dublin Docklands) to accommodate an additional c. 60,000 No. people.

| Table 3.2: Strategic Capacity Infrastructure and Phasing Identified for Docklands | | | |
|--|---|--|---|
| Corridor | Residential | Employment/ Mixed Use | Phasing/Enabling infrastructure |
| City Centre within the M50 (Multi-modal) Population capacity Total 60,000 | Docklands build out of North Lotts and Grand Canal Docks with further physical and social regeneration of Poolbeg and northeast inner-city lands | Further development of people intensive high tech and services-based business districts in Docklands and Poolbeg | Short to Medium term Dodder bridge, LUAS extension to Poolbeg, local and wider area water upgrades, Waste water upgrades and district heating |
| Source: RSES (Extract from Table 5.1, Ch.5) | | | |

3.3 Development Plan Requirements

The proposed development area is located within the Dublin City Council administrative area and therefore this audit also has regard to the policies and objectives contained within the *Dublin City Development Plan 2016-2022 (DCC Plan)*, which states the following with respect to the provision of community infrastructure in new developments in Chapter 12:

“The city development plan must ensure that all significant developments can only take place where sufficient schools, public transport, employment opportunities, parks, community facilities and resources (garda, fire services and ambulance provision etc.) are either in place or proposed.”

[Our emphasis, Ch. 12, DCC Plan].

Chapter 12 of the *DCC Plan* also contains a number of relevant policies for the sustainable provision of social infrastructure in urban neighbourhoods, which are reproduced in Table 3.3 and 3.4:

| Table 3.3: Policies for Neighbourhoods and Supporting Infrastructure (DCC Plan) | |
|---|---|
| Policy | Description |
| SN5 | <i>To ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.</i> |



| | |
|----------------------|---|
| SN6 | <i>To optimise, align and integrate individual social audits/community infrastructure provision in developing and regenerating areas, the City Council will carry out and maintain a community audit for the strategic development and regeneration areas (SDRAs), where appropriate.</i> |
| SN7 | To support and encourage the future growth of a wide range of public, social and community services essential to local community life, and to promote and seek to provide multi-use, fit-for-purpose community facilities which are suitable for all ages and all abilities, are operated according to an effective and efficient management strategy, and which are accessible in terms of physical design, location, cost of use, and opening hours. |
| SN8 | <i>To continue to liaise and support with other statutory, voluntary and community groups in the provision of key services.</i> |
| SN9 | <i>To encourage corporate social responsibility and corporate volunteer programmes to ensure successful integration between the corporate sector and local communities sharing a community and neighbourhood facilities.</i> |
| Our emphasis. | |

| Table 3.4: Policies for the Sustainable Provision of Social Infrastructure (DCC Plan) | |
|--|---|
| Policy | Description |
| SN15 | To ensure the optimum use of community facilities and that high-quality facilities are accessible to all. |
| SN16 | To ensure that the provision of strategic new community infrastructure complements the range of existing neighbourhood facilities and, where appropriate, is located at the interface between communities to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods. |
| SN17 | To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area. |
| SN18 | To encourage and facilitate the provision of a range of community facilities in the city that caters for all. |
| SN19 | To enhance and improve the provision of playgrounds, play spaces, playing pitches and recreational spaces in residential areas and in the city centre in accordance with the City Council's standards and guidelines. |
| SN20 | To promote the development of both indoor and outdoor facilities/spaces for young people e.g. MUGAs, teenage shelters, skateboarding areas and skateboard parks, youth cafés, youth centres, and kid's clubs. |
| SN21 | To facilitate the development or expansion of community-based healthcare facilities, respite homes and day care centres in residential areas. |
| SN22 | To facilitate the provision of hospital, local and other healthcare facilities in accordance with the requirements of the relevant healthcare authorities and to facilitate the consolidation or enhancement of these facilities within the city as an important resource for the city, region and State. |
| SN23 | To provide accessible public toilets and showers if appropriate in locations close to the central business district and in city parks. |
| SN24 | To support the implementation of the Dublin City Library Development Plan, including the development of the branch library service to serve local communities. |
| Our emphasis. | |



The subject site is identified as forming part of *Strategic Development Regeneration Area 6 – Docklands incl. SDZ area and Poolbeg West* and larger *North Lotts and Docklands Strategic Development Zone* within the *DCC Plan*. Additional policies with respect to the provision of social infrastructure within the Docklands area are set out in Section 15.1.1.7 of the *Plan*, and have been included in Appendix B for reference.

4.0 COMMUNITY INFRASTRUCTURE AUDIT

A previous social infrastructure audit was conducted by Dublin City Council for the Dublin Docklands Area in 2015, which served as precedent for the independent *Social Infrastructure Audit* of the subject site at North Wall Quay. The development categories utilised in the 2015 DCC audit were applied for the assessment of community infrastructure within the study area, as detailed in Table 4.1 below.

| Table 4.1: Community Infrastructure Categories as per DCC Precedent Study ³ | |
|--|---|
| Infrastructure Types | Sample Facilities |
| Education/Training | Including pre-school (commercial and non-commercial crèches), primary, secondary and third level, evening classes and skills development workshops. |
| Health | Including health centres, GPs, health nurses, dentists and other health care professionals (e.g., opticians, chiropodists etc). |
| Sports & Recreation | Including sports centres, sports clubs, public and private children’s play areas, playing pitches, swimming pools, gyms, pool halls, etc. |
| Social & Community | Including local authority offices, statutory welfare services, libraries, and community services |
| Arts & Culture | Including museums, heritage attractions, theatres, performance areas, art and music centres, etc. |
| Faith | Including churches, community centres, youth clubs, etc. |
| Other | Including post offices, credit unions etc. |

With respect to these infrastructural categories, a geospatial survey was undertaken using GIS-software which identified more than 150 No. relevant social infrastructure facilities in the vicinity of the proposal for further assessment. We note that a large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics
- 2020 ECAD Database (Eircode Address Points)
- 2020 OSM Ireland POI Datasets
- 2020 Google Maps and Places
- 2020 OSi and ESRI Ireland Basemaps
- 2019-2020 Department of Education and Skills Provisional Register of Irish Schools
- 2020 Department of Education and Skills Register of Providers of Higher Education
- 2020 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2020 HSE Records – ‘Find Your Local Health Service’

³ <http://www.dublindocklands.ie/sites/default/files/Living/Dublin%20Docklands%20Social%20Infrastructure%20Audit.pdf>

4.1.1 Study Area

For the purposes of the assessment, the study area comprises a c. 1km radius surrounding the subject site and is generally bounded by the Dublin Port Tunnel in East Wall to the north, Dublin Port to the east, Bath Avenue to the south and Sandwith Street Lower to the west (see Figure 4.1). The study area is divided into north and south portions by the River Liffey, which can be accessed by car or pedestrian from either direction via the Samuel Beckett Bridge to the west and the Tom Clarke Bridge to the east.

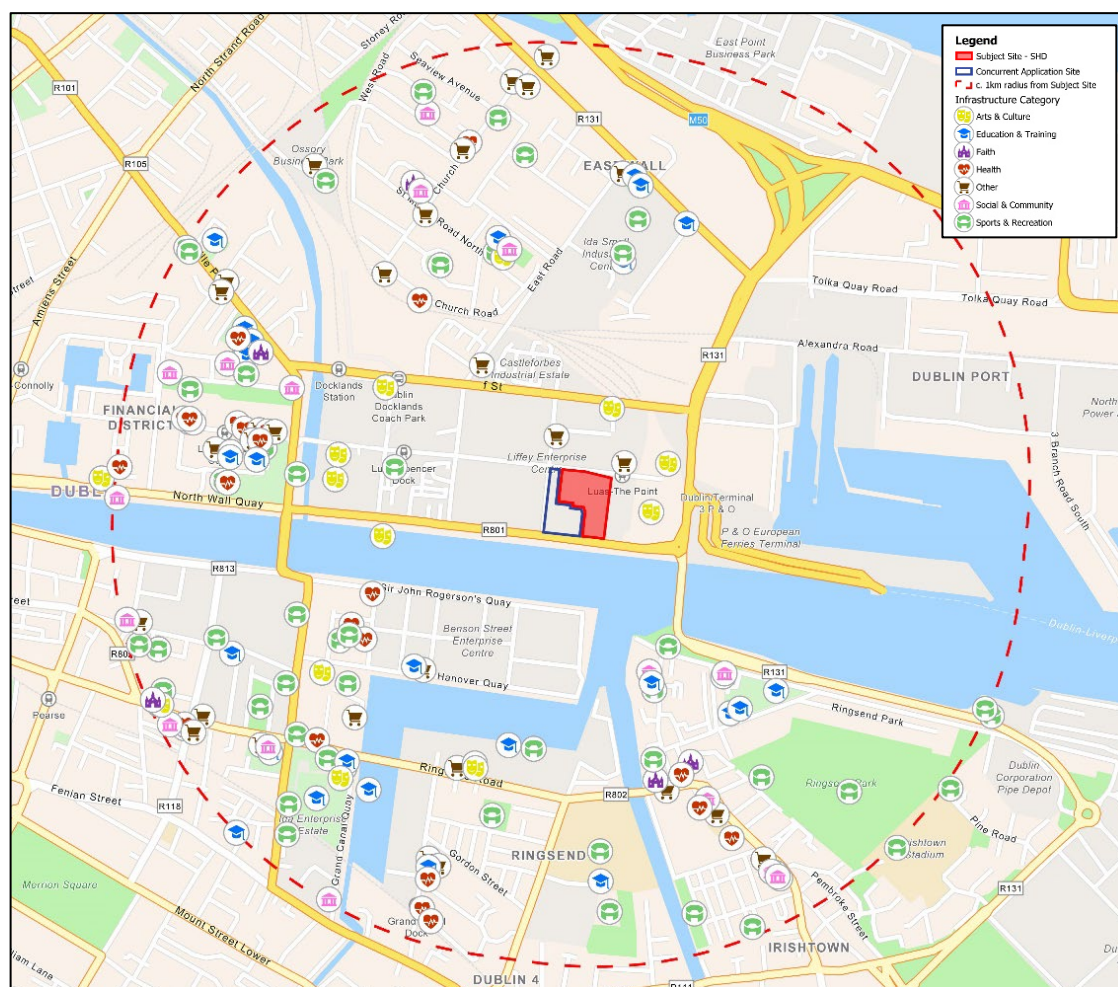


Figure 4.1: Extent of study area comprising a c. 1km radius from SHD subject site, indicative boundary provided in red. Indicative boundary of concurrent commercial scheme provided in blue. Source: TPA, 2021.

4.2 Education and Training Facilities

The subject site is serviced by a range of existing education services, including St. Joseph’s Mixed NS (primary), St. Patrick’s Boys and Girls NS (primary) and Ringsend College (post-primary) operating in locations proximate to the proposed development. No special education facilities were noted in the immediate vicinity; however, St. Declan’s SES, Catherine McAuley NS and Mater School were identified within a c. 1.5km radius of the subject site.

A number of third level institutions and training facilities including the National College of Ireland, Trinity Technology and Enterprise Campus, Pulse College, and the National Performing Arts School are also located in the vicinity.



National College of Ireland



Trinity Technology and Enterprise Campus

| Table 4.1: Education Infrastructure within c. 1km | |
|---|--|
| Type | Facilities |
| Primary | Naomh Lorcan O' Tuathail, Naomh Padraig Boys NS, St. Laurence O' Toole's Girls School, St. Laurence O'Toole Junior Boys, St. Patrick's Girls NS |
| Post-Primary | Ringsend College Technical Institute, St. Joseph's MXD NS |
| Special Education | None within c. 1km, others within c. 1.5km include: - St. Declan's SES, Catherine McAuley NS and Mater School |
| Third Level Institutions and Training Facilities | National College of Ireland, National Performing Arts School, Pulse College, Trinity Technology and Enterprise Campus, Irish College of Traditional Chinese Medicine, Kilroy's College |
| Education Centres | Irish Nautical Trust, Irish Tax Institute, Waterways Ireland Visitor Centre |

4.2.1 Childcare Facilities

We note that there were 12 No. existing childcare facilities operating within c. 1km of the site at the time of the survey (October 2020), as per the list of registered facilities maintained by the Tusla Early Years Inspectorate Service⁴. These facilities had a reported maximum capacity of 872 No. places for enrolments, as summarised in Table 4.2.

| Table 4.2: Existing Childcare Operators in Docklands Study Area | | |
|---|---|------------------|
| No. | Name of Childcare Facility (within c. 1km) | Maximum Capacity |
| 1 | Daisy Days Community Childcare | 64 |
| 2 | Island Key Child and Family Services | 70 |
| 3 | Afterschool Education and Support Programme | 180 ⁵ |
| 4 | Little Treasures Community Creche | 62 |
| 5 | Giraffe Childcare IFSC | 92 |

⁴ The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the *Child Care Act 1991* (as inserted by Section 92 of the *Child and Family Agency Act 2013*). Inspection Reports for active facilities are available online for public inspection and are updated at regular intervals by the service.

⁵ Includes afterschool places.

| | | |
|--------------|---------------------------------|----------------------------|
| 6 | Giraffe Childcare NCI | 65 |
| 7 | Safari Childcare Hanover Street | 100 |
| 8 | St. Andrews Childcare Centre | 46 |
| 9 | Tots and Co Barrow Street | 65 |
| 10 | Tir na Nog Sportsco | 40 |
| 11 | Ringsend Creche | 55 |
| 12 | The Anchorage Preschool | 33 |
| Total | | 872 places reported |

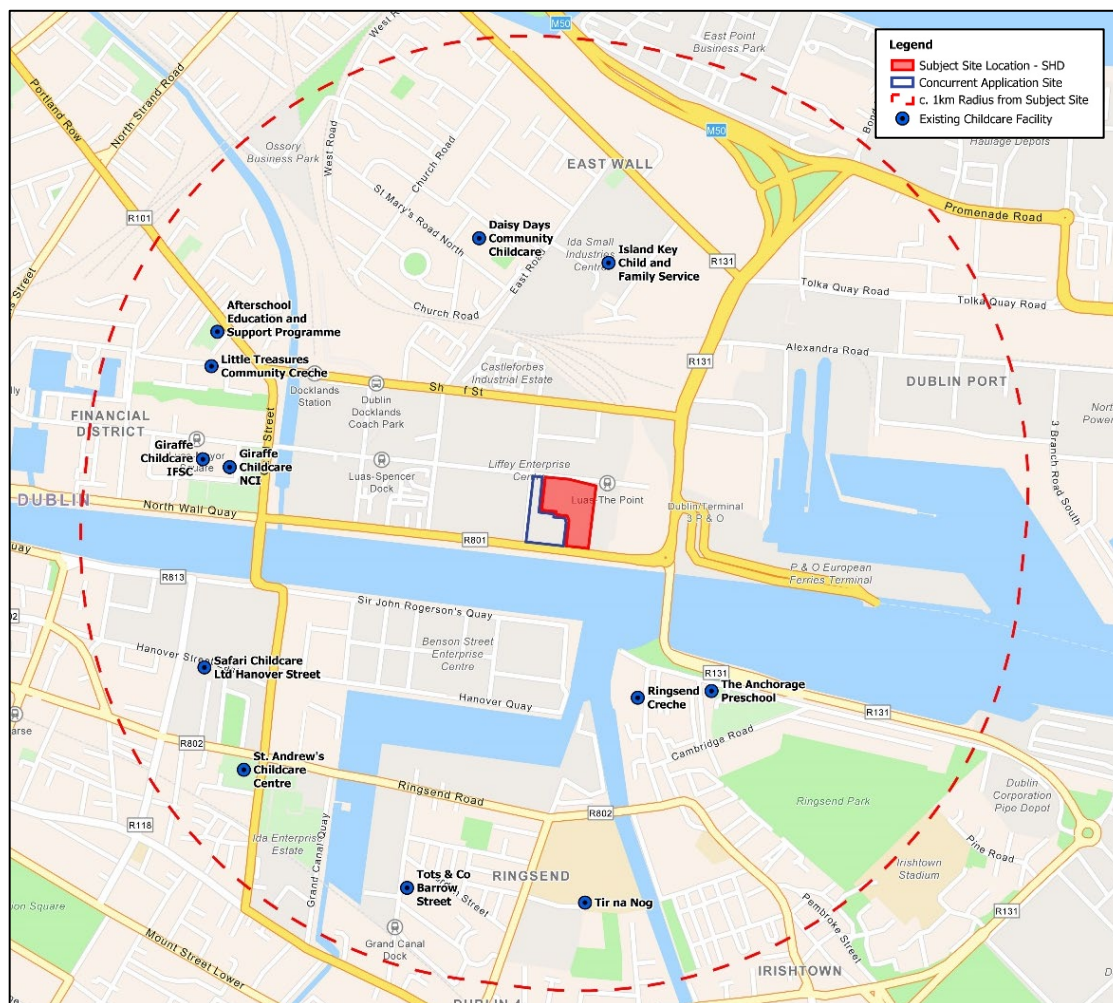
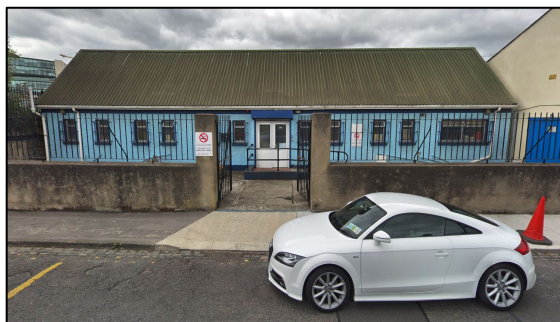


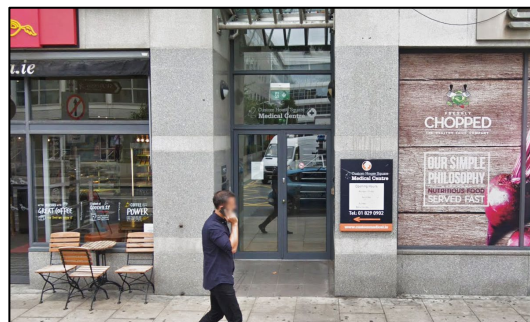
Figure 4.3: Location of childcare facilities identified in vicinity of SHD subject site, indicative boundary provided in red. Indicative boundary of concurrent commercial scheme provided in blue. Source: TPA, 2021.

4.3 Healthcare Services

While no hospital facilities were identified within the c. 1km study area, a large number of health centres and GP clinics are located in the vicinity, including Irishtown & Ringsend Primary Care Centre, Custom House Square Medical Centre IFSC, East Wall Medical Centre and Hanover Medical Centre.



East Wall Health Clinic



Custom House Square Medical Centre

A variety of other specialty medical clinics are also available to local residents such as Smiles Dental, IFSC Physiotherapy, Spectrum Foot Clinic and Mental Health facilities, The Oasis Centre and Gilna Opticians, as well as a number of supporting pharmacies. We note that no nursing home facilities appear to be located within c. 1km, however Mount Tabor Nursing Home is located c. 2km to the south in Sandymount Village.

| Table 4.3: Healthcare Infrastructure within c. 1km | |
|--|--|
| Type | Facilities |
| Health Centres and GPs | Centric Health - Barrow Medical, Corporate Health Ireland, Custom House Square Medical Centre IFSC, East Wall Health Clinic, East Wall Medical Centre, Hanover Medical Centre, Irishtown & Ringsend Primary Care Centre, Ringsend Medical Centre |
| Specialty Clinics | Dental Magic, Docklands Dental, IFSC Dental Care, Redmond Molloy, Smiles Dental, IFSC Physiotherapy, Spectrum Foot Clinic, Spectrum Mental Health, The Oasis Centre, Gilna Opticians |
| Pharmacies | Bradley's Pharmacy, Conefrey's Pharmacy Limited, Gallery Quay Pharmacy, Meaghers Pharmacy, Remedi, Shelbourne Pharmacy |
| Nursing Homes | None within c. 1km, others within c. 2km include: - Mount Tabor Nursing Home |

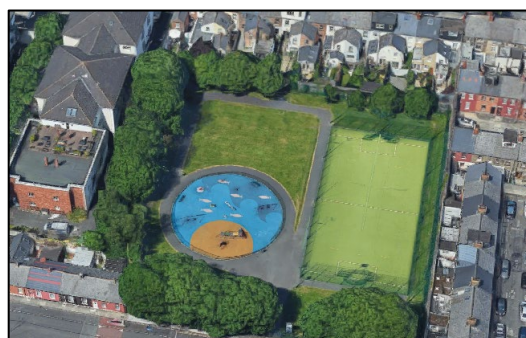
4.4 Sports and Recreation

The subject site is well served by existing sports and recreation infrastructure, including numerous local sports centres and health clubs to the north of the River Liffey (i.e. Sean O'Casey Community Centre, St. Laurence O'Toole Recreation Centre, SV Fitness and The Spencer Health Club) and larger facilities such as Ringsend Park, Irishtown Stadium, and Sportsco to the south. A wide range of playgrounds and pocket parks are also available to service individual housing estates, such as South Dock Street Park, Pearse Square and Chimney Park Playground.

| Table 4.4: Sport and Recreation Infrastructure within c. 1km | |
|--|--|
| Type | Facilities |
| Sport Clubs/Gyms | Andy Kenny Fitness Ltd, CalisthenFit Health & Fitness, Club Vitae Maldron Hotel, Dublin School of Yoga, EducoGym, Feel Fit, Flyefit - Macken Street, Perpetua Crossfit, Sportsco, SV Fitness, The Spencer Health Club, TRIBE Fitness |



| | |
|------------------------------|---|
| Sports Centres | Cambridge Boys Football Club, Dublin Dockland Boxing Club, East Wall Recreation Centre, Hubert Fuller Park, Irish Aikido Federation, Poolbeg Yacht & Boat Club, Sean O'Casey Community Centre, St. Joseph's O'Connell Boys GAA, St. Laurence O'Toole Recreation Centre, St. Patrick's Rowing Club, Stella Maris Rowing Club, SurfDock & Wakedock |
| Stadiums | IrishTown Stadium, Shelbourne Park |
| Parks and Playgrounds | Aikenhead Park, Central Square, Grand Canal Square, Pearse Square Park, Ringsend Park, Royal Canal Linear Park, Chimney Park Playground, Erne Place Playground, George Reynolds House Playground, Lazer Lane Roof Playground, Macken Villas Playground, Pearse House Playground 01, Pearse House Playground 02, Ringsend Community Centre Playground, Ringsend Playground, Sheriff Street Lower Playground & Pitches, South Dock Street Park, Teeling Way Playground, Whelan House Playground |



South Dock Street Park



Sportsco and Shelbourne Park



FlyeFit – Macken Street



SV Fitness

4.5 Social and Community Services

The proposed development site is supported by a number of local social and community services facilities, including 11 No. community and youth centres within the c. 1KM study area (such as the Sean O'Casey Community Centre to the north in East Wall and the Fair Play Community Café to the south) and a range of related welfare services. The Pearse Street Library and Ringsend Library are also located in the vicinity and provide a range of literacy and community activities for local residents.



Pearse Street Library



Sean O'Casey Community Centre



St. Andrew's Resource Centre



Dublin Docklands Development Agency

| Table 4.5: Social Services Infrastructure within c. 1km | |
|---|--|
| Type | Facilities |
| Community, Youth and Training Centres | East Wall Men's Shed, Fair Play Community Cafe & Garden Centre, St. Andrew's Resource Centre, The Spellman Centre, Ringsend & Irishtown Community Centre, Sean O'Casey Community Centre, Dublin South East Community Training Centre, Riccy's Youth Café, Sheriff Youth Club, St. Mary's Youth Club, SWAN Recreational Youth Service |
| Local Authority and Welfare Services | Dublin Docklands Development Agency, North Wall Community Development Project, Ringsend & District Response to Drugs, Arthritis Ireland |
| Libraries | Pearse Street Library, Ringsend Library |

4.6 Arts & Cultural Facilities

The Docklands area surrounding the subject site is rich in arts and cultural facilities and home to the major tourism venues of 3Arena (adjacent the site to the east), Bord Gáis Energy Theatre to the south and the Convention Centre Dublin to the west.

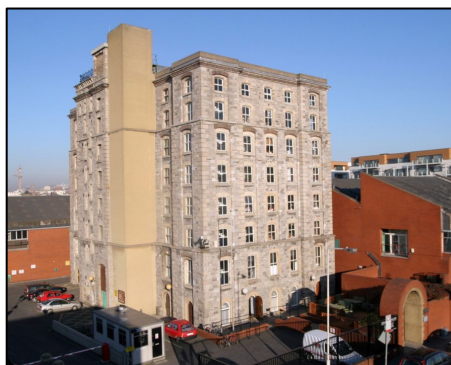
Other significant local attractions include the Odeon Cinema in Point Square, the EPIC Immigration Museum and Jeanie Johnston Famine Experience, while smaller facilities such as the Lir Theatre, The Design Tower and a number of local galleries provide additional opportunities for local artists, performers and craftsmen.



3Arena



Bord Gáis Energy Theatre



The Design Tower

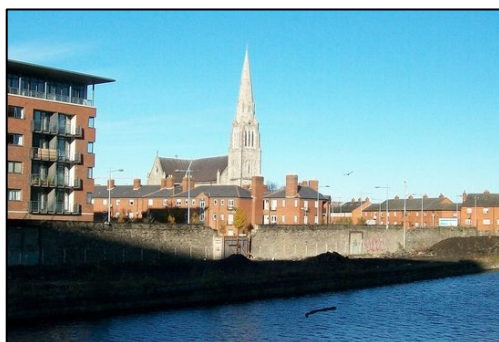


Odeon Cinema – Point Square

| Table 4.7: Arts & Culture Facilities within c. 1km | |
|--|--|
| Type | Facilities |
| Arts and Cultural Facilities | Odeon Cinema, Sean O'Casey Community Centre Theatre, The Lir, The Design Tower, Green on Red Gallery, Stone Gallery, Liffey Trust Studios, Windmill Lane Recording Studios, The Art Park |
| Venues | 3Arena, Bord Gáis Energy Theatre, Convention Centre Dublin |
| Museums | EPIC Immigration Museum, The Jeanie Johnston |

4.7 Faith-based Institutions

A small number of religious facilities were also identified in the area, including Abundant Grace Christian Assembly and St. Patrick's Ringsend to the south and St. Laurence O' Toole Catholic Church within c. 10 min walk of the subject site to the west.



St. Laurence O' Toole Catholic Church



Abundant Grace Christian Assembly



| Table 4.8: Faith-based Institutions within c. 1km | |
|--|---|
| Type | Facilities |
| Churches and Related Facilities | Abundant Grace Christian Assembly, Apostolic Church Dublin City, St. Joseph's Church, St. Laurence O' Toole Catholic Church, St. Patrick's Ringsend |

4.8 Other Social Infrastructure

The subject site is supported by the shops and supermarkets accessible from the LUAS Red Line, including Marks & Spencer – Excise Walk and Fresh – Mayor Street, as well as Centra - Mayor Street and Spar - Castleforbes Road within c. 5 min walk. A wide range of other local services are available within the c. 1km study area, including post offices, credit unions and laundry facilities as shown in Table 4.9.

| Table 4.9: Other Social Infrastructure within c. 1km | |
|---|--|
| Type | Facilities |
| Supermarkets and Shops | Aldi, Centra - Church Road, Centra - Mayor Street, Centra - Pearse Street, Eurospar - Barrow Street, Eurospar - Hanover Street, Fresh - Grand Canal Quay, Fresh - Mayor Street, Gala, Lidl, Marks & Spencer, Supernatural Food Market, Tesco Express, K&A Stores, Londis, Spar - Castleforbes Road, Spar - Hanover Quay, Spar - Mayor Street |
| Other Services | BizPOST etc, Church Road Post Office, Erne Street Upper Post Office, Ringsend Post Office, An Post Employees Credit Union, Pearse Credit Union, Progressive Credit Union, Savvi Credit Union, St. Laurence O'Tooles Credit Union, Excel Laundry, Georgian Dry Cleaners, Sunlight Dry Cleaners, Bottle Bank - East Wall, Ossory Car Recycling Co. |

5.0 CONCLUSION

In our opinion, there is sufficient existing provision of social infrastructure in the vicinity of the subject site (i.e., within c. 1km radius) to support the proposed development despite the commercial character of the Docklands area. As the above survey demonstrates, there is an adequate supply of education/childcare, healthcare, and cultural facilities within reasonable walking distance of the subject lands, as well as a variety of public parks and amenity areas, playing pitches and sporting facilities available to local residents.

On the basis of this audit, potential gaps in the existing service provision of the area are limited to higher order shopping centres and more significant facilities for the elderly (i.e., nursing homes); however, the demographic assessment indicates that the elderly cohort of the population is lower in this area (6%) than the rest of the State (13%), and thus a higher proportion of community facilities may be required for the working population (70%).

We note that the proposed scheme includes a broad range of residential support amenities such as a childcare facility (c. 450 sq m), a gym / spa, multiple restaurants and café units, a Farmer's Market / food hall, external market area and winter garden, a pocket park and new pedestrian lanes, amongst other facilities, which will support the local population and positively contribute to the amenity of the area once completed.





APPENDIX A: Description of Development
Waterfront South Central SHD Scheme



Waterside Block 9 Developments Limited intends to apply to An Bord Pleanála for permission for a Strategic Housing Development at a site of 1.1 ha forming part of a larger site identified as City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ). The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west.

The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground level upwards. The development will consist of the:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the Planning and Development (Housing) and Residential Tenancies Act 2016, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m,



167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.

5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

[Public realm works (inclusive of parking and loading bays) external to the planning application site boundary will be subject to agreement with Dublin City Council.]

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The subject site is zoned Z14 in the *Dublin City Development Plan 2016-2022*. The application contains a statement setting out how the proposal is consistent with the objectives of the *Dublin City Council Development Plan 2016-2022* and the *North Lotts and Grand Canal Dock Planning Scheme, 2014*.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000 (as amended), notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application together with an Environmental Impact Assessment Report and a Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application and the Environmental Impact Assessment Report and the Natura Impact Statement may also be inspected online at the following website set up by the applicant:

www.waterfrontsouthcentralshd.ie.





APPENDIX B: Policies for the Development of Social Infrastructure within Docklands
Section 15.1.1.7 – Docklands Area, Dublin City Development Plan 2016-2022



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|---|
| <p>Social and Community Development</p> |
| <ul style="list-style-type: none"> • Social sustainability is central to the regeneration strategy for Docklands. The regeneration of Docklands is about people, it is not just physical and economic aspects. Dublin City Council will actively pursue a community and social development agenda, re-integrating and connecting the Docklands communities to its range of services and expertise across all sectors. Docklands presents an opportunity to create an exemplary model of good neighbourhoods and successful placemaking. |
| <p>Housing</p> |
| <ul style="list-style-type: none"> • <i>To ensure a holistic approach to housing that will achieve successful integration of residents, neighbours and the wider community (see also Chapter 5 – Quality Housing) To promote the expansion of the Docklands’ residential population, cater for life-cycle requirements of the existing population and provide recreational facilities for children across a range of ages (see also Chapter 5 – Quality housing, Chapter 10 – Green Infrastructure, Open Space and Recreation, and Chapter 12 – Sustainable Communities and Neighbourhoods)</i> • <i>To provide for residential choice with schemes conducive to family living, long term rental and home-ownership</i> • <i>To achieve successful interaction between the SDZ scheme and surrounding streets and public realm to retain and foster a strong sense of neighbourhood within communities</i> • <i>To ensure that residential developments optimise the unique Docklands character in terms of visual context, maritime location, heritage assets and community identity</i> • <i>To provide physical, social and amenity infrastructure in tandem with new housing</i> • <i>To safeguard residential amenity and to ensure appropriate transition in scale, the design of new development shall have regard to the context, setting and amenity of existing housing within the SDZ and wider Docklands area (see Chapter 16 – Development Standards)</i> • <i>To ensure that all proposals for residential development meet the obligations under Part V and Dublin City Council’s housing strategy. The City Council will pro-actively seek the delivery of social housing units on site within the Docklands area, where appropriate having regard to the range of options for delivery of social housing available to applicants under Part V; the need to counteract undue segregation in housing between persons of different social backgrounds; whether the proposal would constitute the best use of resources to ensure an adequate supply of housing and the financial implications for the Council in its functions as a housing authority; as well as government policy on the provision of social housing</i> • <i>To recognise the important role of approved housing bodies in social housing provision and that the voluntary and co-operative model can achieve mixed tenure communities through the provision of housing for market sale, private and social rental</i> • <i>To promote a programme of support housing in conjunction with housing agencies (see also Appendix 3 – Housing Strategy)</i> • <i>To encourage ‘own front doors’ and defensible open space as far as practicable</i> • <i>To explore opportunities to address the social housing legacy issues associated with partially implemented Section 25 Certificates under the Dublin Docklands Development Authority (DDDA), 1997 Act. Any potential options will be explored having regard to the objectives of the North Lotts and Grand Canal Planning Scheme, Dublin City Council’s Housing Strategy, legislative provisions to facilitate transition from the Section 25 planning process and government policy on social housing provision.</i> |
| <p>Employment</p> |
| <ul style="list-style-type: none"> • <i>To encourage local employment, where the appropriate skills are available, on all construction projects in the Docklands area</i> • <i>To maximise the employment generating opportunities of the support services sector including the local enterprise office under Dublin City Council, as well as enterprise activity with a range of key skilled, semi-skilled and unskilled workers as part of the overall economic regeneration of the Docklands area</i> |



- *To maximise educational opportunities and access to employment for local residents in the Docklands area*
- *To promote a local schools job placement programme*
- *To promote a Docklands local employment steering group with relevant stakeholders to facilitate an employment strategy to enable enhanced employment access*
- *To explore new opportunities for local employment in conjunction with the construction sector, corporate sector and other key stakeholders through the Community and Social Development Plan for the Docklands area*
- *To monitor progress on educational attainment and local employment levels in the Docklands area.*

Education

- *To conduct a special review with the Department of Education and Skills (DES) to assess the need to enhance or develop new educational facilities in the neighbourhood to service the growing population of the SDZ and the wider Docklands area*
- *To give consideration to the re-building or up-grading of the St Laurence O’Toole School as the locally preferred option, subject to feasibility studies, in the event that additional school capacity is deemed necessary*
- *To liaise with the Department of Education and Skills (DES) in supporting the important services provided by existing schools in the Docklands area, especially in relation to the pivotal role of schools in community development*
- *To investigate the potential to develop synergies with the Department of Education and Skills (DES) in recognition of the key role of education in social regeneration and to seek to continue the educational programmes or similar appropriate programmes, as pioneered by the Dublin Docklands Development Authority (DDDA), having regard to the fact that as a local authority or development agency, Dublin City Council has no statutory educational remit*
- *To promote the delivery of educational programmes for the local community in conjunction with third-level institutions, for example the National College of Ireland (NCI), Trinity College Dublin (TCD) and Dublin Institute of Technology (DIT)*
- *To promote local community access to third-level plus education, enterprise training and skills development in collaboration with key stakeholders and to investigate the potential for a coordinated approach with consideration also to an umbrella Corporate Social Responsibility (CSR) Programme for the Docklands area.*

Social

- *To pro-actively engage and re-integrate the Docklands community with the full spectrum of Dublin City Council services, with particular regard to the Council’s community services which include children and young people, community development, social inclusion and interculturalism, community and voluntary, as well as public private partnerships of socio-economic interests*
- *To develop a community and social development plan for the Docklands area in close collaboration with the community and to explore the potential for initiatives with corporate stakeholders through a structured corporate social responsibility programme (CSR)*
- *To ensure co-ordination between the various statutory and non-statutory providers of social services and social programmes in the Docklands area. Dublin City Council as Development agency for the SDZ Area will fulfil this coordinating role to continue the important work of social regeneration in the wider Docklands area*
- *To ensure that social and community facilities, in particular educational facilities, are provided in tandem with residential development, having regard to the over-arching social audit of community infrastructure to be undertaken by Dublin City Council for the entire Docklands Area and the supporting social audits and community infrastructure statements to accompany proposals for large scale developments (200 Units/20,000 sq. m mixed-use)*
- *To ensure that social infrastructure is inclusive, caters for the needs of all the community, is accessible and available to all sectors including the existing community of the historic*



| |
|---|
| <p><i>neighbourhoods and the emerging residential and working communities that have a mixed international profile, and represents the optimum use value of public investment</i></p> <ul style="list-style-type: none"> • <i>To promote community, cultural and recreational development on the peninsula site in accordance with the planning scheme objectives for city block 19</i> • <i>To recognise culture as a vehicle for social inclusion and community integration in Docklands</i> • <i>To develop an inclusive strategy for culture in the Docklands area based on the findings of the cultural audit ‘The Docking Station’ (2013) which was undertaken through engagement with the cultural, community and corporate stakeholders in Docklands and to ensure that the cultural strategy reflects social regeneration objectives to facilitate the building of a best practice dance theatre with state of the art facilities to complete part of the cultural and heritage provision of providing such amenities.</i> • <i>Social infrastructure and community facilities to be provided in accordance with the infrastructure schedule as set out on Appendix 4 of the North Lotts and Grand Canal Planning Scheme and to seek national funding sources through NAMA/Government where appropriate, in recognition of the need to continue the important work of social regeneration in the Docklands area.</i> • <i>That all new developments in the Docklands area, North Lotts and Grand Canal Dock and Poolbeg West will provide for a minimum of 5% allocation of space in the development to be used for social, cultural, creative and artistic purposes</i> |
| <p>Economic</p> <ul style="list-style-type: none"> • <i>Dublin’s economic performance is essential to the success and competitiveness of the national economy. As the engine of the national economy, Dublin needs to develop a sufficient critical mass to compete at an international level. The Docklands area has the potential to fulfil this strategic role as a global economic hub. Continuing the approach of the Docklands 2008 Master Plan – that the successful development of Docklands is driven by the objective of Docklands as a great place to do business, work and visit – the guiding principles below focus on the direct and indirect sectors that drive economic activity and support a vibrant urban environment in Docklands</i> |
| <p>Business</p> <ul style="list-style-type: none"> • <i>To promote the Docklands as a location for sustainable businesses, and to encourage contact with the Local Enterprise Office, under Dublin City Council</i> • <i>To support the marine economy, in particular the shipping services sector and cruise tourism</i> • <i>To promote the Docklands as a location for sustainable tourism including cultural, recreational and business tourism</i> • <i>To promote the development of retail use to serve the existing residential community, new residents and visitors</i> • <i>To promote the development of sufficient retail facilities to serve the needs of the population living, working and visiting the Docklands Area</i> • <i>To work with the Convention Centre Dublin (CCD) to exploit event and business opportunities.</i> |
| <p>Maritime</p> <ul style="list-style-type: none"> • <i>To develop and champion a maritime heritage strategy to attract visitors to the Docklands Area (see also Chapter 11 – Culture and Heritage)</i> • <i>To seek to ensure the River Liffey is navigable between the East Link Bridge and Samuel Beckett Bridge, working in conjunction with Dublin Port Company and Waterways Ireland</i> • <i>To develop strategies to animate the waterbodies and the campshires, in partnership with Dublin Port Company and Waterways Ireland</i> • <i>To ensure that any development on the campshires does not limit the potential for water-based activities</i> • <i>To support and liaise with Waterways Ireland to restore Camden Lock for water-based activity</i> • <i>To support and liaise with NAMA and Waterways Ireland to secure the sustainable development of city block 19.</i> |



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|--|
| Marketing |
| <ul style="list-style-type: none"> • <i>To maintain and enhance the Docklands brand and marketability as an attractive prime location for investment and as a vibrant living place, by developing and promoting a marketing strategy for Docklands, in conjunction with key stakeholders</i> • <i>To continue to develop Docklands as a distinct recognisable urban quarter with its unique Docklands identity</i> • <i>To promote Docklands for international events, in particular water-based leisure, recreational and cultural activities, as well as corporate economic activity</i> • <i>To promote collaboration among and between the corporate, community and cultural sectors through networking events and to exploit the potential for soft supports and e-communication such as a Docklands app.</i> |
| Environment |
| <ul style="list-style-type: none"> • <i>Issues such as movement, land-use, urban design and flood risk management are important environmental matters for the Docklands area. In terms of movement, the significant potential of walking and cycling is recognised and future initiatives will focus on sustainable modes of travel and greater integration with the wider city transport network. On land-use, a balanced mixed-use approach is critical to achieving good place-making and a high-quality public realm, with a residential component key to creating a sense of place and community. Meanwhile, flood prevention and management will play an increasingly important role in terms of new infrastructure provision, flood-resilient design and maintenance regimes to prevent the occurrence of flooding in the Docklands area.</i> |
| Movement/Transport |
| <ul style="list-style-type: none"> • <i>To support sustainable transport initiatives which facilitate pleasant, accessible and easy movement to, from and within the Docklands area</i> • <i>To develop an integrated transport strategy for the entire Docklands area and to pro-actively promote sustainable smarter travel</i> • <i>To recognise and promote the potential for walking and cycling in the Docklands Area (see also Chapter 8 – Movement and Transport).</i> • <i>To allow for the extension of the Luas, the eastern bypass and southern port access route (in accordance with NTA Transport Strategy for the Greater Dublin Area 2016 – 2035) and provision of regular bus service from the city to the Docklands area including out to the Poolbeg Peninsula.</i> • <i>To develop a cycle and walkway along the waterfront around the Docklands, around the Poolbeg Peninsula and linking the City with the South Bull Wall.</i> |
| Land-Use/Urban Design |
| <ul style="list-style-type: none"> • <i>To continue to secure the distribution of residential use throughout the Docklands area by requiring an appropriate residential/commercial land-use mix on key development sites</i> • <i>To ensure that the public realm in the Docklands area operates as a connected network of social spaces and creates a unique sense of place</i> • <i>To use street furniture, informal spaces, pocket parks, civic spaces and the spaces between buildings and to promote opportunities for increased interaction and mobility within the Docklands</i> • <i>To integrate the public realm, streets and routes of Docklands with the surrounding city</i> • <i>To support the extension of the Royal Canal Linear Park to Newcomen Bridge.</i> |
| Flood Risk |
| <ul style="list-style-type: none"> • <i>To promote and support initiatives that address flood risk in the entire Docklands area</i> • <i>To maintain and improve infrastructure to reduce and manage the risk of flooding in the entire Docklands area.</i> |



Implementation

- *The Government's designation of the SDZ reflects a keen awareness of the strategic importance of this area. However, it is acknowledged that to facilitate the continued socio-economic regeneration of the wider Docklands area, there is a need to address areas beyond the SDZ Boundary*
- *To prepare local environmental improvement plans (LEIPs) for the established villages in the Docklands area: East Wall, North Strand, Sherriff Street/North Wall, City Quay/Westland Row and Ringsend/Irishtown (See Chapter 4 – Shape and Structure of the City)*
- *To prepare an LAP/SDZ for the wider Docklands area or part thereof which relates to strategic brownfield sites with significant development capacity – such as the remainder of the North Wall area, the CIE lands to the north of Sheriff Street and the Poolbeg Peninsula. The prioritisation of any such LAP(s)/SDZ shall be determined in accordance with the Schedule of LAPs to deliver the core strategy and/or in accordance with any future SDZ designation by government (see Chapter 2 – Vision and Core Strategy).*

Our emphasis.

