



**FÓGRA FREASTAIL DO CHRUINNIÚ SPEISIALTA NA COMHAIRLE
i SEOMRA NA COMHAIRLE, HALLA NA CATHRACH, CNOC CHORCAÍ,
DÉ MÁIRT, ar 11 IÚIL 2017 **AG 6.15 I.N****

**NOTIFICATION TO ATTEND SPECIAL MEETING OF COUNCIL
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON TUESDAY 11 JULY 2017 AT **6.15 PM****

Do Gach Ball den Chomhairle.

A Chara,

Iarrtar ort a bheith I láthair ag **Cruinniú Speisialta** de Chomhairle Cathrach Bhaile Átha Cliath a thionólfar i **Seomra na Comhairle, Halla na Cathrach, Cnoc Chorcaí, ar 11 Iúil 2017 ag 6.15 i.n.** chun an ghnó seo leanas a phlé agus gach is gá i dtaca leis a dhéanamh, nó a chur a dhéanamh, nó a ordú a dhéanamh:-

Silent Prayer/Reflection

PAGE

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**Deirdre Ní Raghallaigh,
Riarathóir Cruinnithe,
An Ché Adhmaid,
Baile Átha Cliath 8**

07 IÚIL 2017



Report of the Moore Street Consultative Group

The Moore Street Consultative Group was set up by the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs in 2016. It's membership includes representatives of the 1916 Relatives Association and of the two Moore Street 1916 relatives organisations, the Moore Street Traders Association, Dublin City Councillors, nominated by the Lord Mayor, as well as Members of Dáil Éireann, nominated by the Ceann Comhairle.

The Minister asked the Consultative Group to provide its view on the best way forward for Moore Street and what could be done to retain its historic character and to reflect the part it played in the events of Easter 1916. The group convened its first meeting on the 22nd September 2016 and, having been assisted by other interested parties and relevant experts in its deliberations, the Group produced the attached report and recommendations in March 2017.

The report was presented to the Planning & Property Development Strategic Policy Committee at its meeting on the 27th June 2017, was endorsed by that committee and agreed to be forwarded to the City Council for its endorsement.

Accordingly, the Report of the Moore Street Consultative Group is hereby presented to the City Council for noting and endorsement.

Councillor Andrew Montague
Chairperson

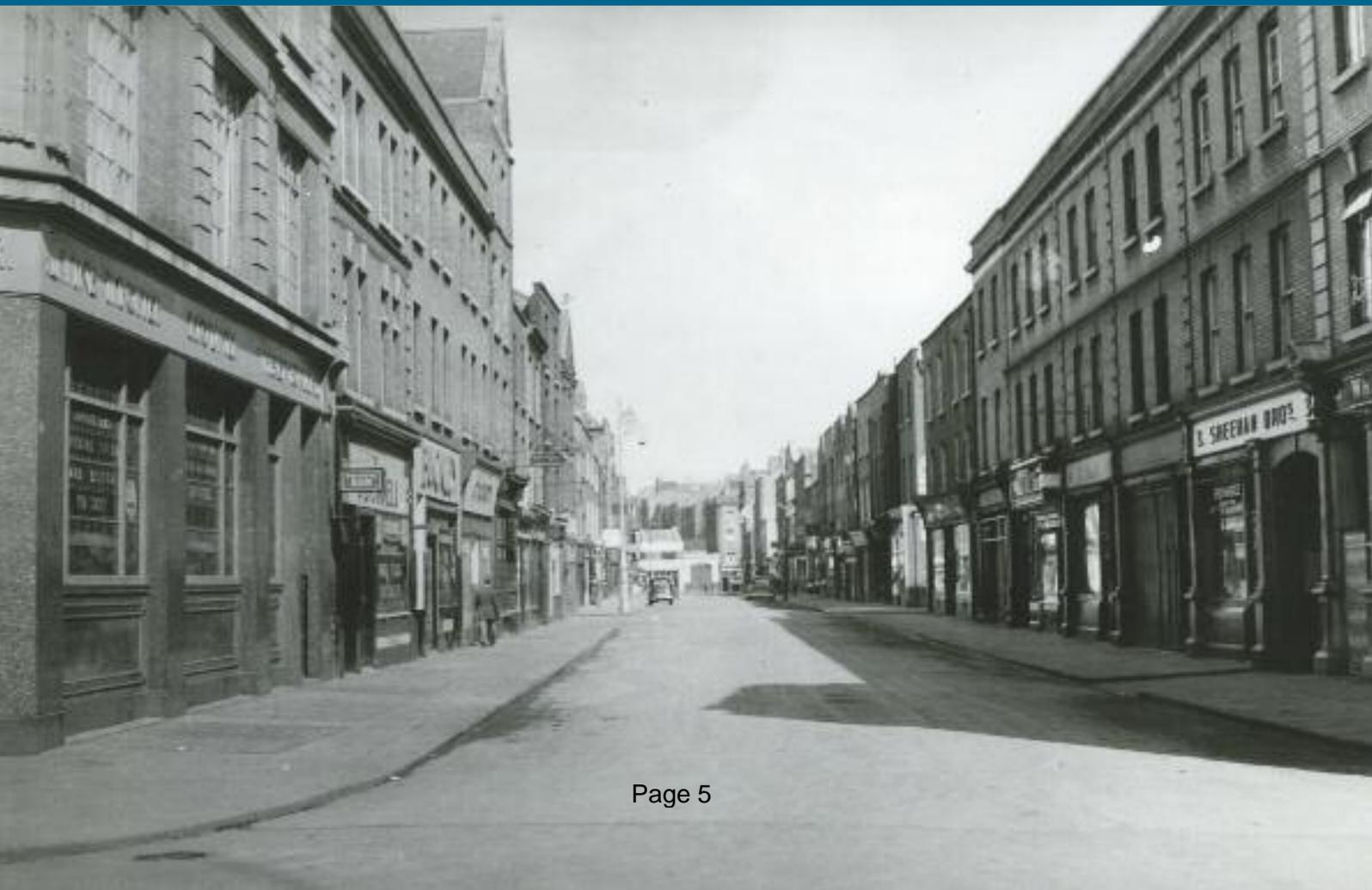
Dated : 5th July 2017

The Moore Street Report

Securing History

March 2017

Report of The Moore Street Consultative Group
to The Minister for Arts, Heritage, Regional,
Rural and Gaeltacht Affairs



*"Battlefields are looking glasses into the worlds of our ancestors.
Standing on their earth, under their skies, is to be at one with them
and to viscerally understand humanity's connections across time.
The generation that won Independence lives in the ideas we honor,
The architecture we preserve and the battlefields we yet can save."*

RON MAXWELL, writer-director of "Gettysburg", "Gods and Generals",
and "Copperhead"

Foreword

Dear Minister,

As has been widely acknowledged, Moore Street and its environs were places of great significance during the final days of the 1916 Rising. The evacuation from the GPO, the tunnelling between the houses, the intense conflict, the charge by The O’Rahilly and the decision to surrender are just some of the events which confer profound historic importance on the area. It was from Moore Street that Patrick Pearse issued his order to surrender:

“In order to prevent further slaughter of the civil population and in the hope of saving the lives of our followers, the members of the Provisional Government present at headquarters have decided on an unconditional surrender...”

Padraig Pearse

Against this background, and on behalf of the Moore Street Consultative Group, I submit herewith the Group’s Report which sets out its deliberations and recommendations on this historic place.

The Group engaged in public consultation and received submissions and presentations as part of its work. It also availed of expert input, consultation with public bodies, as well as drawing on the wealth of experience, knowledge and competencies within the Group itself.

A handful of key themes lie at the heart of the Report’s recommendations:

- The Moore Street area offers a unique opportunity for development as part of a cultural historic quarter. This can serve to honour its history, promote economic regeneration and community renewal and transform current dereliction.
- Fresh development plans for the Moore Street area are required – to address the protection of the Street and its historic buildings, the line and key buildings of adjacent lanes and to appropriately recreate a sense of the area as it was in 1916 – “a moment in time”.
- The regeneration of the Moore Street market and significant improvements in the conditions and facilities for street traders are integral to this strategy.
- There now exists an opportunity to secure agreement on a fresh approach towards the development of Moore Street area. This can be progressed through dialogue across interested parties including the State, campaign groups, commercial and developer interests, and legal interests.
- We recommend that this be led by an Oversight/Advisory Group drawn from among existing membership of the Consultative Group.
- The State has a critical role to play at multiple levels – in policy, services, funding and leadership, and in helping to secure positive outcomes.

The Group would like to express its heartfelt thanks to all who responded to our call for submissions, to the campaign groups who presented to us and to the experts and public bodies who also assisted us in our work. The Group also wishes to thank our Secretary, Garry McDonagh for his great efficiency, initiative and endless good humour.

Yours sincerely

Gerry Kearney
Chairman



Courtesy of the Bureau of Military History photo collection, Military Archives

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Main Recommendations



Full details of the Consultative Groups recommendations are set out at Chapter 10. The main recommendations are as follows:

General

1. The Group endorses the vision for the development of the Moore Street battlefield area as part of an historic cultural quarter, as reflected in the Dublin City Development Plan for 2016 – 2022. This provides for a cultural quarter in the Parnell Square area and the inclusion of the GPO/Moore Street area as part of a revolutionary trail linking sites such as Boland's Mill, Kilmainham Gaol, Richmond Barracks and Arbour Hill.
2. There is now a great opportunity to animate key moments and events in our history, while also helping to secure economic and social renewal. This can be achieved through a strong State presence and facilities, appropriate commercial development, tourist and historic trails and the renewal of the Moore Street market. The preservation of streetscapes, the avoidance of demolition of historic structures in the Moore Street area, and the development of appropriate sympathetic architecture are key.

Buildings and Lanes restored/retained

3. The Group supports the retention of Moore Street and adjacent lanes so as to broadly capture the sense of how it would have appeared in 1916 – this covers the street and lanes, key buildings, street paving and lighting. It recognises that this needs to be approached on a practical and authentic basis given that a number of structures in place actually postdate Independence. The preservation of the existing lines of the street and the lanes and the restoration of streetscapes are essential.
4. The retention of historical structures and of the line and form of the block 10 – 25 Moore Street is also integral to this approach. Collectively these buildings can offer a mix of cultural, historic and commercial

spaces. Quite critically, opportunities arise for the State to provide the centre point of historical focus and cultural celebration within 10 – 25 Moore Street. The State already owns 14 – 17 Moore Street as well as numbers 24 – 25 of this block.

5. The Group sees considerable merit in "capturing the moment in time" approach to the internal restoration of the buildings key to the events in 1916. These can constitute the centrepiece of the historic experience for visitors, around which other cultural spaces and experiences can be built. This does not exclude a traditional Visitor Centre and/or museum of 1916 artefacts also featuring.
6. The Group endorses the renovation/retention of the O'Rahilly Parade, Moore Lane and Henry Place so as to appropriately reflect their place as part of the historic events, the retention of key landmarks, the retention of the lines of the lanes with the full restoration of the existing granite sett lane surfaces, kerbs and street furniture and the development of walking trails through these areas.

Moore Street Market and Traders

7. Critical to the renewal of the area is the regeneration of the Moore Street market to its full potential. Particular recommendations in this regard are set out at Chapter 7. The Group proposes a wide range of recommendations in support of the people at the heart of Moore Street – the street traders. These recommendations relate to Bye Law changes, improved provision of services for street traders and better practical arrangements by the public bodies concerned: Dublin City Council (DCC) and An Garda Síochána. These changes aim to radically improve the traders' working conditions and restore a thriving market to the area.

Taking the Process Forward

8. The Group believes that well-grounded institutional arrangements for taking the process forward are essential. The Group believes that policy should

appropriately remain with the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs, while the development and management of the National Monument at 14 – 17 should transfer directly to the Office of Public Works (OPW).

9. A critical part of the next phase of the process will involve securing consensus by the relevant players to a way forward for Moore Street, its lanes and interfaces. This will require engagement with public bodies, developer interests, traders and voluntary groups.
10. The Group recommends that an Advisory/Oversight Group should be established for this purpose. A critical part of this challenge will require engagement by the Group with the public bodies and the developer to seek to find agreement on the way forward. It advises that this comprise representatives from among the current membership of the Consultative Group, including appropriate Oireachtas and DCC representation, and an independent Chair.
11. The resourcing of this group would be critical and require a strong secretariat as well as access to expert advisers including architectural and town planning expertise.

Role of the State

12. As the ultimate custodian of our history, culture and heritage, as well as the provider of key services, the role of the State in the future of Moore Street and its environs is critical. This reaches to recreating spaces to celebrate key events from 1916, to establishing a visitor centre/and or museum, to supporting the provision of distinctive cultural experiences be they in the Irish language, literature and theatre, and creating the space for cultural groups to showcase their talents.
13. Recognising the scale and breadth of the challenges for the State, the Group recommends the establishment, at an appropriate time, of a cross-departmental group, chaired by a lead Minister, with

ministerial representation from OPW, the Department of Public Expenditure and Reform (DPER) as well as officials from DCC and line departments as appropriate. This group would serve to pull together the State interests and oversee a coherent strong approach by its agencies in delivering on their respective responsibilities.

Timeframes

14. Mindful of the years of delay and decline, and of the threat posed to the livelihood of the street traders and others, the Group believes it is essential to maintain momentum. To this it is recommended, that the following timeframes be put in place to benchmark progress:
 - Agreement and establishment of the Advisory/Oversight Group – six weeks;
 - Framework of consensus secured on alternative development arrangements for Moore Street and its lanes – six months;
 - Planning permission lodged with DCC – within six months subsequently.



Courtesy of Dublin City Library & Archive

Part 1

General



Chapter 1

Membership of Group and Mandate

The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs, Ms Heather Humphreys TD, announced the establishment of the Moore Street Consultative Group in 2016, and the Group held its first meeting in late September 2016. The group comprises a cross-Oireachtas representation, Dublin City Councillors, 1916 Relatives and other relevant stakeholders.

The Group was afforded a flexible terms of reference. Its broad mandate has been to consider views on the best way forward for Moore Street itself, how best to retain its historic character, how to reflect the part it played in the events of Easter 1916 and to make recommendations as it saw appropriate. Importantly, in the course of the Group's deliberations, it addressed the need to maintain Moore Street's historic Street Trading tradition and the livelihood of current traders.

In pursuit of its mandate the Group has:

- Drawn on the insights and experience of expert witnesses and of its members.

- Received submissions from interested parties and presentations from key groups.
- Secured input from official agencies, as required, including the Department of Arts, Heritage, Rural, Regional and Gaeltacht Affairs (DAHRRGA), DCC and the National Museum of Ireland (NMI).
- Secured the advice of relevant experts and other interested parties.
- Drawn upon the research and findings of key reports already undertaken relevant to the remit of the Group.
- Sought input from other interested parties.

Having reflected on the data, knowledge and understanding emerging from this process the Group has prepared the following report.

Appendix 1 sets out a map of the Moore Street area while Appendix 2 identifies Protected Structures in the area.

Courtesy of Dublin City Library & Archive



List of Members of the Moore Street Consultative Committee

Organisation	Nominees
Fine Gael	Noel Rock TD Paschal Donohue TD
Fianna Fáil	Éamon Ó Cuív TD Seán Haughey TD Darragh O'Brien TD
Sinn Féin	Mary Lou McDonald TD Peadar Tóibín TD
The Labour Party	Joan Burton TD
Independent	Maureen O'Sullivan TD
Green Party	Eamon Ryan TD
Dublin City Council Members	Nial Ring Micheál MacDonncha John Lyons Sean Paul Mahon Ciaran Cuffe
1916 Relatives Association	Cara O'Neill Christina McLoughlin Muriel McAuley
Save 16 Moore Street Committee	James Connolly Heron Patrick Cooney
Save No. 16 Moore Street Committee	John Connolly John Daly John Conway
Moore Street Traders Association	Ernie Beggs Tom Holbrook Margaret Hanway Mary Leech
Chairman	Gerry Kearney
Secretary	Garry McDonagh

Chapter 2

Context

2.1 Public Bodies Involved

At the outset, it is appropriate to refer to the statutory remit of four public bodies which are of particular relevance to the Group's work.

These are – the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA), Dublin City Council (DCC), the Office of Public Works (OPW) and the National Museum of Ireland (NMI).

2.1.1 Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs

The Department is responsible for protection of all archaeological sites and monuments in Ireland through its National Monuments Service (NMS). NMS advises the Minister on the formulation and implementation of policy relating to the conservation of Ireland's archaeological heritage of approximately 1,000 National Monuments in State care. NMS regulates archaeological excavations and maintains the statutory Record of Monuments and Places. Day-to-day operational functions relating to operation and maintenance of national monuments in State care rests with the Commissioners of Public Works

When the National Monument at Nos 14–17 Moore Street was acquired by the Government in 2015, it was the then Minister for Arts, Heritage and the Gaeltacht who assumed ownership on behalf of the State, in accordance with the provisions of the National Monuments Acts.

2.1.2 Dublin City Council

The Council exercises a number of key statutory functions of interest.

Firstly, under the Planning and Development Act 2000 (Part 2, Section 12) DCC has responsibility for the preparation and adoption of the Dublin City Development Plan. The Plan sets out policies and objectives to guide how and where development will take place in the city over its lifetime. The Plan provides an

integrated spatial framework on how the city is developed in an inclusive way, which improves the quality of life for citizens and visitors.

Secondly, under the Local Government Act 2001, DCC is the planning authority at local government level in respect of Moore Street and its environs.

Thirdly, under the Casual Trading Act 1995, as amended, DCC has responsibility for the regulation and management of street markets, including authority for making the DCC Casual Trading Bye Laws 2013 (under the Act) which cover the Designation of Casual Trading Areas, e.g. Moore Street and the issuing of Trading Licences.

Dublin City Council is responsible for the maintenance of the 1,350km of public roads and streets throughout Dublin City, including the City Centre and Moore Street. This work includes the maintenance and upgrading of public footpaths.

The DCC Public Lighting Section maintains some 45,447 streetlights and carries out an annual programme of improvement works throughout the city including the City Centre area.

The main activities of DCC's Waste Management Services throughout the city are:

- Street Cleaning.
- Litter Wardens.
- Waste Management Bye Laws.
- Graffiti and Chewing Gum removal.

2.1.3 Office of Public Works

The OPW is a service organisation and acts as the main property manager on behalf of the State. Its remit covers two main areas:

- Estate Portfolio Management, including Heritage Services, and

- Flood Risk Management.

The stated mission of the OPW "is to use our experience and expertise in our mandated areas of operation to provide innovative, effective and sustainable shared services to the public and our clients".

The Commissioners of Public Works (Functions and Power) Act 1996 sets out the functions of the Commissioners in relation to, inter alia, the provision of services to other State authorities.

Where a National Monument is owned by the Minister, Section 12 of the National Monument Acts 1930 – 2004 makes OPW responsible for the maintenance of the monuments.

OPW's heritage estate includes some 1000 national monuments at approximately 750 locations around the country. The majority of these monuments are comprised of ruinous structures and field monuments and are largely maintained by OPW's direct labour force of skilled craftworkers, overseen by its own in-house expert conservation architects.

For major works, OPW will usually outsource conservation work to external specialist contractors, such as occurred with the refurbishment of Kilmainham Gaol and Courthouse.

OPW is also responsible for managing public access to national monuments. The latest available statistics (for 2015) show that there were 2,333,490 visitors to National Monument sites where a guide service was in place.

2.1.4 National Museum of Ireland

The NMI was originally established as the Museum of Science and Art, Dublin in 1877 by Act of Parliament. The decision to establish a State-run museum arose from a request by the Royal Dublin Society (RDS) for continued government funding for its expanding museum activities.

Under legislation "the principal functions of the Board of the Museum shall be to maintain, manage, control, protect, preserve, record, research and enlarge the collection of museum heritage objects for the benefit of the public and to increase and diffuse



Courtesy of Dublin City Library & Archive

in and outside the State knowledge of human life in Ireland, of the natural history of Ireland and of the relations of Ireland in these respects with other countries".

The Minister must consult the Director of the NMI before granting consent to carry out works to a national monument under Section 14 of the 1930 Act.

2.2 Original Development Proposal for the Dublin Central Site

In December 2008 DCC granted planning permission to Chartered Land Ltd for the 2.17 hectare development, which included the Moore Street National Monument at 14 – 17 Moore Street.

DCC's grant of planning permission was appealed to An Bord Pleanála. It subsequently approved the development, with modifications, on 24 March 2010. Reflecting the requirements of the National Monuments Acts, the planning permission included a condition that no works could commence until Ministerial consent had been obtained under those Acts for any works impacting on the monument site. The planning permission was due to expire in 2017. However DCC has since granted an extension until 6 May 2022.

2.2.1 Ministerial Consent

The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs' remit in this case derives from a Preservation Order placed on Nos 14 – 17 Moore Street under the National Monuments Acts in 2007. As a consequence any works in proximity to, or impacting on, the Preservation Order site require the Minister's prior consent.

In June 2011 an application for consent in respect of proposed works to the National Monument at Nos 14 – 17 Moore Street was submitted to the Minister on behalf of the owners. The application sought consent for a range of works, including the provision of a commemorative centre and facilities for visitors, an underground car park to the rear of the monument and also the demolition of Nos 8 – 9 Moore Lane to the rear of Nos 15 and 16.

On 16 July 2013, the Minister granted consent under Section 14 of the National Monuments Act 1930 for:

- The creation of a commemorative centre at the national monument at Nos 14 – 17 Moore Street.

- The full repair and conservation of the buildings at Nos 14 – 17 Moore Street.
- The demolition of non-original (post-1916) additions and partitions in Nos 14 – 17 Moore Street.
- The demolition of adjoining buildings Nos 13, 18 and 19 to facilitate the restoration works and associated underpinning.

The Minister refused consent for:

- The demolition of any structures or removal of material which dated from or before 1916.
- Works for the provision of an underground car park within the boundary of the national monument site.
- The demolition of the Moore Lane facades to the rear of Nos 15 and 16.

The consent required revised proposals to be submitted to the Minister within nine months.

In accordance with the provisions of the consent granted in July 2013, proposals containing adjustments to reflect the terms of the July 2013 determination were submitted in March 2014. On 30 April 2014, the Minister approved the revised plans, subject to a number of new conditions, including a new gable wall to be constructed to No. 14 Moore Street instead of the temporary finish that would otherwise have been in place until the wider development went ahead; a new building, incorporated into the Commemorative Centre, to be constructed to the side of No. 17 Moore Street as part of the restoration project.

The National Monument at 14 – 17 Moore Street

With the approval of Government, the national monument buildings at Nos 14 -17 Moore Street were acquired by the then Minister for Arts, Heritage and the Gaeltacht on behalf of the State in July 2015 and the Minister subsequently completed a tendering process for the conservation of the buildings that had been initiated when the property was under lien by NAMA. The Minister's objective was to have a Commemorative Centre dedicated to the men and women of 1916 developed and opened to the public during the Centenary year. The intention was that the buildings would be returned as closely as possible to how they would have looked in 1916 and, as far as possible, with original features retained.

The tenders sought in the Moore Street case were in respect of the detailed proposals for the conservation and restoration of

the buildings for which Ministerial consent had been given in April 2014. Contractors commenced work on the site on 16 November 2015. Works were interrupted temporarily during the period 7-12 January 2016 when the site was occupied by campaigners. On 12 February 2016, campaigners commenced a blockade of the site which effectively brought works to a halt. The blockade ended at the same time as the High Court ordered a cessation of work with effect from 18 March 2016.

Following High Court approval, essential protective works commenced on 12 July 2016 and these are due for completion during April 2017.

2.3 Legal Action and High Court Case

In late 2015, after conservation works had started on Nos 14 – 17 Moore Street, three different actions were brought against the Minister in the High Court. These consisted of a judicial review relating to the Ministerial consent under the National Monuments Acts and two separate applications under Section 160 of the Planning and Development Act 2000. Section 160 facilitates access to the Courts for third parties to restrain unauthorised development (i.e. development without, or carried out in contravention of, planning permission).

The application for the judicial review related to correspondence between the Applicant and Department in late 2015, in which the Department had declined to consider whether the Minister had a statutory power under Section 22(3) of the Interpretation Act 2005 to revoke the Ministerial consent given under the National Monuments Acts in April 2014. The judicial review application also argued that there had been a breach of compliance with one of the conditions of that consent, i.e. that substantive work had not commenced, as required, within three months of the granting of the consent.

The two applications to the Court under Section 160 of the Planning and Development Act 2000 sought declarations that, respectively, (a) the substantive works to Nos 14 to 17 Moore Street and adjoining buildings, and (b) the erection of the 1916 Commemorative Banner, did not have valid approvals under the Planning Acts.

The High Court found for the Applicant in all cases and granted reliefs:

- Quashing the Minister's decision not to consider whether there was a power to revoke the consent under the Interpretation Act 2005.
- Declaring the site of the fighting in Moore Street and surrounding areas to be a national monument within the meaning of the National Monuments Acts.
- Determining that a significant number of buildings and sites on Moore Street, Moore Lane, Henry Place and O'Rahilly Parade (including streets and land under some modern buildings) were national monuments.
- Finding that the Ministerial consent granted in 2013/2014 had been nullified by failure to comply with the condition requiring substantive work to commence within the following three months.
- Restraining further works being carried out pending further application to the Court.

A map of the area designated by the High Court as a National Monument is attached at Appendix 3

Subsequently, the Minister appealed the judgment, with the approval of Government. This followed advice from the Attorney General and consultation with a number of Government Departments and Agencies.

2.4 Oireachtas

It should also be noted that the Moore Street area has been the subject of a number of debates in the Oireachtas and was the subject of the 1916 Quarter Development Bill, which was published in 2015. The Bill can be viewed at <https://www.oireachtas.ie/documents/bills28/bills/2015/8515/b8515d.pdf>

Chapter 3

Reports of Particular Relevance

It is not surprising, given the breadth of responsibilities of Dublin City Council (DCC) that a number of reports relating to Moore Street have been produced or mandated by its elected members. In addition, the DCC executive commissioned a report on the Moore Street Market itself.

The reports are important and valuable reference points for the Consultative Group and a source of insightful and converging perspectives on the way forward.

The following reflects headline aspects from findings of five such reports which have particular relevance to the work of the Consultative Group.

Architectural and Historical Assessment No. 16 Moore Street by Shaffrey Associates Architects (2005)

The report includes a brief description of Moore Street, which is followed by an historical analysis of the events that took place during the last two days of the Rising with particular regard to the surrender of the rebel leaders. An architectural historical assessment of No. 16 is based on documentary research, including a review of historic maps, and an examination of the building itself and the terrace of buildings in which it is located. A more detailed architectural inventory sets out a description of the building, including a room by room inventory and also includes a general description of condition. The inventory is carried out following the Department of Arts, Heritage and the Gaeltacht's *Architectural Heritage Protection Guidelines for Planning Authorities* (2011).

Following the above analytical part of the report, the statement of significance sets out concisely the importance of No. 16 Moore Street. Finally, the report sets out its recommendations with regard to the future protection of No. 16 with a number of concluding comments and observations.

The Myles Battlefield Archaeological Assessment Report (2012)

The report was prepared on the wider Moore Street area, in conjunction with Shaffrey Associates, at the request of the Minister who had sought additional information in relation to the wider Moore Street area in the context of the then owners' application for consent under the National Monuments Acts for works to Nos 14 – 17.

The DCC Moore Street Advisory Committee Report (April 2013)

This Committee asserted the national and international historic significance of Moore Street as a key site in the story of the struggle for Irish Independence and the birth of the Irish Republic. Its recommendations included: better recognition and protection of the wider area surrounding the National Monument; minimal restoration to the historic fabric of the National Monument; a suitably themed Commemorative Centre on the site with DCC running the facility; an independent battlefield site assessment to inform future treatment of the wider area including the evacuation route; securing the future of Nos 10 and 24 – 25 Moore Street; putting on hold any extinguishing of public rights-of-way. The Committee also advocated addressing the unsightly appearance of Moore Street and encouraging it as a traditional shopping street centring on the National Monument. This report was approved by the full City Council on 8 April 2013.

Strategic Review of Moore Street Market and Retail Outlets (2013)

The review concluded that, in the right circumstances, Moore Street has a vibrant future role as a destination retailing environment in Dublin City. It sets out five pillar approaches towards achieving this:

- Stallholder Plan.
- Permanent Shop Plan.
- Street Improvement Plan.
- Marketing Plan.
- Enablers.

In addition, the report makes recommendations in relation to improving services, product range and mix, legislative changes, a market manager/management company, signage etc. The report draws on the experience abroad where a comparable market had seriously declined and faced significant anti-social behaviour. Through a fresh approach led by the local authority, that market has been revived and become a culinary and cultural hub.

Report by The Lord Mayors' Forum on Moore Street (May 2016)

In essence, this report envisages an historic quarter being established for the area covering the thoroughfares that existed in 1916, including Henry Place, Henry Street, Moore Lane, Moore

Street and O'Rahilly Parade. The overall aim is to restore and re-create the area as much as possible to how it would have appeared in 1916 during the Easter Rising. Traffic would be curtailed in favour of pedestrianised streets. Keynote buildings would be restored for suitable and appropriate usage and other derelict sites would be replaced with new sympathetic buildings with mixed use along with a garden area so as to create a living space. The treatment of the area would be complemented further by appropriate artwork and the Moore Street market would have upgraded facilities.

In addition, a wide range of further reports and sources are pertinent. These are listed at Appendix 4.



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Chapter 4

Dublin City Development Plan 2016 – 2022

4.1 Dublin City Development Plan 2016 – 2022, as it Applies to Moore Street and Adjacent Lanes

The Dublin City Development Plan 2016 – 2022 was approved by the elected members of the City Council in September 2016. It is the statutory plan under the Planning Acts for the City for the next six years. It provides an integrated spatial framework to ensure Dublin City is developed in an inclusive way, which improves the quality of life for citizens and visitors. The core strategy of the Plan has three pillars:

- To promote a quality, compact, connected city.
- To promote a prosperous, creative city.
- To provide sustainable neighbourhoods and communities.

The Moore Street Area, together with most of the area around O'Connell Street and Henry Street is zoned Z5 in the City Development Plan. This is described in the Plan as serving to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

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The primary purpose of this use zone is to sustain life within the centre of the city through intensive mixed-use development. The strategy is to provide a dynamic mix of uses including retail, office, residential and cultural which interact with each other, help create a sense of community, and which sustain the vitality of the inner city both by day and night.

The following extracts set out key reflections and objectives relevant to Moore Street.

CHCO31:

To develop a 1916 Historic Quarter, including Moore Street, with its National Monument and historic terrace, an appropriately developed street market, the GPO and Parnell Square, creating an integrated historic, literary and commercial focus for the north city centre and providing for tourism and to prepare a Development Brief for the Moore Street Area which addresses the above.

CEE18:

(VI) To recognise the unique importance of Moore Street Market to the history and the culture of the city and to ensure its protection, renewal and enhancement, in co-operation with the traders as advocated by the Moore Street Advisory Committee Recommendation relating thereto.

CHC20:

To support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street.

CHCO30:

To seek to provide a "revolutionary" or "green" trail in the city, linking sites such as Boland's Mills, GPO, Moore Street, Dublin Castle, Kilmainham Jail and Richmond Barracks, Mount Street Bridge, the Mendicity Institute, Arbour Hill, The Four Courts, Annesley Bridge and North King Street similar to that in Boston, which can be a significant tourist attraction.

RD13:

To affirm and maintain the status of the city centre retail core as the premier shopping area in the State, affording a variety of shopping, cultural and leisure attractions and having regard to relevant objectives set out in the Retail Core Framework Plan (2007).

The foregoing is of significance in the commitment to develop a 1916 Historic Quarter including Moore Street, as well as an appropriately developed street market, the retention and refurbishment of a Cultural Quarter, and the plan for a "revolutionary" or "green" trail linking key historic sites across the city.

This policy framework helps inform and underpin the findings of the Consultative Group.

Fuller details on the relevant elements from the Plan are set out at Appendix 5.



Courtesy of Dublin City Library & Archive

Part 2

Process and Findings



Chapter 5

Process and Approach Adopted by the Consultative Group

Since commencing work late in September 2016, the Consultative Group held fourteen meetings. In addition, meetings were held by subgroups to advance consideration of key issues. The Consultative Group structured its work around a number of processes.

These comprised:

- Input by key experts in relation to battlefield sites.
- Commissioning of a report by an independent architect on remedial work to Nos 14 – 17 Moore Street.
- Presentations by independent groups which have campaigned for the preservation of Moore Street and its environs.
- Input by Government bodies including Dublin City Council and the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
- Submissions from the public.
- Review of key reports and literature.
- Drawing on the expertise and knowledge within the Group itself.

In addition, members of the Group paid visits to Moore Street, the National Monument at 14 – 17 and the area of the wider National Monument as defined by the High Court decision of March 2016.

Damien Shiels, Rubicon Heritage Services Ltd, and Lar Joye, National Museum of Ireland, presented to the Group in relation to matters such as good practice in development of battlefield sites and 1916 artefacts.

Concerns had been expressed, both within the Group and by external interests, in relation to work underway at the National Monument. Issues raised included concerns as to a lack of transparency as to the nature of the work underway; the standard and approach being adopted; the basis of appointment

and roles of contractors; and the adequacy of the oversight and cost management being exercised by the State.

The Group sought to respond through a number of measures. These included site visits to the National Monument at 14 – 17 Moore Street; meeting with the on-site personnel involved; discussion/briefing with the relevant senior official in the Department as to the contractual and reporting arrangements; and the commissioning of a Report by the independent architect, Paul Arnold. Mr Arnold inspected the National Monument at 14 – 17, reviewed relevant papers and work underway and provided an independent report on these matters to the Consultative Group.

A summary of the high level findings and recommendations of that Report is set out at Chapter 6 and the full report is published on-line at <http://www.ahrrga.gov.ie/heritage/moore-street-consultative-group>.

The Group understands that, apart from security, contractual arrangements on site at the National Monument at 14 – 17 are due to conclude this Spring. In its findings and recommendations, the Group proposes a number of measures for the future arrangements – these include the direct engagement of the OPW in the management/supervision of works on site, compliance with EU requirements on procurement in future tendering arrangements for contractors, and appropriate engagement with the Advisory/Oversight Group in any such process. The Group believes these are essential to secure wider confidence in future arrangements.

Presentations were made in person by the following interest groups:

- The National Graves Association.
- Micheál Ó Doibhilín – historian, author, publisher – Kilmainham Tales.

- 1916 Moore Street Bonds Committee.
- The GPO Garrison – 1916 Relatives Association.
- Save Moore Street 2016.
- The Lord Mayor’s Forum.
- Save Moore Street from Demolition.
- Concerned Relatives of the Signatories to the 1916 Proclamation.

The Group also met with John Hennessy, solicitor, of Hennessy & Perrozzi Solicitors, Swords, Co Dublin, who acted for Colm Moore, applicant in the successful High Court action, along with Mr Moore himself.

Niall Ó Donnchú, Assistant Secretary, DAHRRGA, met with and provided a briefing to the Group in relation to the role of the Department, including the National Monuments Service in the matter. Jim Keoghan Assistant City Manager, DCC, met with and provided a briefing to the Group in relation to planning matters. John O’Hara, City Planning Officer, DCC, also met with and provided briefings to the Group in relation to the Dublin City

Development Plan 2016 – 2022 and other matters. Lar Joye, Curator at the National Museum of Ireland, also met with and presented to the Group.

Contacts were also made by the Chair with the company which now owns the Dublin Central site to enquire if they wished to meet with/present to the Group. In its response, the company advised that:

- It is in the early stages of ownership of the property at Dublin Central and was therefore not yet in a position to provide details on future plans.
- They recognised the role that the Consultative Group can make and would be pleased, if the opportunity arose, to engage through this forum in the medium term.
- In this context, the company indicated that it is prepared to consider alternative options for certain aspects of the site through open dialogue with the Consultative Group.

Overall thirty-three written submissions were received. These are listed at Appendix 6.

Courtesy of Dublin City Library & Archive



Chapter 6

Emerging Themes and Insights across Presentations, Submissions and Expert Inputs

6.1 Presentations and Submissions

The Consultative Group was inspired by the commitment, idealism and vision of those who presented and made submissions.

Many have campaigned for years to secure the preservation of Moore Street (and its lanes) and its restoration in a way which appropriately recognises and celebrates an historic place in the pathway to the establishment of our State. In the Group's view, it was deeply insightful not just to hear and learn campaigners' views, but to witness their appreciation of the opportunity to be heard and engaged with.

Particular themes from presentations which emerged are:

- Widespread endorsement across groups that the GPO/Moore Street area is a battlefield site.
- Rejection of the proposed development as inappropriate and failing to reflect the historic and cultural significance of the area.
- Properly planned, the appropriate development of Moore Street offers an opportunity for North City urban regeneration with cultural centres/spaces, small shops, enterprises, and residences.
- Respecting and strengthening the street trading tradition and supporting its viability will complement the restoration of the area.
- Moore Street and its laneways can be part of a larger linked historic framework to include the Cultural Quarter at Parnell Square, the GPO/Moore Street area to be part of a trail capturing history, architecture and cultural places.
- The Moore Street streetscape and lanes should reflect its broad character at the time of the Rising. This can be done through restoration of cobbled streets, kerbing and paving, period lighting and appropriate architecture.

- Buildings of significance beyond 14 – 17 should not be overlooked – in particular, the buildings from 10 to 25 Moore Street should be restored so as to honour their critical history in the closing stages of the Rising.
- Restoration of Moore Street and lanes as part of an historic and cultural quarter can bring significant and extensive benefits – in community renewal, cultural celebration, commercial activity and tourist attraction.

6.2 Battlefield Sites

In relation to expert inputs on development of battlefield sites a number of critical insights and perspectives were also provided to the Group. These include:

- The value of the retention of the landscape and the contours of a street in an urban context even where buildings have changed or been demolished (supporting the 'archaeology of absence').
- The importance of context, of the street line, the street and the lanes.
- The need for appropriate recognition of revolutionary era archaeology.
- The extensive range and scale of 1916 memorabilia held by the NMI but not currently on display.
- The need for development of a policy strategy, within planning and development control frameworks, for battlefield sites, especially those in an urban context.
- Acknowledgement by the Department of the need to advance the recognition of battlefield sites dating from the post-1800 AD period in any battlefield report.

Arising from a review by an independent architect of the work underway at the National Monument at 14 – 17 Moore Street the following reflections:

- The buildings offer potential for a memorable national monument – the option of their being restored to reflect the experience of “a moment in time” in 1916 may have particular merit.
- Poor state of the buildings – the risk of deterioration in the short to medium term even subsequent to current repairs.
- The placing of the banner occasioned damage, bolts were fixed into joints – planned repairs will make damage caused imperceptible.
- Good practice adopted in works underway – in general removal of material was controlled and necessary.
- Recommends storage and inventory of collected historic material.

The report also sets out a number of recommendations and the Group endorses their early implementation.

6.3 Conclusion

The collective of the presentations and submissions demonstrate a convergence of views in relation to the development of Moore Street and its lanes as part of an historic cultural quarter, the preservation/restoration of buildings in Moore Street, recapturing the sense of the place at the time of the 1916 Rising and the preservation of Moore Street lanes and key landmarks that comprise the battlefield site.

The insights and perspectives provided by experts advise as to the importance of – preserving streetscape, the historic line of the street and lanes, and the strength of argument in recapturing the 1916 moment in time experience within the National Monument itself at 14 – 17.

Appendix 7 contains information on historic trails, locations and other sources.



Courtesy of Dublin City Library & Archive

Chapter 7

Moore Street Traders – Issues

7.1 Background and Introduction

As reflected by Barry Kennerk in his landmark book *Moore Street – The Story of Dublin's Market District*, Moore Street evolved from a residential district in the mid eighteenth century to a bazaar of back streets and alleys, each specialising in a particular type of trade: second hand clothing, furniture, small game, fruit, vegetables, poultry and meats in the nineteenth century. It provided an important lifeline for generations of Dubliners and the traders of Moore Street have long held a place in Dublin's cultural heart.

What remains now of Moore Street, however, is but a remnant of its former glory. The number of traders in the street has fallen massively and now stands at just eighteen, while the range of goods on offer is similarly reduced. The street itself presents in poor repair, with extensive hoarding and piecemeal development. There is evidence of anti-social behaviour and of activities by unlicensed vendors selling illegal products. The footfall is greatly reduced and much of its past vibrancy muted.



Despite this, the Group believes that the restoration of Moore Street to a thriving, successful, extensive market can be achieved, principally by drawing on a number of key resources. These comprise the traders themselves, the Councillors and executive in DCC, and good practice models from home and abroad. In addition, the engagement of other local business interests is required.

Families of street traders have worked on Moore Street for generations – in many instances spanning the greater part of a century. They are a resilient, entrepreneurial group with a deep sense of community purpose and tradition. They are the bedrock of the future for Moore Street and hugely eager for its success.

DCC, through the engagement of its councillors and at executive level in this process, has demonstrated a genuine sense of purpose in addressing the challenges arising. DCC has also, through its initiative on commissioning a strategic report on Moore Street Market, already secured a framework for change. This in turn draws from successful renewal model of a comparable market abroad through strong positive local authority leadership.

In the context of its work, the Group strongly welcomes the initiative by DCC in providing the following policy statement to us in relation to the Moore Street Market:

“DCC’s vision is to sustain a market in Moore Street which reflects the customs and character of the traditional market but one where the presentation of the street and the trade offering is significantly enhanced. Recognising the distinctive character of Moore Street, it is envisaged that a trading charter for the market will be developed to reflect its value, place and tradition and to ensure a vibrant market suited to the needs of the local community and visitors to the City.” The Group believes this statement creates the framework and platform from which to build for the future.

The renewal and revitalisation of the Moore Street Market is not simply an end in itself. Rather, it offers significant economic, community, tourist and cultural benefits. It is integral to the wider vision of renewal of the area as an historic and cultural quarter.

7.2 Recommendations

7.2.1 Licensing

Present arrangements, under the existing Dublin City Council Casual Trading Bye Laws of March 2013, are perceived by traders as unfair and oppressive. They do not appear to recognise the intergenerational tradition of street trading by families, they restrict hours of trade along office employment rules, and they create instability and uncertainty for long-established traders.

Accordingly, the Group recommends that the following changes be made when the Bye Laws are being updated by DCC later this year:

- The licence should cover a seven day period from Monday to Sunday inclusive.
- The hours of trading should be extended from 8am – 8pm daily.
- The requirement that the licence holder be present at all times should be dropped and replaced by attendance of the holder **or** her/his agent, as per primary law.
- The range of goods on offer should be increased, (while retaining the current level of licences for flowers, fruit and vegetables).
- The size of stalls should be increased to 12 feet.
- The current “Three Strike Rule” should be rescinded. Infringement rules should be amended to reflect degrees of gravity and revocation should only come about after repeated grave infringements.
- Alternatives to a requirement for a doctor’s certificate where a stallholder is absent from her/his staff for a significant period to be agreed with the traders.
- In advancing arrangements for Market renewal, extending the market area should be considered so as to give Moore Street Market critical mass.

Recognising the tradition of intergenerational trading by families in Moore Street, across many decades, (the greater part of a century), the Group believes that the appropriate licence period for long established traders should be for five to ten years. As matters stand, casual trading legislation only permits annual licences. However, the reality is that Moore Street traders are neither casual, nor transient. Rather they are intergenerational entrepreneurs synonymous with, and as permanent as, the street itself.

The Group does not believe, therefore, that the current casual trading legal framework is appropriate to intergenerational

street traders in Moore Street. It recommends that primary law be reframed to enable the grant of licences to such long-established families of traders for significantly longer periods. Also, the award of such licences should take account of, and accommodate the handover of trading within long established families.

Pending changes in primary legislation to enable this, the Group asks that as a matter of policy, DCC adopt a practice, with immediate effect, of automatic renewal of licences for intergenerational traders on a multi-annual basis. This will serve to remove uncertainty and help recreate a vibrant stable core of committed traders whose families have traded in the Street throughout most of the past century.

7.2.2 Security, Services and Facilities

Safety and security is a significant concern for Moore Street traders. On a daily basis, individual stall holders face challenges from addiction-related activities and other anti-social behaviour by individuals and small groups. The Group endorses the particular recommendation by the Strategic Review of the Moore Street Market on the need for immediate full enforcement in relation to – selling of cigarettes and counterfeit goods, drinking and loitering on the Street, drug and other anti-social behaviour and general loitering. A significantly strengthened engagement by An Garda Síochána is necessary to secure this result.

Improved lighting, street cleaning and washing, are also essential. These, along with security improvements, are matters to be directly addressed without delay.

The direct provision of services to stall holders is necessary if the market is to fully achieve its potential. This encompasses running water and power, (with hot water provision for fish sellers), as well as toilet facilities. These services should be prioritised to be addressed in the context of the renewal and development work of Moore Street.

Bord Bia research on consumers' views of farmers' markets found particular emphasis on localness, quality and range of food offering. These messages resonate significantly for Moore Street in terms of dramatically increasing the variety of food on offer; raising the quality of the food to a higher level; and embracing the unique positive Dublin experience in interacting with the local stallholders. The Group recommends that these findings be reflected in plans to develop the Moore Street

Market and also that the expertise of Bord Bia be drawn upon.

7.2.3 Structures and Planning

A Moore Street Traders Committee, comprising traders and DCC officials meets every two months. The Group believes that this structure is appropriate for review and renewal in terms of its membership, mandate and objectives. This appears timely in light of the scale and nature of the changes now in prospect not just for the Moore Street market but for the wider area – in terms of renewal, cultural and economic development and tourism.

The Moore Street Consultative Group is deeply conscious of the practical challenges and threats facing traders over the short to medium term in light of the development of the National Monument and the wider area. While offering exciting opportunities in the longer term, such extensive building and street works present very serious threats to traders' capacity to earn a livelihood while they are underway. Accordingly, the Group recommends, as a priority, that DCC engages in early dialogue with the traders on practicalities and options available. Following from this, and in consultation with other commercial interests, as appropriate, a transition plan should be developed and put in place to manage this period of upheaval.

Chapter 8

The Place of the State in the Future of Moore Street

Arising from the Group's work, it has become apparent that to advance to the next stage, namely implementation of the recommendations of this Report, the State, at both Ministerial and local authority level, has a number of critical roles to play for the future.

These involve acting as:

- Advocate and enabler of the next phase of the process to secure a number of critical outcomes.
- Facilitator of the provision of cultural services/spaces covering Irish language, music, drama, literature and historical experience – in addition to and beyond the National Monument at 14 – 17.
- Leader (in the case of DCC) in the renewal and redevelopment of the Moore Street Market and in the provision of necessary services/supports to that end.
- Funder to restore cobbling, street lighting, and art work across Moore Street and its lanes – as well as the acquisition by lease or otherwise of additional premises on Moore Street for wider cultural and commemorative purposes, such as a museum..

8.1 The State as Advocate and Enabler of Change

The Group recommends:

The Minister establish an Advisory/Oversight Group to advance to the next phase – namely to facilitate progress on the implementation of the recommendations in this report. This Group can be drawn from among existing members of the Consultative Group and would report in its advisory/oversight capacity directly to the Minister:

This Advisory/Oversight Group would undertake a number of measures, including:

- Engagement with public bodies to address issues directly amenable to early resolution, such as tourism trails, Moore Street services, etc..
- Engagement with NMI, including contributing to the review by the Museum on its future plans in relation to the display of 1916, War of Independence and other relevant material it holds.
- Further developing its input on the cultural model appropriate for Moore Street.
- Deepening understanding and detail of the design options for the area.
- Engagement with the developer and State interests to seek agreement on a revised development plan for the Moore Street and adjacent lanes.

In relation to the latter, the Advisory/Oversight Group can play a particular and critical role, through consultation with the developer, in seeking to identify an agreed way forward for the Moore Street and its lanes. Such an outcome carries major benefits for all concerned.

The Group recommends that just six months be provided for the latter process, which will also require liaison with the State, the Applicant, and external groups.

Subject to progress in these matters and at an appropriate stage, to ensure wider ownership and accountability on the part of public bodies for the process, the Group recommends the establishment of a cross-Ministerial group led by the Minister.

8.2 The State as Facilitator of the Provision of Cultural Services/Spaces

So as to meet the ambitions for a cultural historic quarter, as set out in the Dublin City Development Plan 2016 – 2022, the Group recommends that the role of the State in respect of Moore Street is appropriately expanded to enable the wider



provision of services which are distinctive to our identity, culture and history.

The Group acknowledges and welcomes the proposed establishment of a Visitor Centre as part of that cultural remit. It tends to the view that this Centre should be more appropriately located outside 14 – 17 Moore Street, with the latter capturing the “moment in time” experience from 1916.

Integral to a stronger, deeper range of cultural experiences the Group believes that the State should also enable our language, music, drama and literature as well as history to be experienced through the provision of facilities in the GPO/Moore Street area.

This is fully consistent with the commitment in the *Stratéis 20 Bliain don Ghaeilge 2010 - 2030* for the establishment of an Irish Language Resource Centre in the heart of Dublin. Such a centre to provide a space for an Irish language theatre, historic artefacts, coffee shop and restaurant, internet, as well as meeting rooms and other facilities.

It would also be logical to provide office accommodation for Irish language organisations to cluster at this location in order to create a cultural critical mass.

Further reflections on these matters are set out in Chapter 9.

Leadership in the Renewal of the Moore Street Market

An earlier chapter in this Report sets out the issues and challenges facing traders in Moore Street. It also acknowledges

the critical initiative by DCC in sourcing a Strategic Review on the way forward for the Moore Street Market.

It is clear to the Group, in light of experiences, both at home and abroad, that leadership by DCC is critical in this renewal agenda. This covers not just provision of essential services, but upgrading and diversifying products and repositioning of working relationships. Equally, it is apparent that the role of An Garda Síochána in tackling anti-social behaviour and illegal vending is also key.

Funding for Change

Clearly the State will face additional costs arising from these recommendations. Such costs will arise at DCC level through the provision of improved services, as well as the redevelopment of the Street/lanes in terms of paving, cobbling, lighting, sculpture etc. For Government, additional costs will also arise – in terms of securing additional premises for the provision of a strengthened cultural experience, as well as contributing to the running costs of such services.

In relation to the State securing additional premises for cultural and historic purposes it should be borne in mind that the State already owns Nos 14 – 17 Moore Street as well as Nos 24 – 25 which are owned by DCC. The acquisition by the State of further space within a retained Nos 10 – 25 block is a modest ambition against the backdrop of the wider 2.17 hectare development for the wider site. The potential opportunities for the location of some State functions relating to the Irish language in Moore Street should be urgently considered, given that existing

alternative rental arrangements already incur substantial costs for the Exchequer.

More generally, the option of Compulsory Purchase Orders (CPO) was considered by the Group and issues such as cost, significant time delay, and legal constraints were raised. It was nevertheless noted that CPOs constitute part of the State's ultimate measures to secure key assets in the public interest.

The very significant economic benefits for the State arising from the redevelopment of the area and the dramatic increase in its commercial and cultural engagement should be borne in mind. The Group understands that there were up to 400,000 visitors to Kilmainham Gaol in the past year. Given the central location of Moore Street it can be conservatively estimated that, appropriately developed, visitor numbers would be multiples of that figure.

The scale of the costs already incurred by the State with little positive outcome should also be borne in mind; the additional legal costs in prospect through a Supreme Court appeal and beyond, the costs of continuing piecemeal repair to Nos 14 – 17 and the missed opportunities for the development of the North Inner City.

Having reflected on the public interest across all these areas, the Consultative Group is satisfied that the foregoing represent appropriate roles to be pursued by the State, in conjunction with others, to secure exceptional outcomes in terms of urban renewal, tourism, economic activity and preservation of a critical part of our heritage.

Chapter 9

Reflections on the Potential of Moore Street and its Environs

The Consultative Group considered the potential of Moore Street in light of its pivotal place in defining moments in Irish history, its architectural and geographic provenance and its traditional street trading.

Models from abroad to support and inform such development include: The Boston Freedom Trail, The Anne Frank House, Brixton Market and Brick Lane, Spitalfields. A full listing of relevant models from home and abroad are listed at Appendix 7.

All parties in the Consultative Group agreed that the GPO/Moore Street area is a battlefield site and that, appropriately developed, the area offers very significant opportunity for historic and cultural celebration, community and market renewal, as well as tourism and economic development.

A number of issues are apparent:

- The buildings of Moore Street, appropriately rebuilt/restored offer an opportunity to recreate the architecture and experience of the period of the Rising.
- The history within and beyond the buildings, appropriately recaptured, offers a treasure trove of profound human and national experience.
- Reclaiming Moore Street and its lanes as an historic place in time, would be a unique experience offering exceptional tourism and commercial benefits.
- The revitalisation of the Moore Street market is a critical imperative.

The historic area offers significant attractions to local Dubliners, Irish people, tourists and historians. These can include:

- Part of an **Historic Walking Trail** capturing other 1916 battle sites, to the GPO, to Moore Street, on to the Rotunda and the Garden of Remembrance, Parnell Square.
- **Walking the Lanes of History** – following the route taken by the Volunteers as they fought their way from the GPO,

across Henry Street, into the lanes and on towards Moore Street.

- An **architectural space** of other key historic buildings including O'Brien's Mineral Water Works, the White House, The Bottling Stores, the Council of War Room etc.
- Entry points **into dramatic spaces** of our history – points of entry onto Moore Street, Henry Place, the Lanes and O'Rahilly Parade; with monuments at key points.
- **Standing where they stood** – recreation of rooms, houses and buildings as they were in 1916 and the retelling of the related events.
- Spaces of **cultural celebration** and excellence.
- These can range from an Irish language centre, drama and music school, theatre space, artist studios, street performance, re-enactments of events and museum space.

The Consultative Group are also satisfied that this potential can be achieved alongside appropriate wide commercial development that recognises the historical importance of the area.

Tá cur síos maidir le cúrsaí Gaeilge san comhthease seo ag Aguisín 8.

Part 3

Recommendations



Chapter 10

Conclusions and Recommendations

10.1 New Beginnings

The background to the establishment of the Consultative Group has been one of dispute, mistrust and litigation. It has been characterised by deeply held and divergent views, frustration and ultimately stalemate. This has seen Moore Street and environs further decline and a failure to progress the preservation of the National Monument or wider development of the area.

The establishment by the Minister of the Consultative Group has created an opportunity for change. This has been reflected by an openness and engagement from across a wide range of players. The Minister has been clear from the outset as to the wide mandate of the Group on advising on the way forward. Group members drawn from the Oireachtas, Dublin City Council, as well as 1916 Relatives and Campaign Groups have worked constructively to progress consideration of the issues and options for the way forward. Campaign interests not directly represented on the Group have contributed generously and constructively to its work.

The legal team acting on behalf of the litigant in the High Court case has encouraged engagement by the Group to look for an agreed way forward. Separately, the developer has advised that they are prepared to consider alternative options. These developments indicate that there is now a willingness to look again at Moore Street and its environs and to seek to progress matters on the basis of agreement.

The place of Moore Street in the narrative of 1916 leading ultimately to the establishment of State is now better understood across a much wider range of interests than previously. The appreciation of the historic importance of the area and of the value attached to the dramatic events fought out there in the closing events of the week of 1916 is now more widely shared. The potential of the area to be developed as a place of cultural and historic importance therefore, alongside appropriate commercial development, offers, the Group believes, positive and substantive opportunity to move forward.

In the event of consensus being secured on an agreed way forward for the development through dialogue by the Advisory/Oversight Group with the developer, and agreed to by the Applicant and the State, the Group is strongly of the view that payment of legal costs, incurred by the Applicant's legal team, by the State is warranted and appropriate. The Group has reached this conclusion after considerable reflection and having regard to the widely acknowledged public interest which informed the taking of the case and the savings which would accrue to the State by settlement through such a process. More generally, the Group supports the view that the appeal by the State of the High Court judgment, should, to the extent practicable, solely relate to the points of law raised and their wider application.

10.2 Recommendations – A New Policy Framework

The Group notes and welcomes the provision in the Dublin City Development Plan 2016 – 2022 for a cultural quarter in the Parnell Square area and the objective to include the GPO/Moore Street area as part of a revolutionary trail linking sites such as Boland's Mill, Kilmainham Gaol, Richmond Barracks and Arbour Hill. It also welcomes the objective in the Development Plan for a Local Area Plan for Moore Street. Having regard to these policies and objectives, together with the historic significance of Moore Street and its lanes, and the converging views of external groups, the Consultative Group endorses the vision for the development of Moore Street and its lanes as part of an historic cultural quarter.

In the light of the widespread agreement as to the significance of the area as a battlefield site, the Group believes that the history, character, streetscape and remaining architecture of the area constitute key pillars on which to renew, rebuild and recreate. In this context the Group draws attention to the range

of historic buildings, other critical landmarks of conflict, key historic sites, which can form a rich trail leading from the GPO, into the lanes of history, through Moore Street and on to the Rotunda and Parnell Square and the Garden of Remembrance.

There is now a great opportunity to animate key moments and events in our history, while also helping to secure economic and social renewal. This can be achieved through a strong State presence and facilities, appropriate commercial development, tourist and historic trails and the renewal of the Moore Street market. The preservation of streetscapes, the avoidance of demolition of historic structures in the Moore Street area, and the development of appropriate sympathetic architecture in context, are key.

What this means....

The Group supports the retention of Moore Street and adjacent lanes so as to broadly capture the sense of how it would have appeared in 1916 – this covers the street and lanes, key

buildings, street paving and lighting. It recognises that this needs to be approached on a practical and authentic basis given that a number of structures in place actually post-date 1916. The preservation of the existing lines of the street and the lanes and the restoration of streetscapes are essential.

The retention of historical structures and of the line and form of the block 10 – 25 Moore Street is also integral to this approach. Collectively these buildings can offer a mix of cultural, historic and commercial spaces. Quite critically, opportunities arise for the State to provide the centre point of historical focus and cultural celebration within 10 – 25 Moore Street. As has already been noted in this Report, the State already owns Nos 14 – 17 Moore Street and DCC Nos 24 – 25 of this block.

The Group sees considerable merit in "capturing the moment in time" approach to the internal restoration of the buildings key to the events in 1916. These can constitute the centrepiece of the historic experience for visitors, around which other cultural

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spaces and experiences can be built. This does not exclude a traditional Visitor Centre and/or Museum of 1916 artefacts also featuring.

The Group endorses the renovation/retention of the O'Rahilly Parade, Moore Lane and Henry Place so as to appropriately reflect their place as part of the historic events, the retention of key landmarks, the retention of the lines of the lanes with the full restoration of the existing granite sett lane surfaces, kerbs and street furniture and the development of walking trails through these areas.

The Group believes that the historic events and character of the Street and lanes should also be reflected in appropriate monuments and artworks at key junctions.

Pedestrianisation should feature throughout.

Critical to the renewal of the area is the regeneration of the Moore Street market to its full potential. Particular recommendations in this regard are set out at Chapter 7. The Group has put forward a wide range of recommendations in support of the people at the heart of Moore Street – the street traders. These recommendations relate to Bye Law changes, improved provision of services and better practical arrangements by the public bodies concerned, (DCC and An Garda Síochána). These changes would radically improve traders working conditions and enable them to survive and thrive.

10.3 Taking the Process Forward

The Group believes that well-grounded institutional arrangements for taking the process forward are essential. In its view these comprise:

- Policy ownership in relation to the National Monument at Nos 14 – 17 remaining with the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
- Overall planning framework and designation of other buildings in the quarter should remain with Dublin City Council.
- The development and eventual management of State's property in Moore Street, transferring to the Office of Public Works (OPW).
- The next phase of development of the National Monument at Nos 14 – 17 taking place under OPW control and, where private contractors are involved, such contracting follows a transparent public tendering process that fully accords

with good international practice as laid down by EU procurement requirements. In addition, engagement and briefing with the Advisory/Oversight Group (see below) as appropriate should be undertaken in respect of this process.

A critical part of the next phase of the process will involve securing consensus by the relevant players to a way forward for Moore Street, its lanes and interfaces. This will require engagement with public bodies, developer interests, traders and voluntary groups.

The Group believes that an Advisory/Oversight Group should be established for this purpose (see Chapter 8). A critical part of this challenge will require engagement by the Group with the public bodies and the developer to seek to find agreement on the way forward. This Group can also serve to maintain momentum for resolution of issues and implementation of change. It advises that this comprise representatives from among the current membership of the Consultative Group, including appropriate Oireachtas and DCC representation, and an independent Chair. The resourcing of this group would be critical and require a strong secretariat as well as access to expert advisors with architectural and town planning expertise.

Quite apart from the practical challenge of negotiating the way forward in conjunction with key players, such an Advisory/Oversight Group can serve to allay public concerns, tackle misinformation and avoid the mistrust and misunderstandings of the past. A critical part of the work of this Group would therefore also involve maintaining dialogue with wider campaign groups and interests. To this end it is anticipated that the Group would liaise, at appropriate intervals, with the membership of the current Consultative Group and such wider interests as it deems appropriate.

Mindful of the years of delay and decline, and of the threat posed to the livelihood of the street traders and others, the Group believes it is essential to maintain momentum. To this end it is recommended that the following timeframes be observed to benchmark progress:

- Agreement and establishment of the Advisory/Oversight group – six weeks.
- Framework of consensus secured on alternative development arrangements for Moore Street and its lanes – six months.

- Planning permission lodged with DCC – within six months subsequently.

In the event of failure by the Advisory/Oversight group to secure substantial progress on consensus on the way forward within six months of its establishment, the Group may, at its discretion, report to the Minister and propose the exercise by the State of such alternative financial, legal and other measures at the State's disposal to protect the public interest in Moore Street and its environs.

10.4 Role of the State

As the ultimate custodian of our history, culture and heritage, as well as the provider of key services, the role of the State in the future of Moore Street and its environs is critical. This reaches to recreating spaces to celebrate key events from 1916, to establishing a visitor centre/and or museum, to supporting the provision of distinctive cultural experiences be they in the Irish language, literature or theatre, and creating the space for cultural groups to showcase their talents.

Recognising the scale and breadth of the challenges for the State, the Group recommends the establishment, at an appropriate time, of a cross-Departmental group, chaired by a lead Minister, with Ministerial representation from OPW, the Department of Public Expenditure and Reform, as well as officials from DCC and line Departments as appropriate. This Group would serve to pull together the State interests and oversee a coherent strong approach by its Agencies in delivering on their respective responsibilities.

Appendices



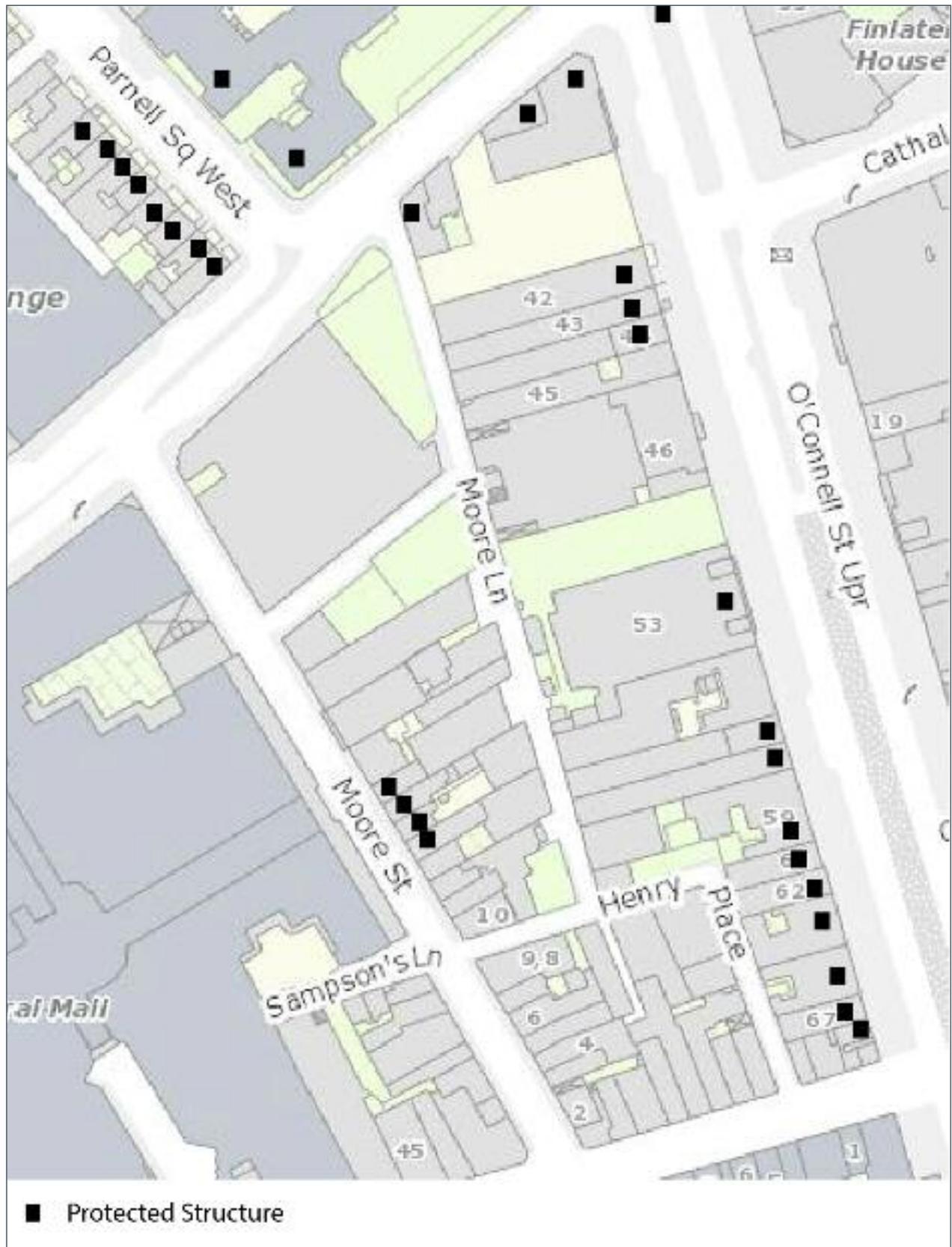
Appendix 1

General Map of Moore Street



Appendix 2

Map of Protected Structures



Appendix 3

Indicative Map of National Monument as Designated by the High Court



The highlighted area is an indicative interpretation of the National Monument as designated by the High Court. The area highlighted in dark green represents the 2007 Preservation Order.

Appendix 4

List of Reports/Sources

The Shaffrey Report commissioned by Dublin City Council 2005

The Plan Design Associates Report to An Bord Pleanála for NGA 2009

The GPO - Moore Street Battlefield Report - Relatives of the Signatories submission 2010

The Shaffrey/Myles Battlefield Report 2011

The Shaffrey Conservation Report - Ministerial Consent Application 2011

The Dublin Development Plan (2011 - 2017) - Conservation Policy

The Department of Arts, Heritage and the Gaeltacht Architectural Heritage Protection Guidelines for Planning Authorities 2011

The Dublin City Council Moore Street Advisory Committee (MSAC) Report 2013

The Broderick Report on No. 18 Moore Street 2014

The Hosford Report - Façade and Brickwork 2014

The Garland Report - Cellars and Remains 2014

The Arnold Report on Nos 14 to 17 Moore Street for MSCG 2016

The Lanes of History, The Lord Mayors' Forum on Moore Street Battlefield Report 2016

HQ 16 - A Citizens Plan for Dublin 2016

International:

The Venice Charter

The Burra Charter

The Granada Convention

Appendix 5

Dublin City Development Plan 2016 – 2022: Relevant Extracts Relating to the Moore Street Area

1. The Dublin City Development Plan 2016 – 2022 was approved by the elected members of the City Council in September 2016 and is the statutory plan under the Planning Acts for the City for the next six years.

The Plan provides an integrated spatial framework to ensure our city is developed in an inclusive way, which improves the quality of life for citizens and visitors.

The Development Plan contains a core strategy which must inform all policies and objectives in the Plan. The Core strategy has three pillars:

- To promote a quality, compact, connected city.
- To promote a prosperous, creative city.
- To provide sustainable neighbourhoods and communities.

2. The Moore Street Area, together with most of the area around O'Connell Street and Henry Street is zoned Z5 in the Dublin City Development Plan 2016 – 2022.

Land Use Zoning Objective 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 primary purpose of this use zone is to sustain life within the centre of the city through intensive mixed – use development. The strategy is to provide a dynamic mix of uses including retail, office, residential, and cultural which interact with each other, help create a sense of community, and which sustain the vitality of the inner city both by day and night.

Ideally, this mix of uses should occur both vertically through the floors of the building as well horizontally along the street frontage. While a general mix of uses eg. retail, commercial, residential etc. will be desirable throughout the area, retail will be the predominant use at ground floor on the principal shopping streets.

O'Connell Street extending to Moore Lane and Henry Place is a designated ACA (Architectural Conservation Area) and Area of Spatial Planning Control (ASPC) in the Development Plan.

Within ACAs the emphasis is on retaining and enhancing the character and heritage value of the built form. The ASPC designation concentrates on the appropriate uses within an ACA eg., fast food outlets and adult shops are not acceptable.

The Development Plan outlines at para 11.1.4 the strategic approach to designating further ACAs will be based on a survey and review analysis.

The survey and review will be conducted outwards from the historic core and will focus on the following 10 phase 1, priority areas, which are set out below. The rationale for selection is that these are areas within the historic core that have high concentrations of protected structures but are presently sited outside designated Architectural Conservation Areas:

- 1) The medieval/walled city – centred on Christchurch
- 2) Temple Bar – including section of the Liffey Quays
- 3) Dame Street – including Dublin Castle, College Green and Trinity College
- 4) Merrion Square – including Government Buildings and Mount Street (Upper/Lower)
- 5) St Stephen's Green – including Harcourt Street and Leeson Street Lower
- 6) Parnell Square (O'Connell Street Upper) – including Frederick Street North and Moore Street area**
- 7) Henrietta Street – including King's Inns
- 8) North Great George's Street – including Denmark Street, Temple Street and Gardiner Place
- 9) Custom House Quay – including Beresford Place and Gardiner Street Lower
- 10) Aungier Street

The development plan also contains a schedule of protected structures under Section 52 – 57 of the Planning Acts.

The existing conservation policy framework is comprised of the Record of Protected Structures with in excess of 8,500 entries, 21 Architectural Conservation Areas and a significant number of Conservation Areas and Conservation Zoning Objective Areas, it is considered to be sufficiently robust at present. However, in order to ensure the policy framework is comprehensively updated in accordance with the relevant planning legislation, guidelines and the recent recommendations from the National Inventory of Architectural Heritage, and so that all areas and structures of special historic and architectural interest have the appropriate legal protection measures applied, Dublin City Council will undertake the following, phased survey and review, area based approach, to protecting and enhancing the city's built heritage.

O'Connell Street, Henry Street and Grafton Street are designated Category 1 Retail Streets in the Development Plan, and constitute the premier retail destination in the country. The Plan contains policies to maintain this premier status, by increasing the vitality of the City Centre, which in turn increases employment.

The Development Plan also contains a schedule of Local Area Plans / Strategic Development Zone Planning Schemes, to be prepared in the future. There are seven areas included in the schedule, including Ballymun, Poolbeg West, Cherry Orchard, and Moore Street / environs. Government advice is that LAPs should be used to bring about the regeneration of significant areas of the City.

The Development Plan also contains the following policies and objectives re. Moore Street.

CEE18: (VI) "To recognise the unique importance of Moore Street Market to the history and the culture of the city and to ensure its protection, renewal and enhancement, in co-operation with the traders as advocated by the Moore Street Advisory Committee Recommendation relating thereto."

RD13: "To affirm and maintain the status of the City Centre retail core as the premier shopping area in the State, affording a variety of shopping, cultural and leisure attractions and having regard to relevant objectives set out in the Retail Core Framework Plan (2007).

RD17: "To promote active uses at street level on the principal shopping streets in the city centre retail core and in Z4 district

centres and having regard to the criteria for Category 1 and Category 2 streets and Special Areas of Planning Control.

CHC20: To support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street.

CHC011: To continue to review and implement the Dublin City Heritage Plan 2002-2006. To publish the Dublin City Heritage Plan in 2017 based on the consultative process undertaken in 2012.

CHC030: To seek to provide a "revolutionary" or "green" trail in the city, linking sites such as Boland's Mill, GPO, Moore Street, Dublin Castle, Kilmainham Jail and Richmond Barracks, Mount Street Bridge, the Mendicity Institute, Arbour Hill, The Four Courts, Annesley Bridge and North King Street similar to that in Boston, which can be a significant tourist attraction.

CHC031: To develop a 1916 Historic Quarter, including Moore Street, with its National Monument and historic terrace, an appropriately developed street market, the GPO and Parnell Square, creating an integrated historic, literary and commercial focus for the north city centre and providing for tourism and to prepare a Development Brief for the Moore Street Area which addresses the above.

CHC032: To promote and facilitate the development of a mixed use cultural facility in Parnell Square archived by a new City Library, stimulating the regeneration of the North Inner City.

Appendix 6

List of Submissions Received

- Concerned Relatives of Signatories of the Proclamation – Helen Litton
- Save Moore Street Campaign – Kevin McCann
- Colm Moore Legal Team – John Hennessy, Solicitor
- GPO Garrison Committee – Proinsias O'Rathaille
- Historian, author, lecturer and publisher – Micheál Ó Doibhilín
- A National Monument in the Greater Moore Street Area – Professor Chris Fitzpatrick
- Moore Street 1916 Battlefield Site and Street Markets Submission – Mel Mac Giobúin
- 1916 Relative and Save Moore Street Campaigner – Maeve O'Leary
- Dublin Civic Trust – Graham Hickey
- Véronique Crombé, Conférencière à la Réunion des Musées Nationaux-Grand Palais, Paris
- My Vision for Moore Street – Colette Palsgraaf, The Netherlands
- National Graves Association – Orlagh Cawley
- Kilmainham Tales – Ray Bateson and Micheál Ó Doibhilín
- Submission – Taylor Segrest, New York
- SIPTU Services Division – Ethel Buckley
- How to Save Moore Street Campaign Initiative – Charles Duffy
- 1916 Relatives GPO Garrison – Donna Cooney
- Save 16 Moore Street Committee – James Connolly Heron
- Concerned Relatives of the Signatories to the 1916 Proclamation - Honor O'Brolcháin
- Save Moore Street From Demolition – Diarmuid Breathnach
- Save Moore Street 2016 – Niamh McDonald
- The Lord Mayors' Forum on Moore Street - Ardmhéara Criona Ní Dálaigh
- Submission – Stephen Doyle, Dublin 15
- Submission – Ciarán Mac Lochlainn, Co Galway
- Submission – Art Ó Laoghaire, Co Wicklow
- Moore Street Bonds Committee – Frank Allen
- Save No. 16 Moore Street Committee – John Connolly
- Submission – Joni Scanlon, USA
- Submission – Peadar O'Ceallaigh, Conservation Surveyor
- Submission – Miriam Dalrymple, Isle of Man
- Personal Submission – Diarmuid Breathnach
- 1916 Relatives Association – Brian O'Neill
- The Save Moore Street Committee – Michael Barry

Appendix 7

Sources/Models of Other Battlefield Sites and Historic Places

The USA

The Boston Freedom Trail

Historic Philadelphia Incorporated

Historic Preservation Pennsylvania

Gettysburg Heritage Center and Tours

The Alamo - Texas

9/11 Memorial Site - New York

Australia

The Rocks District, Sydney

Europe

Golden Lane, Prague

Oradour-sur-Glane, France

The Warsaw Jewish Quarter

Leopoldstadt - Jewish Vienna

The Anne Frank House, Amsterdam

Rembrandt Studio, Amsterdam

Picasso Birthplace, Malaga

The Globe Theatre, London

Charles Dickens Home and Museum, London

Markets

The English Market - Cork

The Great Market Hall - Budapest

Kauppatori Fish Market - Helsinki

Marché Mouffetard - Paris

Old Spitalfields Market - London

Brixton Market - London

Appendix 8

Cúrsa Cultúra is Gaeilge

Cultúrlann

Buntáistí an tsuímh le haghaidh Lárionad cultúrtha/sóisialta /gnó/fiontraíochta Gaeilge.

- Cúlra stairiúil na háite ó thaobh na Gaeilge agus stair na tíre de (baint leis an ó Rathaille agus leis an bPíarsach, a bhí beirt ina mbaill de Chonradh na Gaeilge agus 1916).
- Suímh lárnach / crosbhóthar, I lár na Cathrach- córas taistil tras-chathrach- tuaisceart/ deisceart, agus le nasc na línte dearga/glása an *Luas*, oirthir/iarthar.

Mar sin, d'fhreastalódh sé ar mhuintir na Cathrach ar fad, agus bheadh tóir agus rath níos fearr ar an tionscadal.

- Chruthódh Lárionad mar seo íomhá tarraingteach, dearfach den cheantar. Bheadh sé mealltach do thurasóirí, agus do shaoránaigh araon.

Faoi láthair, is ceantar siopadóireachta atá ann I rith an lae. Istoíche, bíonn gach rud dúnta, ceantar marbhánta, don chuid is mó atá ann - dorcha, dainséarach, áit a mbíonn drogall ar thurasóirí agus ar mhuintir na Cathrach siúil ann. Bheadh athbheochan an cheantair I gceist leis an togra seo ó dhubh go dubh.

- Caife/bialann/pub/ionad buail isteach
- Amharclann (le n-úsáid sa lá mar ionad leachtaí stairiúla do thurasóirí etc)
- Spás I gcomhair thaispeántais ealaíne/ceoil/seoladh leabhair/
- Seomraí (ar cíós) I gcomhair ranganna ceoil/damhsa/Gaeilge/cruinnithe
- Oifigí for-rochtain na gceann eagrais Ghaeilge chun seirbhísí/eolais a chur ar fáil.

Tá na hoifigí seo scartha amach óna céile faoi láthair. Ní dóigh liom go mbeadh go leor spás ar an sráid anois, len iad go léir a lonnú ann, ach bheadh buntáistí ann dóibh féin agus don phobal, oifigí/ionadaí/ foireann a bheith sa lárionad.

- Taispeántas buan faoi stair an cheantair I nGaeilge agus I mBéarla/stair na Gaeilge/1916
- Turas scoile a chur ar fáil:

Taispeántas, scannán, dráma, ceol, damhsa, ranganna, bualadh le/ cur I láthair ag na ceanneagraíochtaí, lón sa chaife, turas staire, srl

Nil aon áit arbh fhéidir le daltaí scoile na Cathrach nó na tíre cuairt a thabhairt uirthi, chun an teanga /cultúr a chloisteáil/a fheiceáil, taobh amuigh den Ghaeltacht (creid é nó ná creid).

Cruth/Cuma na sráide

Molaim na tithe a chaomhnú mar atá agus aonaid/gnéithe an Lárionad/ Cultúrlann a chur I ngach ceann acu.

- Teach amháin leis an amharclann/ caife/pub(mar atá san IFI)
- Taispeántas buan, dátheangach I dteach eile

Ar ndóigh ba chóir go mbeidh sé cinntithe go mbeidh gach rud a chuireann an Stát agus an Comhairle isteach dátheangach (dualgas dlí é seo faoi Acht Teanga).

Ní cheart go gcuirfeadh aon mholadh maidir leis an bhforbairt seo cur as do na moltaí maidir le 6 Sraid Fhearchair ata ag conradh na Gaeilge agus a bhfuil dluth cheangal aige le 1917-1921 – Banc Shinn Féin – Coileánach etc. Bhronn an stat é se ar Chonradh na Gaeilge i 1966.







Friendship Agreement between Dublin, Ireland and Dublin, Ohio

A request was received from the city of Dublin, Ohio, in the United States of America, to form a Friendship Agreement between Dublin, Ireland and Dublin, Ohio, which means that the cities of Dublin, Ireland and Dublin, Ohio would agree that both cities would work together to examine issues of common interest and to look for areas of future co-operation. The aim of this agreement would be to contribute to the strengthening of friendly relations between two cities sharing a common name. Furthermore each city would employ all means at their disposal to build mutually profitable co-operation in all areas that are in the interest of the citizens of both cities.

Each city would carry out, in accordance with the principles of equality and mutual benefit, and subject to the availability of personnel and resources, exchanges and co-operation between the two cities in various forms in the fields of Economy, Culture, Sport, Education, Youth and Smart City to promote common prosperity and development.

Regular contacts would be maintained between the leaders and relevant departments of both sides to facilitate consultations on the exchanges and co-operation as well as matters of common concern. Both cities would work with relevant organizations to develop a practical programme of co-operation and to develop and implement joint projects and would agree to pursue other additional joint initiatives that may be put forth for consideration by either city and agreed upon by both cities from time to time.

It was agreed at the Protocol meeting on 29th June 2017 to recommend to the City Council that the attached Declaration of Friendship and Cooperation between the aforementioned cities, the City of Dublin, Ireland and the City of Dublin, Ohio, USA, be signed by the Mayors of both cities at a civic event in Dublin Ohio during the forthcoming visit by an tArdméara Mícheál Macdonncha to the United States in August 2017.

The approval of the city council is hereby sought for the ratification of the Friendship Agreement between Dublin, Ireland and Dublin, Ohio as outlined above and set out in the attached declaration and articles of memorandum to be signed by an tArdméara on behalf of Dublin City Council.

Mary Foley
Senior Executive Officer
International Relations Unit

Dated : 6th July 2017

**DECLARATION OF FRIENDSHIP AND COOPERATION BETWEEN
THE CITY OF DUBLIN, IRELAND AND THE CITY OF DUBLIN, OHIO, USA**

[DATE], 2017
Dublin, Ohio

The City of Dublin, Ireland, represented by its Lord Mayor Mícheál MacDonncha and the City Council of Dublin, Ohio, USA, represented by Mayor Greg Peterson, hereinafter referred to as “the Parties”, sign this document in order to acknowledge their intention to develop a relationship of co-operation with the aims of addressing common goals and thereby of deepening the natural alliance that unites the two cities through the sharing of the proud names of our two cities.

Convinced that the Parties share common goals and are willing to cooperate in areas of mutual interest in order to improve their relationship, and having this instrument as the regulatory framework, the Parties have reached the following understandings:

**ARTICLE 1
OBJECTIVE OF THE MEMORANDUM**

The cities of Dublin, Ireland and Dublin, Ohio agree that both cities will work together to examine issues of common interest and to look for areas of future co-operation. The aim of this memorandum is to contribute to the strengthening of friendly relations between the two cities.

The Parties shall employ all means at their disposal to build mutually profitable co-operation in all areas that are in the interest of the citizens of our two cities.

**ARTICLE 2
AREAS OF COOPERATION**

The Parties will carry out, in accordance with the principles of equality and mutual benefit, and subject to the availability of personnel and resources, exchanges and co-operation between the two cities in various forms in the fields of:

- Economy
- Culture
- Sport
- Education
- Youth
- Smart City

to promote common prosperity and development.

Regular contacts shall be maintained between the leaders and relevant departments of both sides to facilitate consultations on the exchanges and co-operation as well as matters of common concern.

Both cities will work with relevant organizations to develop a practical programme of co-operation and to develop and implement joint projects.

The Parties agree to pursue additional joint initiatives not described herein, but put forth for consideration by either city and agreed upon by both cities.

**ARTICLE 3
TERM AND IMPLEMENTATION**

This MOU will be for the term of four (4) years, renewable by written consent of both partner cities.

The Parties respectively designate the Office of the Lord Mayor of Dublin,(Oifig Ardmhéara Bhaile Átha Cliath)Ireland and Dublin City Council and all other involved offices to coordinate the execution of this MOU. The Parties will develop a work plan to fulfill the commitments of this MOU, including precise objectives and activities to be executed.

Any divergence between the Parties arising out of the interpretation or implementation of this MOU will be settled by mutual agreement.

**ARTICLE 4
MODIFICATIONS AND TERMINATION**

This MOU may be amended or terminated during its term by mutual agreement in writing. Termination of this MOU does not affect the completion of the activities, projects or programmes of cooperation that would have been formalized during its term.

This MOU is signed in two original copies in English, in Dublin, Ohio on [DATE].

For the City of Dublin, Ohio, USA

For the City of Dublin, Ireland

Gregory S. Peterson Date
Mayor, Dublin, Ohio, USA

XXXX Date
Ardmhéara, Dublin, Ireland

To the Lord Mayor and
the Members of Dublin
City Council

Report No. 254/2017
Report of Assistant Chief Executive



**DRAFT BALLYMUN LOCAL AREA PLAN 2017
CHIEF EXECUTIVES REPORT ON MOTIONS
FROM ELECTED MEMBERS
(To be taken in conjunction with Report No. 199/2017)**

**Richard Shakespeare
Assistant Chief Executive
06 July 2017**

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1 Introduction

This Chief Executive's Report on Motions forms part of the statutory procedure for the preparation of a local area plan as required by Section 20 of the Planning and Development Acts 2000 (as amended). It consists of the Report and Recommendation of the Chief Executive to each of the motions received by the Elected Members following the public display of the Draft Ballymun Local Area Plan 2017.

1.1 Motions

A total of 58 no. motions were submitted on the Draft Ballymun Local Area Plan 2017 by the following public representatives: -

Cllr. Andrew Keegan

Cllr. Andrew Montague

Cllr. Ciaran Cuffe

Cllr. Noeleen Sammon

Cllr. Paul McAuliffe

The layout of this report is similar to the 'Chief Executive's Report on Submission from the Public Display of the Draft Plan' (Report no. 199/2017) in that the motions are grouped by chapter and each topic is dealt within the chapter order. Where submissions are similar they have been grouped together for convenience. In instances where there are no Councillor motions on a particular topic, the corresponding section does not appear in this report.

The motion recommendations are broadly categorised as follows: -

1. Motion is agreed

2. Motion is agreed as amended

(i.e. when Motion is substantially agreed)

3. Motion noted

(i.e. matter is already addressed in existing text)

4. Motion not agreed

(i.e. planning reasons)

5. Motion not agreed

(as it is either:

- *Outside scope of LAP*
- *Operational matter*
- *Contrary to national policy*
- *Not on foot of draft plan and submissions)*

Minor typographical errors or discrepancies will be amended in the final plan before publication. Similarly where draft plans or policy documents, prepared by other bodies, have been updated or approved during the draft Planning Scheme preparation process these will be amended accordingly in the final Planning Scheme.

Please note in Chief Executive's Recommendation:

Text in green and underlined is new text recommended by the Chief Executive.

Text in red with strikethrough is recommended for ~~deletion~~ by the Chief Executive.

Next Steps

Members will consider this Report as well as the previously circulated Chief Executive's Report on Submissions from Public Display of Draft Plan (Report no. 199/2017) at the Special Council meeting on the 11th July 2017.

The purpose of the meeting is to reach agreement by resolution on amendments to the Draft Ballymun Local Area Plan.

If there are no material amendments Members may resolve to make the Local Area Plan which would then take effect 4 weeks after the resolution. If Members resolve to make material alterations a further public display of the alterations (and any environmental assessment) will be required to take place for a period of 4 weeks.

2 Motions Received

2.1 Economic Development & Employment

2.1.1 Section 5.3 of the Draft Plan / Section 3.2.2.2 of Chief Executive Report 199/2017

2.1.1.1 Motion no. 1: Cllr Andrew Keegan

Motion:

Greater effort from central management on opening up of the empty units in Ballymun of which there is quite a few. I'm proposing to promote entrepreneurs from the DCU Innovation Hub for Entrepreneurs for favourable terms for any start-ups in the area to locate in these units.

- Establish an office with defined targets and tasks to get empty units occupied
- Look at establishing a wish list from key institutions in the area such as DCU and Business organisations in the area.
- Think outside the box and be innovative on rent, rates and business support.

Reason: Under the heading of using planning zones for attracting employment, using designated targeting of empty commercial voids for special treatment in disadvantage areas.

Chief Executive's Response:

There is existing policy within the Dublin City Development Plan in relation to empty units, which applies to Ballymun: -

Policy CEE16

“(iv) To encourage and facilitate the rehabilitation and use of vacant and under-utilised buildings including their upper floors.

“(v) To promote and facilitate the use, including the temporary use, of vacant commercial space and vacant sites, for a wide range of enterprise including cultural uses, and which would comply with the proper planning and sustainable development of the area and the provisions of the Development Plan.”

The City Council has been proactive in implementing this approach and in the 'active land management' for Ballymun. Through the work of the Economic Development Officer for Ballymun in conjunction with the Civic Alliance (the BRL re-imagined board) an Economic Strategy for Ballymun was produced in 2015. This Strategy and the work of the Economic Officer is focused on reducing the vacancy of the City Council owned units in Ballymun. Section 5.3 of the Draft LAP further details this Strategy and the Economic Objectives. The ideas proposed in the motion are considered to be 'operational matters' which can be implemented by the Economic Officer in tandem with the Implementation Bodies set out in Chapter 7; i.e. Ballymun Civic Alliance and the Ballymun Working Group (see Section 7.2 of Draft Plan). Text can be added to Implementation Chapter to focus on the re-use of empty units.

Chief Executive's Recommendation:

Motion agreed as amended. Insert new text as follows:

Insert next text within paragraph no. 2 of Section 7.1 (after first line of this paragraph).

This will include undertaking proactive efforts in attracting economic development into the area and promoting the re-use of vacant properties and buildings which is in line with policies of the Development Plan (i.e. Policy CEE16).

2.1.1.2 Motion no. 2: Cllr Ciarán Cuffe

Motion:

That the Plan shall promote the sale of fresh fruit and vegetables in any proposed food outlet within the Plan area.

Reason: To encourage healthy eating.

Chief Executive's Response:

The Dublin City Development Plan sets out the uses that are permissible and open for consideration within the various land uses in the Plan area. The Main Street is zoned Z4 (mixed use) and is a Key District Centre, and as such is an area where a range of shops are sought. The independent retail study carried out for the LAP highlighted the need to attract additional population with greater spending power into the area in order to attract a range of retail providers. By developing out the vacant lands within the LAP area, which is the key focus of the LAP, this will in turn create a demand for and attract more retail providers. The recent sale of Site No. 3, north of the Shopping Centre, was specifically targeting additional convenience retail to the area. However it is not common practice to ascertain the percentage of fruit and vegetables within proposed new shops. Also to note, Sections 16.24 and 16.28 of the Development Plan provides guidance to avoid the over-proliferation of fast food outlets and off-licence and part off-licences in any one area (as referenced in Report 199/2017, page 22). These standards will be assessed as part of the Development Management process.

Chief Executive's Recommendation:

Motion noted. Matter is addressed within Sections 16.24 and 16.28 of the Dublin City Development Plan 2016-2022 and will be considered during the Development Management process.

2.1.1.3 Motion no. 3: Cllr Andrew Montague

Motion:

It should be a condition of sale of commercial lands by DCC that commercial units are not left vacant; or else Dublin City Council should regain control of commercial units.

Reason: To avoid unnecessary vacancy.

Chief Executive's Response:

The process by which the City Council disposes of land and properties is covered by Section 183 of the Local Government Act 2011. The recommendation to dispose of a site is a reserved function of the Elected Members of the City Council who may decide to accept, reject or amend the recommendation subject to conditions. It is 'best practice' for the Council to include terms and conditions in respect of disposals to prevent 'land holding' and ensure that the land is developed in a fair and reasonable manner in the interests of the common good. It is not necessary to include the statutory obligations of Section 183 in the Plan.

Chief Executive's Recommendation:

Motion not agreed: outside scope of the LAP.

2.1.2 Section 5.3.1 (Main Street) of the Draft Plan / Section 3.2.2.2 of Chief Executive Report 199/2017

2.1.2.1 Motion no. 4: Cllr Andrew Montague

Motion:

It should be an objective of the LAP to provide office space on Main Street.

Reason: To improve the mix of commercial opportunities in the area.

Chief Executive's Response:

The sites along Main Street are zoned Z4; *"To provide for and improve mixed-services facilities"*. The Dublin City Development Plan sets out the uses that are permissible within the Z4 areas, including a wide range of office related uses. The Main Street is also a designated Key District Centre within the Dublin City Development Plan where the focus is to create a vibrant retail and commercial core, with a strong employment base in addition to a density of population with in a strong urban setting (Section 14.8.4 of the Dublin City Development Plan). In keeping with this zoning objective, the LAP, through Section 5.3.1 and Chapter 6 (site briefs) promotes a variety of uses along the street in order to create a successful sustainable town centre. Objective EO1 is to *"Complete the redevelopment of the Ballymun Main Street, including the shopping centre site, and attract new employment generating uses."* In order to highlight that this mix shall include additional employment office space, it is proposed to insert a new objective into the Plan, see below. It is also noted that the Economic Analysis of the Main Street sites, as sought under Objective EO7, will inform the balance of uses and the timing of the Main Street development.

Chief Executive's Recommendation:

Motion agreed: Insert new objective between EO2 and EO3 and renumber the rest accordingly: -

It is an objective of Dublin City Council: -

EO3: Provide for additional office space along the Main Street.

2.1.3 Section 5.3.3 (Industrial Estates) of the Draft Plan / Section 3.2.2.2 of Chief Executive Report 199/2017

2.1.3.1 Motion no. 5: Cllr Andrew Montague

Motion:

It should be an objective to consolidate the industrial Z6 lands into higher quality industrial sites by allowing taller buildings that address street lines and aren't set back behind surface car parking. EO11.

Reason: To improve the density of the sites, to make them more attractive to invest in, and to make them more accessible for walking, cycling and public transport.

Chief Executive's Response:

The Draft Plan supports the retention of the Ballymun and Poppintree Industrial estates, as important sources of local employment; set out in Section 5.3.3 of the Draft Plan, and objective EO11. It also promotes the development of Site No. 30; to the south of the Ballymun Industrial Estate, as a means of addressing the poor relationship between the existing industrial estate and Balbutcher Lane North. The 'Supporting Information/Requirements' of this site brief state: -

“Cognisance of the future realignment of Balbutcher Lane North is required to establish the building line. This development should provide a strong built edge to the road and improve the legibility for the existing industrial estate”.

In order seek the consolidation and an urban edge to the Poppintree Industrial Estate it is proposed to reword objective EO11 accordingly. Regarding the issue of height, it is considered that given the location of these estates within largely residential low-rise areas, that the Development Plan low-rise maximum height of 16m is appropriate. Additional height is focused on the Main Street, as per the SDRA guidelines.

Chief Executive’s Recommendation:

Motion is agreed as amended:

Amend Objective EO11 as follows: -

“Support the continued development, **expansion and intensification** of the Poppintree and Ballymun Industrial Estates as employment hubs, **and where feasible seek to create defined urban edges to their perimeters to create streetscapes. improve the lands surrounding the Ballymun Industrial Estate through future development.”**

2.1.3.2 Motion no. 6: Cllr Andrew Montague

Motion:

It should be an objective to improve the permeability of the industrial estates into the surrounding neighbourhoods.

Reason: To improve access by public transport, walking and cycling for customers and staff E011.

Chief Executive’s Response:

The Draft Plan is seeking to integrate land use planning and transport planning, by promoting an intensification of land uses in and around the Main Street, adjoining high quality public transport links and ‘filling’ in the vacant sites through-out the neighbourhoods. Ballymun Industrial Estate currently suffers from poor legibility and visibility. The Draft LAP is seeking to address this issue by promoting a strong front edge of industrial development along Balbutcher Lane North, identifying the industrial estate to users and passer-by’s, thus improving the existing access arrangements into this industrial estate.

Poppintree Industrial Estate is not as ‘open’ as the Ballymun Industrial Estate as explained in Section 3.4.3 of the Draft LAP, accessed off Poppintree Park Lane West only, with its “back” turned to Jamestown Road. This industrial estate is owned by the IDA who expressed concerns regarding security and management over further openings of the estate, during the consultation stage on the Draft Plan. The Council is of the opinion that the provision of a through road could lead to rat-runs between Poppintree Park Lane West and Jamestown Road. However there is merit in improving pedestrian and cycle permeability into this employment area given the significant new residential catchment to the north and west of the estate, developed over the past 15-20 years. Such an access could be controlled by the overall management of the estate, i.e. opened and closed in morning and evenings, thus not infringing on the security of the individual units. There is also a vacant site on the south/ western side of the industrial estate (the former ‘Mouldpro’ site; reference site no. 11 on the Poppintree Industrial Estate map in Section 3.4.3 of the Draft LAP). This site, also zoned Z6, could be used to create a new pedestrian/ cycle access into the Poppintree Industrial Estate thus improving permeability and connectivity to this important employment location from the local adjoining residential areas. A new objective is proposed as below.

It is noted that the two industrial estates are located c. 5km from the city centre, immediately to the south of the M50 and are well served by the existing bus network (bus nos. 9, 13, 83, 83A and 220).

Chief Executive's Recommendation:

Motion agreed. Insert new objective in the Economic section after EO11 and re-number subsequent objectives (page 32 of the LAP): -

It is an objective of Dublin City Council to: -

E012: Improve permeability through the Poppintree Industrial Estate. Seek the provision of pedestrian and cycle access from Jamestown Road, either directly to the west of the existing IDA estate or via redevelopment of the former 'Mouldpro' site to the south, in consultation with the IDA.

2.1.3.3 Motion no. 7: Cllr Paul McAuliffe

Motion:

To amend the LAP to include an objective the work with the IDA to develop a high density intensification of the land use in the business park so as to deliver more employment in the area.

Reason: To deliver the objectives of creating employment on these Z6 lands.

Chief Executive's Response:

Having regard to this motion it is proposed to re-word Objective EO11 to encourage the intensification of the existing industrial estates.

Chief Executive's Recommendation:

Motion is agreed as amended: -

Amend Objective EO11 as follows: -

Support the continued development, expansion and intensification of the Poppintree and Ballymun Industrial Estates as employment hubs, and where feasible seek to create defined urban edges to their perimeters to create streetscapes and to work with the IDA where necessary to achieve this objective. ~~improve the lands surrounding the Ballymun Industrial Estate through future development.~~

2.2 Movement

2.2.1 Section 5.4.3 (Metro North) of the Draft Plan / Section 3.2.2.3 of Chief Executive Report 199/2017

2.2.1.1 Motion no. 8: Cllr Noeleen Reilly

Motion:

3.2.2.3 Metro North

That the NTA look at the stop for Metro North to be located at Cearnóg on tSeachtar Laoch and to provide an addition stops to cater for the Northwood community bearing in mind issues of permeability.

Reason: To cater for the transport needs of the Ballymun Community.

Chief Executive's Response:

The delivery of Metro North through Ballymun is seen as an essential component of the regeneration process and in attracting and delivering high density mixed use developments along the Main Street and the M50 lands, as set out in Section 5.4.3.

Objective EO9 of the Draft Plan (page 32) states that it is an objective of Dublin City Council to: -

"Support the delivery of Metro North and provision of a station in the heart of Ballymun Main Street and also in the vicinity of/linking to the M50 lands".

The reference to the "heart" of Ballymun is a reference to lands in the vicinity of Cearnóg on tSeachtar Laoch. It is proposed to amend the objective to make this clear. The objective also seeks a stop in the vicinity of/ linking to the M50 lands.

Chief Executive's Recommendation:

Motion agreed as amended:

Amend Objective EO9 as follows:

It is an objective of Dublin City Council to: -

EO9: Support the delivery of Metro North and provision of a station in the heart of Ballymun Main Street (**in the vicinity of Cearnóg on tSeachtar Laoch**) and also in the vicinity of/linking to the M50 lands".

2.2.2 Section 5.4.4 (Bus Network) of the Draft LAP / Section 3.2.2.3 of Chief Executive Report 199/2017

2.2.2.1 Motion no. 9: Cllr Noeleen Reilly

Motion:

3.1.2 Bus Network

That Dublin City Council works with the NTA to include Linkages with the Ballymun Community and Dublin Airport

That Dublin City Council works with the NTA to include Linkages with the Ballymun Community, Charlestown and OMNI Shopping centre.

That Dublin City Council works with the NTA to include Ballymun East in a future bus service by extending the number 13 bus route.

Reason: To improve the use of Public Transport in the area and to provide a service which does not exist at present but is needed.

Chief Executive's Response:

Following publication of the Draft LAP, the NTA announced that the Dublin Bus network will be reviewed. The 'Dublin Area Bus Network Redesign Choices Report' is subject to a separate public consultation process, with the first stage having commenced on the 6th June. Two amendments are proposed in Section 3.1.3 of Report 199/2017 (pages 11 and 12) to reference this review process and ensure that Ballymun is included in this process. In this regard, Proposed Amendment no. 8 states: -

"The NTA have commissioned a full re-design of Dublin bus routes (to commence June 2017) with the aim of increasing bus patronage and improving efficiency. The City Council will work with the NTA on this study, to ensure that the recommendations of the review are implemented in Ballymun, and as part of this review will seek the provision of a bus service between Ballymun and the airport (e.g. through the extension of the No. 4 bus route)."

Proposed Amendment no. 9 proposes the following two new objectives: -

MO3: Facilitate the delivery of a core bus corridor through Ballymun as proposed in the NTA transport strategy.

MO4: Work with the NTA to ensure that the recommendations of the bus network review are implemented in Ballymun.

In response to the motion it is proposed to further amend Section 5.4.4 and Amendment No. 8 of the Chief Executive's report on Public Submissions (Report No. 199/2017).

Chief Executive's Recommendation:

Motion agreed as amended: -

Further amend, Section 5.4.4 as per Amendment No. 8 of the Chief Executive's Report on Public Submissions, Report No. 199/2017: -

The NTA have commissioned a full re-design of Dublin bus routes (to commence June 2017) with the aim of increasing bus patronage and improving efficiency. The City Council will work with the NTA on this study, to ensure that the recommendations of the review are implemented in Ballymun, and as part of this review will seek the provision of a bus service between Ballymun, the neighbouring districts and the airport (e.g. through the extension of the No. 4 bus route).

2.2.2.2 Motion no. 10: Cllr Andrew Keegan

Motion:

That Dublin City Council to lobby Departments of Transport and Environment and the NRA

- Complete rapid transport for the Ballymun area.
- To ensure Dublin Bus is funded to provide the service to a proper standard
- And lobby for accountability of transport companies and organisations funded by the taxpayer

Reason: To source original innovative ideas in compliance with the local vernacular, for project designs to be considered in compliance with local planning laws, to improve the architectural quality within the area.

Chief Executive's Response:

The National Transport Authority (NTA) is the statutory non-commercial body that operates under the aegis of the Department of Transport, Tourism and Sport and was established on foot of the Dublin Transport Authority Act 2008. The Authority is responsible for public transport (i.e. bus, Luas and proposed Metro) and for sustainable travel modes. The City Council have consulted with the NTA as part of the preparation of this Plan and their submission on the Plan (Section 3.1.3, page 11 of Report no. 199/2017) states their intention to fully engage with the City Council as the Metro North scheme develops. Following publication of the Draft LAP, the NTA announced that the Dublin Bus network will be reviewed. Two amendments (amendments nos. 8 and 9) are proposed in Section 3.1.3 of Report 199/2017 (pages 11 and 12) to reference this review process and ensure that Ballymun is included in this process. In this regard, Proposed Amendment no. 8 states: -

"The NTA have commissioned a full re-design of Dublin bus routes (to commence June 2017) with the aim of increasing bus patronage and improving efficiency. The City Council will work with the NTA on this study, to ensure that the recommendations of the review are implemented in Ballymun, and as part of this review will seek the provision of a bus

service between Ballymun and the airport (e.g. through the extension of the No. 4 bus route)”.

Proposed Amendment no. 9 proposes the following two new objectives: -

MO3: Facilitate the delivery of a core bus corridor through Ballymun as proposed in the NTA transport strategy.

MO4: Work with the NTA to ensure that the recommendations of the bus network review are implemented in Ballymun.

Further amendments to the above are proposed under Motion No. 9 above.

In the context of the above and objectives within the Draft Plan seeking the delivery of Metro North and a priority bus route, it is considered that the LAP, as a statutory land use plan fully seeks the provision of a high quality public transport system for Ballymun. Lobbying for the implementation of these systems or for accountability of transport companies is however outside the remit of the LAP.

Chief Executive’s Recommendation:

Motion not agreed. Second and third bullet points of motion are outside scope of LAP.

Retain existing text. The planning intent of the motion can be addressed by: -

(i) The proposed amendment no. 8 which specifically includes reference to the Bus Network Review and the need to ensure that the recommendations of the review are implemented in Ballymun, including a bus service between Ballymun and the airport. Dublin Airport, as set out above and

(ii) The proposed amendment no. 9 which states that the Council will work with the NTA on the bus network review, as set out above.

2.2.2.3 Motion no. 11: Cllr Paul McAuliffe

Motion:

That the LAP will seek to improve public transport, cycling and pedestrian links to adjoining retail clusters in Charlestown and Omni Shopping Centre.

Reason: To improve access to adjoining retail facilities.

Chief Executive’s Response:

It is an objective of the Plan to complete the Hampton Wood connection as a ‘priority road projects’ set out in Section 5.4.1 of the Plan. This road connection will provide bus, cycling and pedestrian connections improving linkages between the north-west are of the LAP area and into St. Margaret’s Road which continues westwards toward Charlestown Shopping Centre. The 140 bus route currently services Charlestown SC from Ikea. There are no closer bus stops or access routes from the rest of Ballymun to Charlestown Shopping Centre.

With respect to connections to Omni Shopping Centre, the 17A bus route travels along Main Street, eastwards on Santry Avenue, with a stop prior to the junction to Swords Road, to the north of Omni Shopping Centre. The south eastern portion of Ballymun can access bus route nos. 1 and 104 which to travel to the Swords Road, to the south of Omni Shopping Centre. There are no closer bus stops or access routes from Ballymun to Omni Shopping Centre.

As noted above and as per the NTA submission, set out in report 199/2017, the NTA is currently carrying out a major bus review. On this basis amendments were proposed, under Amendment no. 9, of Report 199/2017 (page 12). It is proposed to further amend the text as per Motion No. 9 above, to seek improvements in the bus connections to the neighbouring districts.

Chief Executive's Recommendation:

Motion agreed as amended: As also per Motion No. 9 above.

Further amend, Section 5.4.4 as per Amendment No. 8 of the Chief Executive's Report on Public Submissions, Report No. 199/2017:

The NTA have commissioned a full re-design of Dublin bus routes (to commence June 2017) with the aim of increasing bus patronage and improving efficiency. The City Council will work with the NTA on this study, to ensure that the recommendations of the review are implemented in Ballymun, and as part of this review will seek the provision of a bus service between Ballymun, the neighbouring districts and the airport (e.g. through the extension of the No. 4 bus route).

2.2.2.4 Motion no. 12: Cllr Andrew Montague

Motion:

Reinstate M03: Seek enhancements to the public bus network including linkages with the airport.

Reason: The NTA has started a review of the bus network in Dublin. This is the right time to lobby for a connection from Ballymun to the airport.

Chief Executive's Response:

Following the publication of the Draft LAP, the NTA officially announced the commencement and public consultation of a major bus network review. The submission from the NTA specifically sought a number of amendments to the Draft LAP in recognition of this review, including the replacement of Objective MO3 with two new objectives, as follows: -

MO3: Facilitate the delivery of a core bus corridor through Ballymun as proposed in the NTA transport strategy.

MO4: Work with the NTA to ensure that the recommendations of the bus network review are implemented in Ballymun.

This requested amendment was included in the Chief Executive's report, 199/2017 as proposed amendment No. 9.

In responding to the NTA submission it is also proposed to insert a new paragraph under Section 5.4.4 Bus Network, proposed amendment No. 8 of 199/2017, which included the following:

"The NTA have commissioned a full re-design of Dublin bus routes (to commence June 2017) with the aim of increasing bus patronage and improving efficiency. The City Council will work with the NTA on this study, to ensure that the recommendations of the review are implemented in Ballymun, and as part of this review will seek the provision of a bus service between Ballymun and the airport (e.g. through the extension of the No. 4 bus route)".

The Plan is still therefore seeking connections between Ballymun and the Airport, with the amendments above reflecting that the NTA review is the mechanism by which to achieve this. To reinforce the linkage sought with the airport, it is recommended that proposed new objective MO4 (as per Proposed Amendment No. 9) be further amended.

Chief Executive's Recommendation:

Motion agreed as amended.

Amend further proposed objective M04 as set out in Report 199/2017, as follows:

MO4: Work with the NTA to ensure that the recommendations of the bus network review are implemented in Ballymun, [in particular seeking a new connection between Ballymun and Dublin Airport.](#)

2.2.3 Section 5.4.5 (Walking and Cycling) of the Draft LAP / Section 3.2.2.3 of Chief Executive Report 199/2017

2.2.3.1 Motion no. 13: Cllr Andrew Montague

Motion:

It should be an objective to provide suitable bike parking facilities on Cearnóg an tSeachtar Laoch. EO5

Reason: To improve access for cyclists.

Chief Executive's Response:

Section 5.3.1 of the Plan addresses the public realm improvements for Main Street including the proposed works to Cearnóg an tSeachtar Laoch. While this process will be subject to a separate public consultation process it is agreed that bike parking should be provided as a priority. It is proposed to amend Objective EO5 accordingly.

Chief Executive's Recommendation:

Motion agreed: Amend Objective EO5 as follows: -

It is an objective of Dublin City Council to: -

EO5: Seek the reconfiguration of Cearnóg an tSeachtar Laoch to provide a high quality civic space [with cycle parking](#) within the heart of Ballymun”.

2.2.3.2 Motion no. 14: Cllr Andrew Montague

Motion:

It should be an objective to provide a wider bike lane on Ballymun Road.

Reason: To encourage more people to cycle.

Chief Executive's Response:

The predominant provision for cycling in the City Council area is by means of either on street cycle lanes or bus lanes. For Ballymun, there is a cycle lane along Main Street, adjoining the bus lane, which continues into Glasnevin and onto the city centre. This cycle lane is of better quality in Ballymun than along the rest of the route into town. It reduces in quality the closest it gets to the city, as road widths narrow and traffic volumes increase (for example in and around Botanic Road / Prospect Road). There are currently no proposals within the NTA's Greater Dublin Area Cycle Strategy (2013) to increase the width of the cycle lane on Ballymun Road/ take away space from alternative modes of transport.

As details on the route and alignment of the proposed Metro North become available, it may be possible to explore this option as the Main Street in its entirety is examined. As such it is proposed to amend Objective MO2 on Metro North to include this proposal.

Chief Executive's Recommendation:

Motion agreed as amended.

Amend Objective MO2 as follows (page 35 of the Draft LAP).

It is an objective of Dublin City Council to:-

MO2: Work with Fingal County Council and the NTA to ensure the provision of a high quality rail transport system (Metro North) is delivered through Ballymun. In order to protect the character of the emerging Main Street the LAP is seeking that the future Metro line respects the desire for enhanced permeability, with the line ideally run underground until the junction with Santry Avenue. **Future realignment of the Main Street should also provide for enhanced cycle facilities where feasible.**

2.2.3.3 Motion no. 15: Cllr Andrew Montague and Motion no. 18: Cllr Paul Mc Auliffe (Motions taken together)

Motion no. 15:

It should be an objective of the LAP to work with Fingal and Trinity College to provide a new access point into Santry Demense off Santry Avenue.

Reason: To improve access to the park and to provide access to the Santry greenway cycle and walking route

Motion no. 18:

To increase the number of access points to Santry Demesne from the LAP area.

Reason: To improve mobility between Ballymun and this Fingal Co. Council facility

Chief Executive's Response:

This issue was raised at pre-draft stage and was discussed with Fingal County Council. In order to increase access into the Park, a route would have to be formed either through the historic woodland within Santry Demesne (which contains protected flora and fauna species), or through the Trinity College sports grounds. These lands sit outside the functional boundary of the City Council and outside the statutory boundary of the LAP. Unlike the Ballymun M50 lands they are also not in DCC ownership or control. The objective is desirable for the area and the LAP will explore possibilities to pursue this connection.

Further to the above it is noted the City Council and Fingal County Council, along with Elected Members meet periodically to discuss cross boundary issues between the two local authorities. It is considered that this matter also could be raised at that meeting.

Chief Executive's Recommendation:

Motion agreed. Insert new objective at the end of Movement Objectives, as follows: -

It is the objective of Dublin City Council to: -

M06: To explore the potential for a new access point at Santry Demesne with Fingal County Council and Trinity College Dublin.

2.2.3.4 Motion no. 16: Cllr Andrew Montague

Motion:

It should be an objective to provide a bike lane on Santry Avenue.

Reason: To improve active transport in the area.

Chief Executive's Response:

As part of the regeneration process for Ballymun, the new houses along Forestwood and Sallowood, backing onto Santry Avenue, were set back to facilitate future road widening along this road. The set-back was primarily to allow for the provision of a dedicated bus lane, and a cycle lane could be provided as part of this work. The reserved land is currently grassed to the back of the footpath. Sections of a cycle lane along the avenue have been provided where space permitted.

Chief Executive's Recommendation:

Motion agreed as amended. Insert the following suggested amended motion within the Movement Objectives, as follows: -

M05: To explore the provision of a cycle lane on Santry Avenue in tandem with the NTA 'Bus Network Review'.

2.2.3.5 Motion no. 17: Cllr Paul McAuliffe

Motion:

Deliver a bike sharing scheme in the Ballymun Area using the traditional Dublin bikes network or a GPS based model linked to this wider network

Reason: To improve the number of journeys made by bicycle by local residents and student using the three DCU Campuses.

Chief Executive's Response:

The station-less bikes / GPS based bike sharing models are essentially another form of bike sharing (similar to dublinbikes) which provide a public service, operate within the city streets and make use of the public realm. This matter has been discussed at the Transportation Strategic Policy Committee (SPC) meeting and in May 2017 it was agreed that bye-laws should be prepared for station-less bike scheme operators to apply for a licence to operate within the city. It was also agreed that engagement with the market should take place with a view to running a pilot scheme. A 'geo-sphere' for such a pilot project could be defined as the three DCU campuses, but given the pace which these schemes are intending to operate within the city, it is not considered beneficial to include such an objective within the LAP. This is a matter for the Transportation SPC, which is also better placed to address the DCU campuses which are located outside of the Plan boundary.

Chief Executive's Recommendation:

Motion not agreed: Outside scope of LAP.

Refer motion to Transport Strategic Policy Committee.

2.2.4 Section 5.4.6 (Traffic Management & Parking Provision) of the Draft LAP / Section 3.2.2.3 of Chief Executive Report 199/2017

2.2.4.1 Motion no. 19: Cllr Andrew Montague

Motion:

Delete the paragraph on page 34 and 35 regarding a reduction of car parking standards. Starting with "The car parking standards set out in Table 16.1 of the development plan shall..." and ending with "... Will consider the relaxation of car parking standards when assessing the type and nature of the development proposed.

Reason: There should not be any relaxation of car parking standards for Ballymun, otherwise we will be wasting valuable land for surface car parking and we won't be able to provide quality environment for walking and cycling. The LAP states that there is more active travel in the Ballymun areas than other areas of Dublin, and so there is less need for extra car parking. The LAP is also on the proposed Metro North route, another reason for reducing and not increasing car park provision. Nearby developments in Fingal such as the Gullivar's retail park have very large car parks that are empty and a waste of space.

Chief Executive's Response:

Section 5.4.6 of the Draft LAP references the car parking standards and policies as set out in the Dublin City Development Plan 2016-2022. The LAP references in particular, Section 16.38 of the Development Plan which permits the provision of car parking in excess of the maximum car parking standards. The Development Plan states this is allowable in exceptional circumstances, for example in areas adjoining different local authorities or to facilitate the sustainable development of a regeneration area. The LAP is noting that Ballymun adheres to the 'exceptional circumstances' for this policy relaxation.

Such relaxations should apply until such time as a similar accessibility based parking policy and parking standards as applicable to the City Council area are adopted by the adjoining planning authorities in the Dublin metropolitan area. This is of particular importance for the LAP area as it borders Fingal County Council to the north, and there are significant variances between the car parking requirements of the two authorities, with Fingal's car parking standards in excess of the City's. In this regard, given the regeneration policies contained within the Development Plan, the importance of building on the existing investment in the area, making it easier to do business and attracting new investment into the area, the Draft LAP notes that the City Council, may consider the relaxation of car parking standards for Ballymun when assessing the type and nature of the development proposed.

Such relaxations are not considered to be permanent measures, but are considered important tools in attracting business and commercial activity into the Ballymun area, which is needed to stem the retail seepage and spend out of the area. The top three locations for convenience retail spend are identified in the 'Retail Study for Ballymun' as (i) Aldi, Santry Avenue, (ii) Dunnes, Charlestown Shopping Centre and (iii) Tesco, Omni Shopping Centre; with all three of these centres having significant levels of free parking to attract consumers. Ballymun needs to compete with these centres in attracting convenience retail providers. Until such a time as the optimised Metro North is approved and on site, omitting this text and this provision would put Ballymun at a distinct commercial disadvantage.

The text regarding the relaxation of car parking standards is per the Dublin City Development Plan (Chapter 16, Section 16.38) ensuring compliance with the planning hierarchy and national legislation.

Further to the above, it is noted that submissions were received by Lidl and B4B supporting the general provision of car parking in the area for visitors and customers.

Chief Executive's Recommendation:

Motion not agreed, for the planning reasons set out above.

2.2.4.2 Motion no. 20: Cllr Andrew Montague

Motion:

It should be an objective to provide a multi-storey car park behind Main Street to provide parking for the new commercial activity.

Reason: To avoid the waste of space of surface car parking on Main Street.

Chief Executive's Response:

Each planning application for new development is required to adhere to the objectives set out in Chapter 16 of the Dublin City Development Plan, including car parking standards. Parking is an integral element of overall land-use and transportation policy within the city, and the purpose of the parking standards set out in the Development Plan is to ensure that an appropriate level of parking is provided to serve new development. The standards specify the requisite level of on-site parking to be provided for residents, staff and visitors for various types of development. As the Main Street is developed incrementally, each development will have to work on its own merits. It is unclear how the provision of an additional multi-storey car park will work/ facilitate the area. The wider residential area benefits from significant on-street free parking, with the majority of housing provided with on-street as opposed to off-street parking. This was a regeneration approach to encourage more efficient use of space but for the multi-storey car park to work financially, it would be necessary to make the existing on-street parking pay and display. Secondly the provision of additional car parking in the town centre is contrary to the policy approach of the City Development Plan to promote walking, cycling and public transport over the needs of car users.

Chief Executive's Recommendation:

Motion not agreed for the planning reasons set out above. Each development site must provide the requisite car parking provision in accordance with the Development Plan. Additional car parking provision is contrary to the policy approach to promote sustainable means of travel.

Amended motion is suggested as follows: -

It is the objective of Dublin City Council to: -

M07: To explore the potential of a multi-storey car park near Main Street as part of a sustainable travel strategy.

2.2.5 Other Movement Matters

2.2.5.1 Motion no. 21: Cllr Ciarán Cuffe

Motion:

That the Local Authority shall seek noise screening to the M50 in cooperation with Fingal County Council, the National Transport Authority and other agencies.

Reason: To reduce noise pollution to residents.

Chief Executive's Response:

The M50 is located to the north of the LAP boundary and that section of roadway is located in the administrative area of Fingal County Council. Transport Infrastructure Ireland (TII) was established through a merger of the National Roads Authority (NRA) and the Railway Procurement Agency under the Roads Act 2015, with effect from 01/08/15, and is responsible for the national roads network. The M50 Concession Limited is the company responsible for the operations and maintenance of the M50 motorway in Dublin. Installation of noise barriers would be subject to agreement of the aforementioned bodies and is outside the scope and boundary of the Plan area. Screening within the Ballymun M50 sites will be the subject of individual planning applications assessed in accordance with the Fingal County Council Development Plan. The nearest housing within the Ballymun LAP area is c. 280m from the M50, separate by open space and/or Ikea from the motorway.

Chief Executive's Recommendation:

Motion not agreed: Outside scope of LAP, within Fingal County Council administrative jurisdiction and therefore unenforceable by DCC.

2.2.6 Section 5.5 (Urban Design) of the Draft LAP / Section 3.2.2.4 of Chief Executive Report 199/2017

2.2.6.1 Motion no. 22: Cllr Andrew Montague

Motion:

It should be an objective of the LAP to consider a family friendly design for some of the housing with no on-street parking, with close-by off street parking

Reason: to encourage a safe area for children to play, improve densities and encourage more active transport.

Chief Executive's Response:

It is the over-riding approach of the City Council to create and nurture sustainable neighbourhoods, which are designed to facilitate walking and cycling, close to public transport insofar as possible. The car parking standards set out in Table 16.1 of the Dublin City Development Plan shall be "*generally regarded as the maximum parking provision*" and "*parking provision below the maximum may be permitted provided it does not impact negatively on the amenities of surrounding properties or areas and there is no potential negative impact on traffic safety*". The Development Plan is thus flexible enough to allow for different car parking solutions being provided subject to detailed assessment as part of the Development Management process, with normal public consultations applying. It is also noted that it is the policy approach of the City Development Plan to apply the DMURS manual in assessing new streets, where the priority is the pedestrian and cyclist over the needs of the car. Seeking a car friendly scheme can be sought as part of the implementation of the Plan, but not at the expense of prohibiting or preventing the development of housing.

Chief Executive's Recommendation:

Motion noted: To be considered during the implementation of the various housing sites, as part of the Development Management process.

2.2.6.2 Motion no. 23: Cllr Andrew Montague

Motion:

It should be an objective to provide tree planting on both sides of Main Street.

Reason: To improve biodiversity and improve the amenity of the area.

Chief Executive's Response:

Section 5.5 of the Draft LAP sets out the Urban Form and Design principles. Section 5.5.2 sets out specific 'Objectives' for Main Street, of which bullet point no. 5 states: -

"To delineate Main Street with a colonnade of trees and additional hard and soft landscaping. This should be continued along the R108 all the way to the M50 interchange".

Chief Executive's Recommendation:

Motion noted: matter is provided for in Section 5.5.2 of the Draft Plan, as set out above.

2.2.6.3 Motion no. 24: Cllr Andrew Montague

Motion:

It should be an objective to improve the energy efficiency of Trinity Comprehensive.

Reason: To reduce carbon emissions, and improve the amenity of the school.

Chief Executive's Response:

The Trinity Comprehensive Secondary School is under the remit of the Department of Education and Skills. While improvements to the energy efficiency of this public building would be welcomed such a requirement to retro-fit the building is considered outside the remit of the Local Area Plan.

The Dublin City Development Plan contains policies to improve energy efficiency of all buildings, as set out in Section 3.5.2. It is an objective of the City Council to: -

CCO12: To ensure high standards of energy efficiency in existing and new developments in line with good architectural conservation practice and to promote energy efficiency and conservation in the design and development of all new buildings in the city, encouraging improved environmental performance of building stock.

This is achieved through the Development Management process and also through the separate Building Control process.

Chief Executive's Recommendation:

Motion noted. Matter is addressed within the Dublin City Development Plan 2016-2022 as set out in Section 3.5.2 and in particular objective CC012, as set out above.

2.2.6.4 Motion no. 25: Cllr Ciarán Cuffe

Motion:

That all new homes shall meet the Passive House or equivalent standard.

Reason: To reduce carbon emissions.

Chief Executive's Response:

A number of submissions were received during the making of the 2016-2012 Development Plan for the inclusion of a Passive House Energy Standard. The Chief Executive's response stated that the submissions and requests were deemed out of order as they are inconsistent with national legislation; Section 9 of the Planning and Development Act, as amended. Furthermore Section 130 of the Local Government Act 2001-2014 states that "*it is the duty of every Chief Executive to carry into effect all lawful directions of the elected council*".

Any changes to internal energy standards for buildings should be implemented via changes to the Building Regulations, at national level. The Building Regulations, Part L (2008 and 2011) and relevant national policy and guidelines cover this area. To utilise the Development Plan, or other subsequent plan, such as a Local Area Plan, would leave the Council open to litigation. It would create a situation where there would be conflicting standards being applied by the City Council as a Building Control Authority and a Planning Authority. There would be no planning means of enforcing the different standard and given that the standard would be different to the Building Regulations it could also not be enforced under that legislation. Application and implementation would be uncertain and difficult to comply with; as such a loophole would effectively be created which could then be exploited to the detriment of the public.

An additional reason not to include the standard is the additional upfront costs. To impose higher building costs on an already struggling Dublin City market without the same costs being applicable to the surrounding local authorities would likely lead to persons being further priced out of the City market. This could lead to an increase in unsustainable community with all of its consequent impact on quality of life, long days in childcare, separation from extended family and supports, increased emissions etc.

A further point is that it is anti-competitive. The passive house standard is proprietary and there other providers with their own standards. It would be difficult to ascertain what an equivalent standard is without a clear common measure. The passive house standard has not been tested in this country against European standards, and there are concerns that it does not calculate carbon emissions.

It should be noted that the Building Control Standards in Ireland covering energy efficiency are currently being updated in accordance with the DHPCLG policy document "Towards Nearly Zero Energy Building in Ireland - Planning for 2020 and Beyond" which is part of the Energy performance of Building Directive from the EU. The stated policy is that by 2020 all new buildings in Ireland will have a minimum BER of A3 or higher. The Building Standards Division of the Dept has recently published a series of documents supporting the conservation of fuel and energy in buildings, all in support of Ireland's National Climate Change Policy and which are at least the equivalent of other proprietary standards. Dublin City Council as a Building Control Authority fully supports the introduction of these higher energy efficiency standards for all buildings nationally.

The City Council as a Planning Authority is fully committed to encouraging the efficient use of energy in new and refurbished buildings in the City. For the first time, the City Development Plan has an entire chapter (Chapter 3) devoted to addressing climate change, which includes objectives on energy from renewable sources, district heating and embodied energy.

Having regard to the above, the 2016-2022 Development Plan includes the following agreed objective: -

CCO11: *To support and seek that the review of the National Building Regulations be expedited with a view to ensuring that they meet or exceed the passive house standard or equivalent, with particular regard to energy performance and other sustainability considerations, to alleviate poverty and reduce carbon reduction targets.*

Finally, it is important to note that Local Area Plans must be consistent with the core strategies of the relevant Development Plan (Planning and Development Act, as amended, Section 19 (2)). The inclusion of a specific differing standard in this LAP would

be thus be at variance with the Dublin City Development Plan and be inconsistent with national legislation.

Chief Executive's Recommendation:

Motion not agreed. Matter is addressed within the Dublin City Development Plan 2016-2022 as set out in Section 3.5.2 and in particular objective **CC011**, as set out above.

2.2.6.5 Motion no. 26: Cllr Paul McAuliffe

Motion:

That the LAP will identify an objective that all land owners on the northern fringe maintain their property in a manner which protects the public domain and does not leave large undeveloped areas landscaped (such as Balbutcher lane north).

Reason: To improve the public domain and facilitate development.

Chief Executive's Response:

The remaining vacant land banks in the LAP area are all in the control of the City Council. As part of the wind-down of Ballymun Regeneration Limited, it was agreed with the Department of Housing, Planning, Community and Local Government in tandem with Parks Department of the City Council to: -

- (a) Demolish all of the remaining flat blocks
- (b) Provide sustainable environments, which are easily maintained and managed in the interim pending future development

The 'Site Reinstatement Strategy' involved clearing and levelling the sites, planting grass and / or wildflower meadow, providing temporary path connections through sites, providing boundaries (where needed) and street lighting. It was considered that these measures would help to stabilise the environment for existing residents, while at the same time creating an attractive environment for future private investment and safeguarding the significant investments already made. The sites would remain in this condition, pending future development. The Department of Housing, Planning, Community and Local Government excluded the 'M50 Lands' from this Strategy, on the basis of cost and the fact that they were on the periphery of the residential areas.

The LAP is seeking to provide a coherent urban build out pattern for the vacant sites and to provide a level of 'certainty' regarding the development potential of these sites. In this regard, Chapter 6 sets out site briefs for all of the remaining undeveloped sites within the Plan area, including the lands owned by the City Council, but in the administrative area of Fingal County Council. The maintenance, management and cleanup of sites remains the responsibility of the City Council and is an ongoing operational matter.

Chief Executive's Recommendation:

Motion not agreed: This is an operational matter for the City Council.

2.2.7 Section 5.6 (Housing and Tenure) of the Draft LAP / Section 3.2.2.5 of Chief Executive Report 199/2017

2.2.7.1 Motion no. 27: Cllr Noeleen Reilly

Motion:

(3.2.2.5: Housing and Tenure, as per CE's report on Submissions)

That Dublin City Council recognises the need for additional Social and Affordable units in Ballymun and all future development of housing sites will be done on a site by site basis with consultation from the community.

Reason: To ensure all future developments take account of the housing needs of the community in Ballymun.

Chief Executive's Response:

The preparing the Draft LAP a detailed analysis of the existing tenure profile in the area was carried out. This report assisted in the drafting of the housing and tenure policies and recommendations set out in Section 5.6 of the Draft LAP. The Plan includes the following three provisions for housing and tenure in Ballymun: -

- 1. New social / voluntary housing as per the Part V requirement**
- 2. Private Housing, both for rent and for owner-occupancy and including affordable housing, student housing, senior citizens**
- 3. Monitoring Group**

This strategy is consistent with the City Council's Housing Strategy which seeks the provision of mixed tenure communities. The Plan recognises the highly skewed nature of housing tenure in Ballymun (28.5% owner occupancy), while at the same time recognising that there is a local need for social and affordable housing. The Plan cites examples of existing co-operative housing that has worked well in Ballymun as a means of providing affordable housing and is a mechanism that will be used in seeking to develop future sites.

In relation to the third recommendation, the Plan proposes to establish a local monitoring group to monitor housing output and tenure in an effort to progress the delivery of mixed income and tenure housing. Having a local group examining tenure and housing matters will allow the Council to respond more quickly to market changes and demands in releasing sites and potentially identifying specific end users for certain sites, for example 'step down' senior citizen accommodation. The work of this group facilitates the execution of other objectives within the Draft LAP such as the completion of the Economic Study for Ballymun (Objective EO8). This study will provide a market analysis of the development viability of the mixed use sites along Main Street (including the M50 lands) having regard to current and anticipated future market conditions which will help to guide the release of housing sites and the most appropriate form of development.

Existing objectives within the Draft Plan include: -

It is an objective of Dublin City Council to:-

HO2: Ensure future housing development helps to create a good tenure mix locally and provide various housing types and typologies to meet the needs of all sectors of society.

HO3: Provide for new social / voluntary housing via the Part V requirement under the Planning and Development Acts.

HO4: Explore options for and provide new affordable housing in the area.

HO5: Explore options for and provide new senior citizen housing in the area (step down model preferable).

HO6: Establish a monitoring group to review the tenure mix in Ballymun.

Chief Executive's Recommendation:

Motion noted: Matter is addressed in Section 5.6 of the Draft Plan, as set out above.

2.2.7.2 Motion no. 28: Cllr Noeleen Reilly

Motion:

That Dublin City Council provides a mix of family houses on the vacant housing land in Ballymun and that there is not an over concentration of apartments on these lands.

Reason: To ensure all future developments take account of the housing needs of the community in Ballymun.

Chief Executive's Response:

There is c. 33.44 ha of land available for development within the LAP statutory area and an additional 24 ha of land to the immediate north under City Council control (M50 lands). There are large sites available along the Main Street/R108 (c. 8.64ha; lands zoned Z4) which could suit a variety of uses, primarily economic/commercial, but may also include some residential (if part of a wider encompassing development proposal). In the neighbourhoods, there are housing sites of varying size which are available for development (neighbourhood sites account for c. 24.8ha, including 2.9ha in Hampton Wood). The remaining sites within the statutory LAP area (including the mixed use town centre/Main Street sites) have the potential to deliver c. 2,000 no. units. The build out of these sites will greatly assist the City Council in meeting new housing demand, social and private.

As per the site briefs set out in Chapter 6, these sites can provide a mix of houses and apartments. The layouts shown are not prescriptive but provide indicative layouts to guide future development. The build out of the remaining sites will be informed by the surrounding development context and pattern of development. In this regard, the current residential development is a mix of apartments, duplexes and two storey units of different heights and styles. The heights mix and type of units will be assessed as part of the Development Management function with normal public consultations applying. New development proposals will also have to comply with the standards of the Dublin City Development Plan, which includes provision for a minimum of 15% three or more bedroom units within apartment developments of 15 no. units or more.

Chief Executive's Recommendation:

Motion noted: Matter is addressed within the LAP as set out above and in the Dublin City Development Plan 2016-2022 (Chapter 16).

2.2.7.3 Motions no. 29: Cllr Ciarán Cuffe

Motion

That the Local Authority shall promote self-build housing in the form of terraced homes or housing blocks built by residents or housing co-operatives by making available low-cost housing sites and providing technical assistance to those who wish to house themselves.

Reason: To provide mixed-housing.

Chief Executive's Response:

As per QH4 of the Development Plan it is City Council policy: -

“To support proposals from the Housing Authority and other approved housing bodies and voluntary housing bodies in appropriate locations subject to the provisions of the development plan”.

Having regard to the ethos of the Development Plan, Section 5.6 of the Draft LAP states the following: -

“Attracting the private sector to develop new private residential units in Ballymun is a challenge when the sale price of units locally is compared to construction costs. The Council needs to consider ways of achieving a mixed-tenure community in the current housing market, for example through the provision of affordable housing or low-cost sale sites.

The City Council have committed to providing in the order of 150 affordable housing units within Ballymun in response to the ‘Rebuilding Ireland’ publication. Providing such housing within the residential neighbourhoods has the potential to significantly increase levels of home-ownership in a similar manner to the co-operative housing that has been successful in Ballymun to date, for example the Tigh Meitheal and Pairc na Cuilleann schemes.”

Existing objectives HO2 and HO4 support this approach: -

It is an objective of Dublin City Council to:-

HO2: Ensure future housing development helps to create a good tenure mix locally and provide various housing types and typologies to meet the needs of all sectors of society.

HO4: Explore options for and provide new affordable housing in the area.

Furthermore the Ballymun Working Group (see Section 7.2 of the Draft LAP regarding implementation) is proactive in identifying gaps in the housing market (i.e. Objective E08, to carry out an Economic Study) and will work closely with groups who are interested in developing in Ballymun including co-operatives.

Chief Executive’s Recommendation:

Motion noted: Matter is addressed in section 5.6 of the Plan, as set out above.

2.2.7.4 Motion no. 30: Cllr Paul McAuliffe

That all housing development seeks to improve the income mix in the area to address the issues raised in the Retail Study.

Reason: To address the issues raised in the Retail Study.

Chief Executive’s Response:

The retail study identified a need to attract additional population into the area with a greater spending power in order to support much needed retail amenities. With 33.4ha of land available for redevelopment within the Ballymun LAP area there is scope to provide c. 2,000 new residential units within Ballymun. The challenge of accommodating a mixed income group of people is closely linked with tenure, age, and employment levels. The key is to provide a mix of housing typologies, both in tenure mix, unit size and type of accommodation, from student housing to senior citizen housing etc. In preparing the LAP a detailed background paper on tenure diversity was prepared to accurately inform and propose housing policy within the Draft LAP. This was carried out in September 2016 and was prepared by collating all of the up to date information from the relevant housing bodies (i.e. Approved Housing Bodies, Dept of Social Protection and the Housing Dept of the City Council). This analysis indicated a skewed housing mix, with an overreliance on social housing and associated social / housing support services, when compared to Dublin City figures. This report was circulated to Elected Members of the North West Area Committee, where it was discussed and changes agreed, with the Draft LAP providing a summary of the background report and an approach of providing a good mix of housing

options for the area adopted. The Draft LAP proposes a wide range of housing options for the remaining undeveloped housing sites – both for rent and owner-occupancy and including affordable, student and senior citizen housing options. All of these housing options are to be provided in tandem with the Part V social housing requirements, in order to achieve a balanced housing supply and mix.

As set out above it is also proposed to establish a monitoring group for housing tenure in order to regularly review housing output and tenure in an effort to further progress the over-riding aim of the national housing strategy – i.e. the development of sustainable mixed tenure communities ('Rebuilding Ireland: Action Plan for Housing and homelessness', July 2016).

Objective HO2 of the Draft Plan is to: -

"Ensure future housing development helps to create a good tenure mix locally and provide various housing types and typologies to meet the needs of all sectors of society".

Chief Executive's Recommendation:

Motion noted: Matter is addressed in section 5.6 of the Plan, as set out above.

2.2.8 Section 5.7 (Social and Community Infrastructure Supports) of the Draft LAP / Section 3.2.2.6 of Chief Executive Report 199/2017

2.2.8.1 Motion no. 31: Cllr Noeleen Reilly

Motion:

It is an objective of Dublin City Council to work with the Department of Education and Skills to determine the need for a second level Irish School in the area as well as CDETB and local stakeholders who are in the process of formalising a committee to progress the need for a second level Irish School in the area.

That the site of the CDETB is used for a Secondary Level Irish School.

Reason: To further the development of the Irish Language in Ballymun.

Chief Executive's Response:

It is the City Council policy to actively assist and liaise with the Department of Education and Skills (DES) in relation to the provision of schools, with regard to forecasting demand and the timely identification of suitable sites and phasing arrangements (see Section 12.5.4 of the Dublin City Development Plan 2016-2022). The potential for sharing of facilities either between schools, or with public open spaces and community facilities will also be pursued with the DES.

The policies of the Development Plan in this regard, are as follows: -

SN11: To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills' Joint Code of Practice (2008).

SN12: To facilitate the provision of educational facilities in accordance with the requirements of the relevant education authorities and to encourage the shared use of school or college grounds and facilities with the local community, outside of core hours, anchoring such uses within the wider community.

SN13: To facilitate multi-campus-style school arrangements, where appropriate, in close proximity to residential neighbourhoods and public transportation routes, and to promote an urban typology of school building design sustainable in a city context

and which responds to the local character or streetscape and reflects the civic importance of a school to a local community.

SN14: To facilitate the provision of continuing educational and lifelong learning facilities for all.

There are a number of primary Irish schools in the area; Scoil an tSeachtar Laoch and Gaelscoil Bhaile Munna in the LAP area; Gaelscoil Ui Earcain in Finglas East, Gaelscoil Cholmcille at Oscar Traynor Road and Scoil Mhobí in Glasnevin, (the latter being the direct feeder school to the adjoining secondary school Scoil Chaitriona). The Department of Education and Skills is the body responsible for analysis existing school provision and projecting demand in an area. The Council will engage with the DES as part of the implementation of this LAP to firstly ascertain if there is a demand for a new second level Irish school in the area. In this regard, the Council have already written to the DES to commence this consultation process.

The motion cites the City of Dublin Education and Training Board (CDETb) lands on Ballymun Road as a suitable location for this use. The CDETb lands are located to the west of Main Street and comprise the Youthreach educational building, Scoil an tSeachtar Laoch primary school, and sporting lands to the rear, which are utilised by local schools and sporting groups. These lands and the adjoining sites of which comprise Setanta GAA Club and Ballymun Library are zoned Z15: *‘To protect and provide for institution and community uses’* and as such are appropriately zoned for such a use. All of the buildings on this land parcel are low rise and are significantly set back from the main road (Ballymun Road), thus offering redevelopment potential for intensification of uses. Such redevelopment/intensification would be subject to detailed discussions with the land-owners and the pertinent stakeholders.

Following public submissions on this issue, the CE in report No. 19/2017 proposes inserting new text and objectives under section 5.7 Social and Community Infrastructure and Supports, Proposed Amendment Nos. 13 as follows:-

“Following submissions received on the Draft Ballymun Local Area Plan, requesting a new second level Irish school, and the creation of an Irish hub in the area, the City Council will work with the Department of Education and Skills to explore the possibility of locating a new second level school within Ballymun. Based on the existence of two Irish speaking primary schools in the area it is considered reasonable that there is demand for such an amenity. The optimum location for such a facility is regarded to be the lands of the current CDETb, next to Scoil an tSeachtar Laoch.

The City Council will also liaise with the City of Dublin Education and Training Board to ascertain the requirements for further educational services in Ballymun”.

Report no. 19/2017 also included the following new objective, refer to proposed amendment no. 14: -

Insert two new objectives into section 5.7: -

It is an objective of Dublin City Council to:-

SC3: Work with the Department of Education and Skills to determine the need for a second level Irish school in the area.

SC4: Liaise with the City of Dublin Education and Training Board to ascertain the requirements for further educational services in Ballymun.

Chief Executive’s Recommendation:

Motion noted; provided for within Proposed Amendment Nos. 13 and 14, as per Report no. 19/2017, as set out above.

2.2.8.2 Motion no. 32: Cllr Paul McAuliffe and Motion no. 33: Cllr Paul McAuliffe (motions taken together)

Motion no. 32:

Amendment to CE's Amendment No 13

Add

In line with the 20 year strategy for the Irish Language 2010-2030, the City Council will work with the Department of Arts Heritage and Gaeltachta Affairs to establish Baile Munna as a "network Gaeltacht". This will complement the development of a culture hub and second level gaelscoilenna establishing a critical mass of "of community and State support for the Irish language" as set out in the 20 year strategy.

Reason: To align land use and the promotion of the Irish language.

Motion no. 33:

Amendment to CE's Amendment No 14

Add

SC'X': Work with the Department of Arts Heritage and Gaeltachta Affairs to establish Baile Munna as a "network Gaeltacht" as identified in the 20 year strategy for the Irish Language 2010-2030

Chief Executive's Response:

The '20-Year Strategy for the Irish Language 2010-2030' is aiming to increase on an incremental basis the use and knowledge of Irish as a community language. Specifically the Government's aim is to ensure that as many citizens as possible are bilingual in both Irish and English.

The Strategy includes local language initiatives and plans for outside the Gaeltacht which includes setting up "network Gaeltacht". This is a new initiative to allow targeted language planning communities/networks outside the Gaeltacht. These will be located predominantly in "*urban communities that have achieved a critical mass of community and State support for the Irish, such as childcare facilities through Irish, gaelscoileanna, second level education through Irish, Irish language youth clubs and other services, including mother and toddler groups, Irish language religious services, etc*". The Strategy states that the Government considers it appropriate that this new type of "network Gaeltacht" be recognised in new legislation, which was subsequently fulfilled under the Gaeltacht Act 2012. This Act provides opportunities for areas outside the Gaeltacht to achieve statutory recognition as Irish Language Networks or as Gaeltacht Service Towns and gives statutory effect to the implementation of the 20-Year Strategy.

The CE is supportive of the motion and the positive promotion which the establishment of Bhaile Munna as a "network Gaeltacht" can bring to the area. The area has two Irish speaking primary schools, and an Irish Naionra; in addition it is recognised that Scoil an tSeachtar Laoch run Irish coffee mornings and the adjoining Setanta GAA host Irish music and dancing classes. It is considered that new text can be inserted within Section 5.7.1, as per proposed Amendment no. 13 and a new objective inserted at the end of Section 5.7 Social and Community Infrastructure and Supports.

Chief Executive's Recommendation:

Motion no. 32 agreed. Insert new text as follows: -

Insert new text at the end of Section 5.7, following proposed Amendment no. 13, as follows: -

In the event that a second level Irish school is deemed to be required the Council in conjunction with the Department of Arts Heritage and Gaeltachta Affairs will

explore the possibility of obtaining “network Gaeltacht” status for Ballymun under the Gaeltacht Act 2012 to support the promotion of the Irish language.

Motion no. 33 agreed. Insert new text as follows: -

Insert a new objective at the end of Section 5.7 Social and Community Infrastructure and Supports, following proposed amendment No. 14, as follows: -

It is an objective of Dublin City Council to: -

SC5: In the event that a second level Irish school is deemed to be required, the Council through the social regeneration sub-committee will work with the Department of Arts Heritage and Gaeltachta Affairs to establish Baile Munna as a “network Gaeltacht” as identified in the 20 year strategy for the Irish Language 2010-2030.

2.2.8.3 Motion no. 34: Cllr Andrew Montague

Motion:

That the Plan includes an objective to move library to Main Street and develop a further education hub/life-long learning centre with DCU in the community, Youth Reach/CDET, and Ballymun Job Centre.

Reason: To promote education.

Chief Executive’s Response:

Ballymun Library is located on Ballymun Road. It provides a wide range of social and education services for a range of groups from baby/toddlers to adults, and has good connections and linkages with other service providers in the area. ‘DCU in the Community’ is located in a commercial unit in Shangan Neighbourhood Centre where they provide outreach services within the local community; while Youth Reach is located in the old Trinity Comprehensive secondary school building to the north of the library. Ballymun Job Centre is currently in discussions with the City Council to move from the shopping centre into the Civic Centre.

Under previous regeneration proposals by Ballymun Regeneration Ltd and Treasury Holdings, planning permission was granted to move the library to the proposed shopping centre site in the heart of Ballymun, and there were preliminary discussions regarding the development of a life-long learning hub. These developments did not however take place and there are currently no proposals to move the library from its existing location. Furthermore it is not included for within DCC’s libraries plan, ‘*What is the stars? - A development plan for Dublin City Public Libraries 2012-2016*’ which sets out the strategic direction for the development of Dublin City Council’s public library and archive services. This plan is a requirement under the 2001 Local Government Act, and work on the new City Libraries plan is underway with consultation expected later this year. Should this identify a need or objective to relocate the Ballymun library, then there is scope to accommodate such a facility further north along the Main Street.

The development of a lifelong learning centre in Ballymun would require a collaborative and partnership approach from a number of different actors and stakeholders. ‘Sustaining Regeneration: A social plan for Ballymun’ (2012) was written and agreed with the key social statutory agencies to continue the social regeneration in Ballymun. One of the seven themes is ‘Education, Lifelong Learning and Training’. A social sub-committee is in place to oversee the direction, implementation and review of the social plan ensuring the document maintains a flexibility to adapt to changing circumstances and imperatives. The sustaining regeneration social plan was endorsed by the Department of Housing, Planning, Community and Local Government and funding has been provided by the Department until the end of 2017 to support the objectives of the document. Dublin City Council will then take over the transitional funding. It is considered that the exploration of this proposal should be carried out by the social regeneration sub-committee in tandem

with the City Council and there should be a supporting objective contained within the Plan given the positive social and educational benefits such a centre could bring to the area. The option can also be explored in conjunction with the proposal for a new second level Irish school, as part of an educational hub/campus.

Chief Executive's Recommendation:

Insert the following text at the end of Section 5.7 'Social and Community Infrastructure and Supports': -

During the regeneration process, there were ambitious plans to move Ballymun Library to the centre of Ballymun on Main Street and associated plans to create a further education hub / life-long learning centre with the pertinent stakeholders in the area. Such an initiative would require a collaborative and partnership approach from a number of different actors and stakeholders. While there are no current plans for such a development it is considered that the framework exists with the innovative 'Sustaining Regeneration: A social plan for Ballymun' (2012) and the social sub-committee implementation body to consider if such a proposal is possible. Sites 1, 4, 5, 6 or 7 within Chapter 6 could accommodate such a development proposal.

Insert a new objective at the end of the Social and Community Infrastructure and Supports objectives as follows: -

It is an objective of Dublin City Council to: -

SC6: Explore options for the creation of further education hub/life-long learning centre with DCU in the community, Youth Reach/CDETБ, and Ballymun Job Centre under the remit of the Social Regeneration sub-committee in partnership with the City Council.

2.2.9 Section 5.8 (Sports, Recreation and Open Space) of the Draft LAP / Section 3.2.2.7 of Chief Executive Report 199/2017

2.2.9.1 Motion no. 35: Cllr Noeleen Reilly

Motion:

(Referenced 3.2.2.8 Sports recreation and open space of CE's report on Submissions)

That the lands at the back of the old Trinity Comprehensive be used by Setanta GAA club to develop the club further.

Reason: To support the ideals set out in the Ballymun Master Plan and support Sport and Recreation in Ballymun.

Chief Executive's Response:

The lands to the rear of the old Trinity Junior Comprehensive School are under the ownership of the City of Dublin Education and Training Board (CDETБ). Zoned Z15 the overriding objective of these lands is for institutional and community uses.

In responding to the public submissions received on the Draft Plan (report 199/017), it is the recommendation of the Chief Executive to seek the provision of a new second level Irish school on the CDETБ lands. Models of new school buildings in Adamstown were reviewed where new sports halls and outdoor spaces have both a school and community function. Such a provision would be part of a joint venture between the City Council and the Department of Education and Skills and/or the CDETБ. Any public investment in new facilities will be by means of a municipal facility to serve the sporting community, as opposed to allocating land for the sole purpose of any one club. As these lands are under the ownership of the CDETБ it is not appropriate for the LAP to state that this land will be used specifically by Setanta GAA.

The CE acknowledges that Setanta GAA club is providing a strong local community and sporting focus for the area, and it is considered that the objective to seek a new second level Irish school beside Setanta's clubhouse will facilitate the future growth of the club.

Chief Executive's Recommendation:

Motion not agreed. However it is considered that the CE proposed amendments Nos. 13, 14, 18, and 19 of report 199/2017 will support recreational and sporting uses including Setanta GAA.

2.2.9.2 Motion no. 36: Cllr Noeleen Reilly

Motion:

That an all weather football pitch be provided in the area which can be used by a number of clubs and Schools at Shangan vacant lands.

Reason: To support the ideals set out in the Ballymun Master Plan and support Sport and Recreation in Ballymun.

Chief Executive's Response:

The provision of a new all weather pitch with floodlights was identified as the number two sporting priority for Ballymun at the Sports and Recreation Workshop, held on the 18th May 2016 to help inform the LAP. This workshop was well attended by local sports clubs, schools, adjoining providers, and the governing bodies (FAI, GAA, Leinster Rugby, Boxing & Cricket Development Officers). (The number one priority was to fix the roof of the Futsall Dome). A detailed discussion took place as to the optimal location for a new all weather pitch, with the lands to the rear of the Trinity Comprehensive School, backing onto the site at Shangan, identified as the optimal solution, as it could be used by the school (local children) during the day and the community in the evenings, weekends, holidays etc., and benefits from 24/7 security already in place. Following this, and reflecting the workshop discussion, the Draft LAP as published seeks to prioritise and maximise sporting resources within 3 hubs, namely Trinity Comprehensive School, Poppintree Park and Poppintree Community and Sports Complex in conjunction with lands to the west of Ikea. The Draft plan includes objective **SR01** to "*work with the Trinity Comprehensive School to develop a sporting hub for the school and community, and explore options to provide a new all-weather pitch.*" In addition the site brief for site No. 10 in Shangan, acknowledges that the development potential of this site may be reduced to facilitate the expansion of the schools recreation and sporting facilities.

However following the publication of the Draft LAP the key issue raised in the submissions and motions is a request for new GAA facilities in the area. In this context it must be noted that urban land is a finite resource. Planning policy from national, regional and city level seeks to maximise best use of urban land and to consolidate the urban form within Dublin City. Such consolidation is particularly sought in areas well served by public transport and with community and social infrastructure already in place. This policy approach must be applied when deciding on suitable locations for new sporting facilities, that will allow for such facilities to be optimally used and which serve the community well. Also requiring key consideration is the need to provide much needed housing and economic and employment opportunities in the City.

In light of the requests for land for GAA pitches and the need to provide much needed housing it is no longer considered feasible to allocate additional Z1 (residential) land to the rear of the Trinity Comprehensive School (Shangan) for sporting use. Therefore while it remains an objective to work with the Trinity Comprehensive School to develop a sporting hub, it is recommended that the inclusion of objective to explore options to provide a new

all-weather pitch at this location should be removed. The CE report is instead proposing to examine Site No. 31 for a municipal GAA sports facility.

Chief Executive's Recommendation:

Motion not agreed.

It is proposed to amend SRO1 as follows: -

It is an objective of Dublin City Council to:-

SR01: *Work with Trinity Comprehensive School to develop a sporting hub for the school and community. ~~and explore options to provide a new all-weather pitch.~~*

Delete/amend the following text from Site Brief No. 10 (page 51 of the Draft LAP): -

~~The site area may be reduced to facilitate the expansion of the school and community recreation facilities, as indicated in Chapter 5. The provision of the enlarged all weather pitch would essentially split this site into two land parcels:-~~

~~Site A:~~ To The western half of this site to the rear of the Civic Centre, shall accommodate increased heights and densities ~~would be sought here~~ given proximity to Main Street and should be in keeping with the urban form of Shangan Hall and Gateway student housing. Additional student housing could be provided on this site, with heights of five storeys achievable.

- ~~Site B:~~ To the north of Oldtown Avenue; housing is required to secure the exposed rear boundaries of Oldtown. Different heights and roof types could be explored to sensitively integrate the new dwellings with the existing housing (for example, 3 storey mono-pitch – 3 storeys to the road with 2 storeys to the rear). If apartments were located on this site 3-4 storeys would be achievable.

2.2.9.3 Motion no. 37: Cllr Noeleen Reilly

Motion:

That Dublin City Council supports Ballymun Kickhams coming into Ballymun at Site 31 Balcurris West and provides new sporting facilities for any club using Naul Park presently.

Reason: To support the ideals set out in the Ballymun Master Plan and support Sport and Recreation in Ballymun.

Chief Executive's Response:

The CE report 199/2017 proposes a number of amendments to the Draft LAP, including the inclusion of a statement that it is a sporting priority to identify a suitable site for Ballymun Kickhams in the area (proposed amendments nos. 18 & 19).

Urban land is a finite resource. Planning policy from national, regional and city level seeks to maximise best use of urban land and to consolidate the urban form within Dublin City. Such consolidation is particularly sought in areas well served by public transport and with community and social infrastructure already in place. This policy approach must be applied when deciding on suitable locations for new sporting facilities, that will allow for such facilities to be optimally used and which serve the community well. Also requiring key consideration is the need to provide much needed housing and economic and employment opportunities in the City.

In order to facilitate a relocation of Ballymun Kickhams, proposed amendment No. 18 within the CE report 199/2017, identified 5 possible site options, with pros and cons for each site as follows: -

1. CDETБ Lands, Z15 lands (on the site of/ in the vicinity of the former Junior Comprehensive School, now Youthreach).

The option to provide a new club house and pitches on this site would require collaboration between the DCC and the CDETБ who are the majority land owner in this vicinity; and also Setanta GAA club who currently utilise the GAA pitches to the rear of the school for their hurling/ camogie club. The LAP is seeking the provision of a new second level Irish school at this location and the City Council have written to the Department of Education and Skills on this matter. Other amendments proposed within this report include seeking the designation of this area as a Gaeltacht area, providing a centre of excellence for Irish language, sport and music. A new club house for Ballymun Kickhams could be standalone or provided in conjunction with the proposed school, thus allowing for sharing options around a sports hall, outdoor pitches and rooms. To the rear the existing open space provision could accommodate one full size GAA pitch, plus two smaller training pitches (60x 45 and 75 x 35). The land is zoned for education and community use and it is within walking distance of all other schools in the area.

2. Site No. 14: Balbutcher Lane South

This site (zoned Z1) was also suggested as a possible location for a community all-weather pitch within the public submissions received. While it is large in size (5.2ha) and could accommodate similar level provision to the CDETБ site above, the level differences across this site would make it a difficult and expensive site on which to deliver pitch facilities. Given the need to also provide much needed housing in the area and the location of the site within walking distance of the Main Street and possible future Metro stop, it is considered on balance that the site lends itself better to providing housing, while also possibly facilitating a skate park and/or urban farm as also advocated for within submissions and as provided for within the proposed amendments to the LAP. These alternative proposals can be more easily accommodated alongside residential development, compared to a GAA facility.

3. Site No. 31: Balcurris (west of R108)

The submission from Ballymun Kickhams specifically seeks the provision of a new GAA facility on this site, to provide 3 x adult GAA pitches and new club house. Straddling the DCC/ Final County Council administrative border, this site is zoned Z4 (mixed use) and Z1 (residential) within the DCC lands and ME, Metro Economic Corridor within the Fingal County Council lands. The previous Metro North Railway Order included provision for a Metro Stop at Northwood, and required the provision of an underpass linking the station with the Ballymun M50 lands to the west of the R108 (now an objective of Fingal's Development Plan). Given the zoning objectives for this land and its proximity to the proposed Metro North route (and possible stop), there is a recognised need to provide high density residential/ mixed-use development on this site. However it is also considered that the site is capable of providing a new municipal sports complex, managed by DCC and catering for local sports clubs. It is considered that further analysis of this site is required in order to determine how these two competing demands can both be accommodated on this site.

4. Site to the rear of the Trinity Comprehensive School

This site was the preferred option at the sports workshop for the provision of a municipal all-weather pitch, as it could be used by the school during the day and the clubs/ community in the evenings/ weekends; would have 24/7 security as currently provided by the school, and would complement the existing sports facilities to the rear of the school. In order to provide a new pitch, part of Site No. 10 would be allocated for pitch use. The advantages include providing the local school/ children with an upgraded sports campus right in the heart of Ballymun; however the constraints presented by the site and in

particular the location of the sports hall, do not allow for a full-size GAA sized pitch at this location.

5. Poppintree Park

This is a large 18.5 ha park located to the west of Ballymun, with the eastern half of the park providing passive recreation, ponds, playground and wildflower swale. The western end of the park is in active sporting use, with 1 x adult GAA pitch, 1 x rugby/ camogie/ junior GAA pitch and 3 x soccer pitches. DCC are currently providing new changing facilities to serve these pitches. This site was discussed at the sports workshop as a possible location for a municipal all-weather pitch, but concerns were also expressed about security for the pitch within a park setting. The park is zoned Z9 open space and the western end is currently laid out for sporting use containing 5 no. grass pitches.

It is clear from the motions submitted on this issue, that there is a preference to develop part of Site No. 31 as a GAA facility. It is therefore the recommendation of the CE to put this proposal out for public consultation as an amendment to the LAP.

Amendments Nos. 18 and 19 of report 199/2017 are proposed to be amended accordingly.

Chief Executive's Recommendation:

Motion agreed as amended.

Further amend Proposed Amendment No. 18 of report 199/2017 as follows: -

Site for Ballymun Kickhams / enhanced GAA facilities

In order to facilitate the relocation of Ballymun Kickhams from their current home in Collinstown, to Ballymun, it is proposed to carry out detailed site analysis and feasibility of providing a new sporting municipal facility on Site no. 31 Balcurris (west of R108), part thereof, whilst also proving for high density employment, residential and mixed uses on the Metro North corridor. —~~studies on the following locations:~~

- ~~1. Lands in the vicinity of CDETB (Z15 lands in the vicinity of Scoil an tSeachtar Loach, Setanta, Youthreach (former Junior Comprehensive School))~~
- ~~2. Site No. 14 Balbutcher Lane~~
- ~~3. Site No. 31 Balcurris (west of R108) (part thereof)~~
- ~~4. To the rear of Trinity Comprehensive school~~
- ~~5. Poppintree Park~~

Further amend Proposed Amendment No. 19 of report 199/2107 as follows: -

SR08: Explore options ~~identified within the LAP~~ for the provision of a new GAA municipal facility that will provide a new home for Ballymun Kickhams.

Amend the Site Brief for Site No. 31 (page 62 and 63 of the Draft LAP) as follows: -

Under the Supporting Information/ Requirements section of this site brief, delete from the paragraph: “*The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations of the built out the site.....*” as follows:

Delete:

~~The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations for the build-out of the site:-~~

~~1. Density Strategy and Layout~~

~~Higher density development along the eastern side of the site addressing the R108 to continue the urban form established along Main Street / R108. Densities decrease westwards across the site.~~

~~Provision of a green link through the middle of the scheme to connect the new development into Balcurris Park to the south. This provides 'breathing' space between the higher and lower density development and a biodiversity route.~~

~~2. Connections and Permeability~~

~~Provision of the Balbutcher Lane North - St. Margaret's Road Link Road will provide a number of different access points into the site. Additional connections include the following:-~~

~~North of Santry Avenue Junction: Access only (no thru road), provides quick and easy access to the southern portion of the site~~

~~Centre of the site: Location of this should tie into the Northwood/Santry Demesne entrance; to secure connection between these two developments~~

~~Good linkages through the scheme are required to achieve permeability and support sustainable travel patterns.~~

~~3. Mix of Uses~~

~~A mix of uses is important to achieve a sustainable community with local services and facilities provided within the development. The Masterplan indicated a wide variety of uses that are possible within the build-out of the subject site and can be adapted to suit current market conditions. The provision of a non-denominational school as an alternative to the existing school offerings would be a good 'destination' use within the site and would increase the attractiveness of the residential units.~~

~~4. Housing Types~~

~~A mix of house types, units and sizes is required to provide affordable prices and rental levels delivering integrated, balanced communities and sustainable social mix. This variety will assist in the development of distinct character areas and provide a variety of design responses rather than uniformity, which is important for such a large site.~~

Insert new text in the place of the above: -

During the preparation of the Ballymun LAP there was a clear desire expressed to provide a new sporting municipal facility on part of these lands. It is therefore proposed to carry out a new site analysis to seek the provision of such a facility on part of this site in tandem with the delivery of high density uses fronting the R108. Retaining the proposed biodiversity green link through this site will form part of this appraisal.

2.2.9.4 Motion no. 38: Cllr Norma Sammon

Motion:

Arising from the club's formal submission, that this Council supports the proposed development of Site No. 31 of the LAP (between the Ballymun Industrial Estate and the R108) for a new GAA Hub, to provide a new home for the club. This new facility would be funded and managed by Dublin City Council, with Ballymun Kickhams contributing to its development also.

This Motion would reflect this wish and would involve altering the wording in the proposed Amendment No. 18 as it stands.

Amending the following proposed text in the 3rd paragraph, bullet point 4, from:

"4. Identify a suitable site for Ballymun Kickhams within the area"

to

"4. Prioritise the development of Site. No 31 of the LAP for new enhanced GAA facilities for Ballymun Kickhams which will be funded and managed by Dublin City Council"

and amending the inserted text after the paragraph on the Poppintree Sports and Community

Centre and the lands to the West of Ikea as follows:

"In order to facilitate the relocation of Ballymun Kickhams from their current home in Collinstown, to Ballymun, it is proposed to carry out detailed site analysis and feasibility studies on the following location:

Site No. 31 (west of R108) (part thereof)

This is the primary site where detailed site analysis and a feasibility study should be carried out".

Chief Executive's Response:

The CE report 199/2017 proposes a number of amendments to the Draft LAP, including the inclusion of a statement that it is a sporting priority to identify a suitable site for Ballymun Kickhams in the area (proposed amendments nos. 18 & 19).

Urban land is a finite resource. Planning policy from national, regional and city level seeks to maximise best use of urban land and to consolidate the urban form within Dublin City. Such consolidation is particularly sought in areas well served by public transport and with community and social infrastructure already in place. This policy approach must be applied when deciding on suitable locations for new sporting facilities, that will allow for such facilities to be optimally used and which serve the community well. Also requiring key consideration is the need to provide much needed housing and economic and employment opportunities in the City.

In order to facilitate a relocation of Ballymun Kickhams, proposed amendment No. 18 within the CE report 199/2017, identified 5 possible site options, with pros and cons for each site as follows: -

1. CDETB Lands, Z15 lands (on the site of/ in the vicinity of the former Junior Comprehensive School, now Youthreach).

The option to provide a new club house and pitches on this site would require collaboration between the DCC and the CDETB who are the majority land owner in this vicinity; and also Setanta GAA club who currently utilise the GAA pitches to the rear of the school for their hurling/ camogie club. The LAP is seeking the provision of a new second level Irish school at this location and the City Council have written to the Department of Education and Skills on this matter. Other amendments proposed within this report include seeking the designation of this area as a Gaeltacht area, providing a centre of excellence for Irish language, sport and music. A new club house for Ballymun Kickhams could be standalone or provided in conjunction with the proposed school, thus allowing for sharing options around a sports hall, outdoor pitches and rooms. To the rear the existing open space provision could accommodate one full size GAA pitch, plus two smaller training pitches (60x 45 and 75 x 35). The land is zoned for education and community use and it is within walking distance of all other schools in the area.

2. Site No. 14: Balbutcher Lane South

This site (zoned Z1) was also suggested as a possible location for a community all-weather pitch within the public submissions received. While it is large in size (5.2ha) and

could accommodate similar level provision to the CDET B site above, the level differences across this site would make it a difficult and expensive site on which to deliver pitch facilities. Given the need to also provide much needed housing in the area and the location of the site within walking distance of the Main Street and possible future Metro stop, it is considered on balance that the site lends itself better to providing housing, while also possibly facilitating a skate park and/or urban farm as also advocated for within submissions and as provided for within the proposed amendments to the LAP. These alternative proposals can be more easily accommodated alongside residential development, compared to a GAA facility.

3. Site No. 31: Balcurris (west of R108)

The submission from Ballymun Kickhams specifically seeks the provision of a new GAA facility on this site, to provide 3 x adult GAA pitches and new club house. Straddling the DCC/ Final County Council administrative border, this site is zoned Z4 (mixed use) and Z1 (residential) within the DCC lands and ME, Metro Economic Corridor within the Fingal County Council lands. The previous Metro North Railway Order included provision for a Metro Stop at Northwood, and required the provision of an underpass linking the station with the Ballymun M50 lands to the west of the R108 (now an objective of Fingal's Development Plan). Given the zoning objectives for this land and its proximity to the proposed Metro North route (and possible stop), there is a recognised need to provide high density residential/ mixed-use development on this site. However it is also considered that the site is capable of providing a new municipal sports complex, managed by DCC and catering for local sports clubs. It is considered that further analysis of this site is required in order to determine how these two competing demands can both be accommodated on this site.

4. Site to the rear of the Trinity Comprehensive School

This site was the preferred option at the sports workshop for the provision of a municipal all-weather pitch, as it could be used by the school during the day and the clubs/ community in the evenings/ weekends; would have 24/7 security as currently provided by the school, and would complement the existing sports facilities to the rear of the school. In order to provide a new pitch, part of Site No. 10 would be allocated for pitch use. The advantages include providing the local school/ children with an upgraded sports campus right in the heart of Ballymun; however the constraints presented by the site and in particular the location of the sports hall, do not allow for a full-size GAA sized pitch at this location.

5. Poppintree Park

This is a large 18.5 ha park located to the west of Ballymun, with the eastern half of the park providing passive recreation, ponds, playground and wildflower swale. The western end of the park is in active sporting use, with 1 x adult GAA pitch, 1 x rugby/ camogie/ junior GAA pitch and 3 x soccer pitches. DCC are currently providing new changing facilities to serve these pitches. This site was discussed at the sports workshop as a possible location for a municipal all-weather pitch, but concerns were also expressed about security for the pitch within a park setting. The park is zoned Z9 open space and the western end is currently laid out for sporting use containing 5 no. grass pitches.

It is clear from the motions submitted on this issue, that there is a preference to develop part of Site No. 31 as a GAA facility. It is therefore the recommendation of the CE to put this proposal out for public consultation as an amendment to the LAP.

Amendments Nos. 18 and 19 of report 199/2017 are proposed to be amended accordingly.

Chief Executive's Recommendation:

Motion agreed as amended.

Further amend Proposed Amendment No. 18 of report 199/2017 as follows: -

Site for Ballymun Kickhams / enhanced GAA facilities

In order to facilitate the relocation of Ballymun Kickhams from their current home in Collinstown, to Ballymun, it is proposed to carry out detailed site analysis and feasibility of providing a new sporting municipal facility on Site no. 31 Balcurris (west of R108), part thereof, whilst also proving for high density employment, residential and mixed uses on the Metro North corridor. —studies on the following locations:

- ~~1. Lands in the vicinity of CDET B (Z15 lands in the vicinity of Scoil an tSeachtar Loach, Setanta, Youthreach (former Junior Comprehensive School))~~
- ~~2. Site No. 14 Balbutcher Lane~~
- ~~3. Site No. 31 Balcurris (west of R108) (part thereof)~~
- ~~4. To the rear of Trinity Comprehensive school~~
- ~~5. Poppintree Park~~

Further amend Proposed Amendment No. 19 of report 199/2107 as follows: -

SR08: Explore options ~~identified within the LAP~~ for the provision of a new GAA municipal facility that will provide a new home for Ballymun Kickhams.

Amend the Site Brief for Site No. 31 (page 62 and 63 of the Draft LAP) as follows: -

Under the Supporting Information/ Requirements section of this site brief, delete from the paragraph: "*The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations of the built out the site.....*" as follows: -

Delete: -

~~The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations for the build out of the site:-~~

~~1. Density Strategy and Layout~~

~~Higher density development along the eastern side of the site addressing the R108 to continue the urban form established along Main Street / R108. Densities decrease westwards across the site.~~

~~Provision of a green link through the middle of the scheme to connect the new development into Balcurris Park to the south. This provides 'breathing' space between the higher and lower density development and a biodiversity route.~~

~~2. Connections and Permeability~~

~~Provision of the Balbutcher Lane North - St. Margaret's Road Link Road will provide a number of different access points into the site. Additional connections include the following:-~~

~~— North of Santry Avenue Junction: Access only (no thru road), provides quick and easy access to the southern portion of the site~~

~~— Centre of the site: Location of this should tie into the Northwood/Santry Demesne entrance; to secure connection between these two developments~~

~~Good linkages through the scheme are required to achieve permeability and support sustainable travel patterns.~~

~~3. Mix of Uses~~

~~A mix of uses is important to achieve a sustainable community with local services and facilities provided within the development. The Masterplan indicated a wide variety of uses that are possible within the build-out of the subject site and can be adapted to suit current market conditions. The provision of a non-denominational school as an alternative to the existing school offerings would be a good 'destination' use within the site and would increase the attractiveness of the residential units.~~

~~4. Housing Types~~

~~A mix of house types, units and sizes is required to provide affordable prices and rental levels delivering integrated, balanced communities and sustainable social mix. This variety will assist in the development of distinct character areas and provide a variety of design responses rather than uniformity, which is important for such a large site.~~

Insert new text in the place of the above: -

During the preparation of the Ballymun LAP there was a clear desire expressed to provide a new sporting municipal facility on part of these lands. It is therefore proposed to carry out a new site analysis to seek the provision of such a facility on part of this site in tandem with the delivery of high density uses fronting the R108. Retaining the proposed biodiversity green link through this site will form part of this appraisal.

2.2.9.5 Motion no. 39: Cllr Norma Sammon

Motion:

Amend Proposed Amendment No. 19:

From:

"Explore options identified within the LAP for the provision of a new GAA municipal facility that will provide a new home for Ballymun Kickhams"

To:

"Conduct a detailed site analysis and feasibility study on Site No. 31 (West of R108) (part thereof) as the prioritised site within the LAP for the provision of a new GAA municipal facility that will provide a new home for Ballymun Kickhams".

Chief Executive's Response:

The CE report 199/2017 proposes a number of amendments to the Draft LAP, including the inclusion of a statement that it is a sporting priority to identify a suitable site for Ballymun Kickhams in the area (proposed amendments nos. 18 & 19).

Urban land is a finite resource. Planning policy from national, regional and city level seeks to maximise best use of urban land and to consolidate the urban form within Dublin City. Such consolidation is particularly sought in areas well served by public transport and with community and social infrastructure already in place. This policy approach must be applied when deciding on suitable locations for new sporting facilities, that will allow for such facilities to be optimally used and which serve the community well. Also requiring key consideration is the need to provide much needed housing and economic and employment opportunities in the City.

In order to facilitate a relocation of Ballymun Kickhams, proposed amendment No. 18 within the CE report 199/2017, identified 5 possible site options, with pros and cons for each site as follows: -

1. CDET B Lands, Z15 lands (on the site of/ in the vicinity of the former Junior Comprehensive School, now Youthreach).

The option to provide a new club house and pitches on this site would require collaboration between the DCC and the CDET B who are the majority land owner in this vicinity; and also Setanta GAA club who currently utilise the GAA pitches to the rear of the school for their hurling/ camogie club. The LAP is seeking the provision of a new second level Irish school at this location and the City Council have written to the Department of Education and Skills on this matter. Other amendments proposed within this report include seeking the designation of this area as a Gaeltacht area, providing a centre of excellence for Irish language, sport and music. A new club house for Ballymun Kickhams could be standalone or provided in conjunction with the proposed school, thus allowing for sharing options around a sports hall, outdoor pitches and rooms. To the rear the existing open space provision could accommodate one full size GAA pitch, plus two smaller training pitches (60x 45 and 75 x 35). The land is zoned for education and community use and it is within walking distance of all other schools in the area.

2. Site No. 14: Balbutcher Lane South

This site (zoned Z1) was also suggested as a possible location for a community all-weather pitch within the public submissions received. While it is large in size (5.2ha) and could accommodate similar level provision to the CDET B site above, the level differences across this site would make it a difficult and expensive site on which to deliver pitch facilities. Given the need to also provide much needed housing in the area and the location of the site within walking distance of the Main Street and possible future Metro stop, it is considered on balance that the site lends itself better to providing housing, while also possibly facilitating a skate park and/or urban farm as also advocated for within submissions and as provided for within the proposed amendments to the LAP. These alternative proposals can be more easily accommodated alongside residential development, compared to a GAA facility.

3. Site No. 31: Balcurris (west of R108)

The submission from Ballymun Kickhams specifically seeks the provision of a new GAA facility on this site, to provide 3 x adult GAA pitches and new club house. Straddling the DCC/ Final County Council administrative border, this site is zoned Z4 (mixed use) and Z1 (residential) within the DCC lands and ME, Metro Economic Corridor within the Fingal County Council lands. The previous Metro North Railway Order included provision for a Metro Stop at Northwood, and required the provision of an underpass linking the station with the Ballymun M50 lands to the west of the R108 (now an objective of Fingal's Development Plan). Given the zoning objectives for this land and its proximity to the proposed Metro North route (and possible stop), there is a recognised need to provide high density residential/ mixed-use development on this site. However it is also considered that the site is capable of providing a new municipal sports complex, managed by DCC and catering for local sports clubs. It is considered that further analysis of this site is required in order to determine how these two competing demands can both be accommodated on this site.

4. Site to the rear of the Trinity Comprehensive School

This site was the preferred option at the sports workshop for the provision of a municipal all-weather pitch, as it could be used by the school during the day and the clubs/ community in the evenings/ weekends; would have 24/7 security as currently provided by the school, and would complement the existing sports facilities to the rear of the school. In order to provide a new pitch, part of Site No. 10 would be allocated for pitch use. The advantages include providing the local school/ children with an upgraded sports campus right in the heart of Ballymun; however the constraints presented by the site and in

particular the location of the sports hall, do not allow for a full-size GAA sized pitch at this location.

5. Poppintree Park

This is a large 18.5 ha park located to the west of Ballymun, with the eastern half of the park providing passive recreation, ponds, playground and wildflower swale. The western end of the park is in active sporting use, with 1 x adult GAA pitch, 1 x rugby/ camogie/ junior GAA pitch and 3 x soccer pitches. DCC are currently providing new changing facilities to serve these pitches. This site was discussed at the sports workshop as a possible location for a municipal all-weather pitch, but concerns were also expressed about security for the pitch within a park setting. The park is zoned Z9 open space and the western end is currently laid out for sporting use containing 5 no. grass pitches.

It is clear from the motions submitted on this issue, that there is a preference to develop part of Site No. 31 as a GAA facility. It is therefore the recommendation of the CE to put this proposal out for public consultation as an amendment to the LAP.

Amendments Nos. 18 and 19 of report 199/2017 are proposed to be amended accordingly.

Chief Executive's Recommendation:

Motion agreed as amended.

Further amend Proposed Amendment No. 18 of report 199/2017 as follows: -

Site for Ballymun Kickhams / enhanced GAA facilities

In order to facilitate the relocation of Ballymun Kickhams from their current home in Collinstown, to Ballymun, it is proposed to carry out detailed site analysis and feasibility of providing a new sporting municipal facility on Site no. 31 Balcurris (west of R108), part thereof, whilst also proving for high density employment, residential and mixed uses on the Metro North corridor.—~~studies on the following locations:~~

- ~~1.—Lands in the vicinity of CDETB (Z15 lands in the vicinity of Scoil an tSeachtar Loach, Setanta, Youthreach (former Junior Comprehensive School))~~
- ~~2.—Site No. 14 Balbutcher Lane~~
- ~~3.—Site No. 31 Balcurris (west of R108) (part thereof)~~
- ~~4.—To the rear of Trinity Comprehensive school~~
- ~~5.—Poppintree Park~~

Further amend Proposed Amendment No. 19 of report 199/2107 as follows: -

SR08: Explore options ~~identified within the LAP~~ for the provision of a new GAA municipal facility that will provide a new home for Ballymun Kickhams.

Amend the Site Brief for Site No. 31 (page 62 and 63 of the Draft LAP) as follows: -

Under the Supporting Information/ Requirements section of this site brief, delete from the paragraph: “*The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations of the built out the site.....*” as follows: -

Delete:

~~**The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations for the build out of the site:—**~~

~~1.—Density Strategy and Layout~~

~~Higher density development along the eastern side of the site addressing the R108 to continue the urban form established along Main Street / R108. Densities decrease westwards across the site.~~

~~Provision of a green link through the middle of the scheme to connect the new development into Balcurris Park to the south. This provides ‘breathing’ space between the higher and lower density development and a biodiversity route.~~

~~2.—Connections and Permeability~~

~~Provision of the Balbutcher Lane North – St. Margaret’s Road Link Road will provide a number of different access points into the site. Additional connections include the following:-~~

- ~~— North of Santry Avenue Junction: Access only (no thru road), provides quick and easy access to the southern portion of the site~~
- ~~— Centre of the site: Location of this should tie into the Northwood/Santry Demesne entrance; to secure connection between these two developments~~

~~Good linkages through the scheme are required to achieve permeability and support sustainable travel patterns.~~

~~3.—Mix of Uses~~

~~A mix of uses is important to achieve a sustainable community with local services and facilities provided within the development. The Masterplan indicated a wide variety of uses that are possible within the build out of the subject site and can be adapted to suit current market conditions. The provision of a non-denominational school as an alternative to the existing school offerings would be a good ‘destination’ use within the site and would increase the attractiveness of the residential units.~~

~~4.—Housing Types~~

~~A mix of house types, units and sizes is required to provide affordable prices and rental levels delivering integrated, balanced communities and sustainable social mix. This variety will assist in the development of distinct character areas and provide a variety of design responses rather than uniformity, which is important for such a large site.~~

Insert new text in the place of the above: -

During the preparation of the Ballymun LAP there was a clear desire expressed to provide a new sporting municipal facility on part of these lands. It is therefore proposed to carry out a new site analysis to seek the provision of such a facility on part of this site in tandem with the delivery of high density uses fronting the R108. Retaining the proposed biodiversity green link through this site will form part of this appraisal.

2.2.9.6 Motion no. 40: Cllr Paul McAuliffe

Motion:

Amendment to CE’s Amendment No 18

Remove

“on the locations” and list of locations 1,2,3,4 and 5

Replace with

“on Site No. 31 Balcurris (west of R108) (part thereof)”

Reason: To provide mixed use development on site 31 and to provide important sporting facilities, to fulfil the objectives of the Ballymun Masterplan and the LECF.

Chief Executive's Response:

The CE report 199/2017 proposes a number of amendments to the Draft LAP, including the inclusion of a statement that it is a sporting priority to identify a suitable site for Ballymun Kickhams in the area (proposed amendments nos. 18 & 19).

Urban land is a finite resource. Planning policy from national, regional and city level seeks to maximise best use of urban land and to consolidate the urban form within Dublin City. Such consolidation is particularly sought in areas well served by public transport and with community and social infrastructure already in place. This policy approach must be applied when deciding on suitable locations for new sporting facilities, that will allow for such facilities to be optimally used and which serve the community well. Also requiring key consideration is the need to provide much needed housing and economic and employment opportunities in the City.

In order to facilitate a relocation of Ballymun Kickhams, proposed amendment No. 18 within the CE report 199/2017, identified 5 possible site options, with pros and cons for each site as follows: -

1. CDET B Lands, Z15 lands (on the site of/ in the vicinity of the former Junior Comprehensive School, now Youthreach).

The option to provide a new club house and pitches on this site would require collaboration between the DCC and the CDET B who are the majority land owner in this vicinity; and also Setanta GAA club who currently utilise the GAA pitches to the rear of the school for their hurling/ camogie club. The LAP is seeking the provision of a new second level Irish school at this location and the City Council have written to the Department of Education and Skills on this matter. Other amendments proposed within this report include seeking the designation of this area as a Gaeltacht area, providing a centre of excellence for Irish language, sport and music. A new club house for Ballymun Kickhams could be standalone or provided in conjunction with the proposed school, thus allowing for sharing options around a sports hall, outdoor pitches and rooms. To the rear the existing open space provision could accommodate one full size GAA pitch, plus two smaller training pitches (60x 45 and 75 x 35). The land is zoned for education and community use and it is within walking distance of all other schools in the area.

2. Site No. 14: Balbutcher Lane South

This site (zoned Z1) was also suggested as a possible location for a community all-weather pitch within the public submissions received. While it is large in size (5.2ha) and could accommodate similar level provision to the CDET B site above, the level differences across this site would make it a difficult and expensive site on which to deliver pitch facilities. Given the need to also provide much needed housing in the area and the location of the site within walking distance of the Main Street and possible future Metro stop, it is considered on balance that the site lends itself better to providing housing, while also possibly facilitating a skate park and/or urban farm as also advocated for within submissions and as provided for within the proposed amendments to the LAP. These alternative proposals can be more easily accommodated alongside residential development, compared to a GAA facility.

3. Site No. 31: Balcurris (west of R108)

The submission from Ballymun Kickhams specifically seeks the provision of a new GAA facility on this site, to provide 3 x adult GAA pitches and new club house. Straddling the DCC/ Final County Council administrative border, this site is zoned Z4 (mixed use) and Z1 (residential) within the DCC lands and ME, Metro Economic Corridor within the Fingal

County Council lands. The previous Metro North Railway Order included provision for a Metro Stop at Northwood, and required the provision of an underpass linking the station with the Ballymun M50 lands to the west of the R108 (now an objective of Fingal's Development Plan). Given the zoning objectives for this land and its proximity to the proposed Metro North route (and possible stop), there is a recognised need to provide high density residential/ mixed-use development on this site. However it is also considered that the site is capable of providing a new municipal sports complex, managed by DCC and catering for local sports clubs. It is considered that further analysis of this site is required in order to determine how these two competing demands can both be accommodated on this site.

4. Site to the rear of the Trinity Comprehensive School

This site was the preferred option at the sports workshop for the provision of a municipal all-weather pitch, as it could be used by the school during the day and the clubs/ community in the evenings/ weekends; would have 24/7 security as currently provided by the school, and would complement the existing sports facilities to the rear of the school. In order to provide a new pitch, part of Site No. 10 would be allocated for pitch use. The advantages include providing the local school/ children with an upgraded sports campus right in the heart of Ballymun; however the constraints presented by the site and in particular the location of the sports hall, do not allow for a full-size GAA sized pitch at this location.

5. Poppintree Park

This is a large 18.5 ha park located to the west of Ballymun, with the eastern half of the park providing passive recreation, ponds, playground and wildflower swale. The western end of the park is in active sporting use, with 1 x adult GAA pitch, 1 x rugby/ camogie/ junior GAA pitch and 3 x soccer pitches. DCC are currently providing new changing facilities to serve these pitches. This site was discussed at the sports workshop as a possible location for a municipal all-weather pitch, but concerns were also expressed about security for the pitch within a park setting. The park is zoned Z9 open space and the western end is currently laid out for sporting use containing 5 no. grass pitches.

It is clear from the motions submitted on this issue, that there is a preference to develop part of Site No. 31 as a GAA facility. It is therefore the recommendation of the CE to put this proposal out for public consultation as an amendment to the LAP.

Amendments Nos. 18 and 19 of report 199/2017 are proposed to be amended accordingly.

Chief Executive's Recommendation:

Motion agreed as amended.

Further amend Proposed Amendment No. 18 of report 199/2017 as follows: -

Site for Ballymun Kickhams / enhanced GAA facilities

In order to facilitate the relocation of Ballymun Kickhams from their current home in Collinstown, to Ballymun, it is proposed to carry out detailed site analysis and feasibility of providing a new sporting municipal facility on Site no. 31 Balcurris (west of R108), part thereof, whilst also proving for high density employment, residential and mixed uses on the Metro North corridor. ~~—studies on the following locations:~~

1. ~~Lands in the vicinity of CDETB (Z15 lands in the vicinity of Scoil an tSeachtar Loach, Setanta, Youthreach (former Junior Comprehensive School))~~
2. ~~Site No. 14 Balbutcher Lane~~
3. ~~Site No. 31 Balcurris (west of R108) (part thereof)~~
4. ~~To the rear of Trinity Comprehensive school~~
5. ~~Poppintree Park~~

Further amend Proposed Amendment No. 19 of report 199/2107 as follows: -

SR08: Explore options ~~identified within the LAP~~ for the provision of a new GAA municipal facility that will provide a new home for Ballymun Kickhams.

Amend the Site Brief for Site No. 31 (page 62 and 63 of the Draft LAP) as follows:

Under the Supporting Information/ Requirements section of this site brief, delete from the paragraph: "*The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations of the built out the site.....*" as follows: -

Delete:

~~The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations for the build out of the site:-~~

~~1. Density Strategy and Layout~~

~~Higher density development along the eastern side of the site addressing the R108 to continue the urban form established along Main Street / R108. Densities decrease westwards across the site.~~

~~Provision of a green link through the middle of the scheme to connect the new development into Balcurris Park to the south. This provides 'breathing' space between the higher and lower density development and a biodiversity route.~~

~~2. Connections and Permeability~~

~~Provision of the Balbutcher Lane North - St. Margaret's Road Link Road will provide a number of different access points into the site. Additional connections include the following:-~~

~~— North of Santry Avenue Junction: Access only (no thru road), provides quick and easy access to the southern portion of the site~~

~~— Centre of the site: Location of this should tie into the Northwood/Santry Demesne entrance; to secure connection between these two developments~~

~~Good linkages through the scheme are required to achieve permeability and support sustainable travel patterns.~~

~~3. Mix of Uses~~

~~A mix of uses is important to achieve a sustainable community with local services and facilities provided within the development. The Masterplan indicated a wide variety of uses that are possible within the build out of the subject site and can be adapted to suit current market conditions. The provision of a non-denominational school as an alternative to the existing school offerings would be a good 'destination' use within the site and would increase the attractiveness of the residential units.~~

~~4. Housing Types~~

~~A mix of house types, units and sizes is required to provide affordable prices and rental levels delivering integrated, balanced communities and sustainable social~~

~~mix. This variety will assist in the development of distinct character areas and provide a variety of design responses rather than uniformity, which is important for such a large site.~~

Insert new text in the place of the above: -

During the preparation of the Ballymun LAP there was a clear desire expressed to provide a new sporting municipal facility on part of these lands. It is therefore proposed to carry out a new site analysis to seek the provision of such a facility on part of this site in tandem with the delivery of high density uses fronting the R108. Retaining the proposed biodiversity green link through this site will form part of this appraisal.

2.2.9.7 Motion no. 41: Cllr Paul McAuliffe

Motion:

Amendment to CE's Amendment No 19

Replace with

SR08: As the owner of site 31, identify our intention to provide a new GAA facility comprising the entire site. This will allow Ballymun Kickhams sell their site in Collinstown and invest proceeds in a facility managed by the club and which is available to local schools, sporting clubs and community groups.

Reason: To provide important sporting facilities, to fulfil the objectives of the Ballymun Masterplan and the LECP.

Chief Executive's Response:

The CE report 199/2017 proposes a number of amendments to the Draft LAP, including the inclusion of a statement that it is a sporting priority to identify a suitable site for Ballymun Kickhams in the area (proposed amendments nos. 18 & 19).

Urban land is a finite resource. Planning policy from national, regional and city level seeks to maximise best use of urban land and to consolidate the urban form within Dublin City. Such consolidation is particularly sought in areas well served by public transport and with community and social infrastructure already in place. This policy approach must be applied when deciding on suitable locations for new sporting facilities, that will allow for such facilities to be optimally used and which serve the community well. Also requiring key consideration is the need to provide much needed housing and economic and employment opportunities in the City.

In order to facilitate a relocation of Ballymun Kickhams, proposed amendment No. 18 within the CE report 199/2017, identified 5 possible site options, with pros and cons for each site as follows: -

1. CDETB Lands, Z15 lands (on the site of/ in the vicinity of the former Junior Comprehensive School, now Youthreach).

The option to provide a new club house and pitches on this site would require collaboration between the DCC and the CDETB who are the majority land owner in this vicinity; and also Setanta GAA club who currently utilise the GAA pitches to the rear of the school for their hurling/ camogie club. The LAP is seeking the provision of a new second level Irish school at this location and the City Council have written to the Department of Education and Skills on this matter. Other amendments proposed within this report include seeking the designation of this area as a Gaeltacht area, providing a centre of excellence for Irish language, sport and music. A new club house for Ballymun Kickhams could be standalone or provided in conjunction with the proposed school, thus allowing for sharing options around a sports hall, outdoor pitches and rooms. To the rear the existing open space provision could accommodate one full size GAA pitch, plus two smaller training

pitches (60x 45 and 75 x 35). The land is zoned for education and community use and it is within walking distance of all other schools in the area.

2. Site No. 14: Balbutcher Lane South

This site (zoned Z1) was also suggested as a possible location for a community all-weather pitch within the public submissions received. While it is large in size (5.2ha) and could accommodate similar level provision to the CDETB site above, the level differences across this site would make it a difficult and expensive site on which to deliver pitch facilities. Given the need to also provide much needed housing in the area and the location of the site within walking distance of the Main Street and possible future Metro stop, it is considered on balance that the site lends itself better to providing housing, while also possibly facilitating a skate park and/or urban farm as also advocated for within submissions and as provided for within the proposed amendments to the LAP. These alternative proposals can be more easily accommodated alongside residential development, compared to a GAA facility.

3. Site No. 31: Balcurris (west of R108)

The submission from Ballymun Kickhams specifically seeks the provision of a new GAA facility on this site, to provide 3 x adult GAA pitches and new club house. Straddling the DCC/ Final County Council administrative border, this site is zoned Z4 (mixed use) and Z1 (residential) within the DCC lands and ME, Metro Economic Corridor within the Fingal County Council lands. The previous Metro North Railway Order included provision for a Metro Stop at Northwood, and required the provision of an underpass linking the station with the Ballymun M50 lands to the west of the R108 (now an objective of Fingal's Development Plan). Given the zoning objectives for this land and its proximity to the proposed Metro North route (and possible stop), there is a recognised need to provide high density residential/ mixed-use development on this site. However it is also considered that the site is capable of providing a new municipal sports complex, managed by DCC and catering for local sports clubs. It is considered that further analysis of this site is required in order to determine how these two competing demands can both be accommodated on this site.

4. Site to the rear of the Trinity Comprehensive School

This site was the preferred option at the sports workshop for the provision of a municipal all-weather pitch, as it could be used by the school during the day and the clubs/ community in the evenings/ weekends; would have 24/7 security as currently provided by the school, and would complement the existing sports facilities to the rear of the school. In order to provide a new pitch, part of Site No. 10 would be allocated for pitch use. The advantages include providing the local school/ children with an upgraded sports campus right in the heart of Ballymun; however the constraints presented by the site and in particular the location of the sports hall, do not allow for a full-size GAA sized pitch at this location.

5. Poppintree Park

This is a large 18.5 ha park located to the west of Ballymun, with the eastern half of the park providing passive recreation, ponds, playground and wildflower swale. The western end of the park is in active sporting use, with 1 x adult GAA pitch, 1 x rugby/ camogie/ junior GAA pitch and 3 x soccer pitches. DCC are currently providing new changing facilities to serve these pitches. This site was discussed at the sports workshop as a possible location for a municipal all-weather pitch, but concerns were also expressed about security for the pitch within a park setting. The park is zoned Z9 open space and the western end is currently laid out for sporting use containing 5 no. grass pitches.

It is clear from the motions submitted on this issue, that there is a preference to develop part of Site No. 31 as a GAA facility. It is therefore the recommendation of the CE to put this proposal out for public consultation as an amendment to the LAP.

Amendments Nos. 18 and 19 of report 199/2017 are proposed to be amended accordingly.

Chief Executive's Recommendation:

Motion not agreed.

The CE is recommending a detailed site analysis of Site No. 31 to explore the provision of a GAA municipal facility alongside high density uses along the R108. Site No. 31 is a large 10.2 ha site (25 acres), zoned for economic purposes, and adjacent to the proposed Metro North. There is a need for an analysis to explore how both a GAA facility and employment uses can be provided on this large site. Allocating the entire site to sporting uses would be contrary to the zoning objective as set out within Fingal County Council's Development Plan 2017-2023.

2.2.9.8 Motion No. 42: Cllr Paul McAuliffe

Motion:

Amendment to CE's Amendment No 19

Replace with

SR08: Identify our desire as the owner of site 31, our intention to provide a new GAA facility comprising part of the site. This will allow Ballymun Kickhams sell their site in Collinstown and invest proceeds in a facility managed by the club and which is available to local schools, sporting clubs and community groups. The remain part of the site will be developed to allow high density development.

Reason: To provide mixed use development on site 31 and to provide important sporting facilities, to fulfil the objectives of the Ballymun Masterplan and the LECP.

Chief Executive's Response:

The CE report 199/2017 proposes a number of amendments to the Draft LAP, including the inclusion of a statement that it is a sporting priority to identify a suitable site for Ballymun Kickhams in the area (proposed amendments nos. 18 & 19).

Urban land is a finite resource. Planning policy from national, regional and city level seeks to maximise best use of urban land and to consolidate the urban form within Dublin City. Such consolidation is particularly sought in areas well served by public transport and with community and social infrastructure already in place. This policy approach must be applied when deciding on suitable locations for new sporting facilities, that will allow for such facilities to be optimally used and which serve the community well. Also requiring key consideration is the need to provide much needed housing and economic and employment opportunities in the City.

In order to facilitate a relocation of Ballymun Kickhams, proposed amendment No. 18 within the CE report 199/2017, identified 5 possible site options, with pros and cons for each site as follows: -

1. CDETБ Lands, Z15 lands (on the site of/ in the vicinity of the former Junior Comprehensive School, now Youthreach).

The option to provide a new club house and pitches on this site would require collaboration between the DCC and the CDETБ who are the majority land owner in this

vicinity; and also Setanta GAA club who currently utilise the GAA pitches to the rear of the school for their hurling/ camogie club. The LAP is seeking the provision of a new second level Irish school at this location and the City Council have written to the Department of Education and Skills on this matter. Other amendments proposed within this report include seeking the designation of this area as a Gaeltacht area, providing a centre of excellence for Irish language, sport and music. A new club house for Ballymun Kickhams could be standalone or provided in conjunction with the proposed school, thus allowing for sharing options around a sports hall, outdoor pitches and rooms. To the rear the existing open space provision could accommodate one full size GAA pitch, plus two smaller training pitches (60x 45 and 75 x 35). The land is zoned for education and community use and it is within walking distance of all other schools in the area.

2. Site No. 14: Balbutcher Lane South

This site (zoned Z1) was also suggested as a possible location for a community all-weather pitch within the public submissions received. While it is large in size (5.2ha) and could accommodate similar level provision to the CDET B site above, the level differences across this site would make it a difficult and expensive site on which to deliver pitch facilities. Given the need to also provide much needed housing in the area and the location of the site within walking distance of the Main Street and possible future Metro stop, it is considered on balance that the site lends itself better to providing housing, while also possibly facilitating a skate park and/or urban farm as also advocated for within submissions and as provided for within the proposed amendments to the LAP. These alternative proposals can be more easily accommodated alongside residential development, compared to a GAA facility.

3. Site No. 31: Balcurris (west of R108)

The submission from Ballymun Kickhams specifically seeks the provision of a new GAA facility on this site, to provide 3 x adult GAA pitches and new club house. Straddling the DCC/ Final County Council administrative border, this site is zoned Z4 (mixed use) and Z1 (residential) within the DCC lands and ME, Metro Economic Corridor within the Fingal County Council lands. The previous Metro North Railway Order included provision for a Metro Stop at Northwood, and required the provision of an underpass linking the station with the Ballymun M50 lands to the west of the R108 (now an objective of Fingal's Development Plan). Given the zoning objectives for this land and its proximity to the proposed Metro North route (and possible stop), there is a recognised need to provide high density residential/ mixed-use development on this site. However it is also considered that the site is capable of providing a new municipal sports complex, managed by DCC and catering for local sports clubs. It is considered that further analysis of this site is required in order to determine how these two competing demands can both be accommodated on this site.

4. Site to the rear of the Trinity Comprehensive School

This site was the preferred option at the sports workshop for the provision of a municipal all-weather pitch, as it could be used by the school during the day and the clubs/ community in the evenings/ weekends; would have 24/7 security as currently provided by the school, and would complement the existing sports facilities to the rear of the school. In order to provide a new pitch, part of Site No. 10 would be allocated for pitch use. The advantages include providing the local school/ children with an upgraded sports campus right in the heart of Ballymun; however the constraints presented by the site and in particular the location of the sports hall, do not allow for a full-size GAA sized pitch at this location.

5. Poppintree Park

This is a large 18.5 ha park located to the west of Ballymun, with the eastern half of the park providing passive recreation, ponds, playground and wildflower swale. The western end of the park is in active sporting use, with 1 x adult GAA pitch, 1 x rugby/ camogie/ junior GAA pitch and 3 x soccer pitches. DCC are currently providing new changing facilities to serve these pitches. This site was discussed at the sports workshop as a possible location for a municipal all-weather pitch, but concerns were also expressed about security for the pitch within a park setting. The park is zoned Z9 open space and the western end is currently laid out for sporting use containing 5 no. grass pitches.

It is clear from the motions submitted on this issue, that there is a preference to develop part of Site No. 31 as a GAA facility. It is therefore the recommendation of the CE to put this proposal out for public consultation as an amendment to the LAP.

Amendments Nos. 18 and 19 of report 199/2017 are proposed to be amended accordingly.

Chief Executive's Recommendation:

Motion agreed as amended.

Further amend Proposed Amendment No. 18 of report 199/2017 as follows:

Site for Ballymun Kickhams / enhanced GAA facilities

In order to facilitate the relocation of Ballymun Kickhams from their current home in Collinstown, to Ballymun, it is proposed to carry out detailed site analysis and feasibility of providing a new sporting municipal facility on Site no. 31 Balcurris (west of R108), part thereof, whilst also proving for high density employment, residential and mixed uses on the Metro North corridor. ~~studies on the following locations:~~

- ~~1. Lands in the vicinity of CDETB (Z15 lands in the vicinity of Scoil an tSeachtar Leach, Setanta, Youthreach (former Junior Comprehensive School))~~
- ~~2. Site No. 14 Balbutcher Lane~~
- ~~3. Site No. 31 Balcurris (west of R108) (part thereof)~~
- ~~4. To the rear of Trinity Comprehensive school~~
- ~~5. Poppintree Park~~

Further amend Proposed Amendment No. 19 of report 199/2107 as follows: -

SR08: Explore options ~~identified within the LAP~~ for the provision of a new GAA municipal facility that will provide a new home for Ballymun Kickhams.

Amend the Site Brief for Site No. 31 (page 62 and 63 of the Draft LAP) as follows:

Under the Supporting Information/ Requirements section of this site brief, delete from the paragraph: "*The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations of the built out the site.....*" as follows:

Delete:

~~The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations for the build out of the site:-~~

- ~~1. Density Strategy and Layout~~

~~Higher density development along the eastern side of the site addressing the R108 to continue the urban form established along Main Street / R108. Densities decrease westwards across the site.~~

~~Provision of a green link through the middle of the scheme to connect the new development into Balcouris Park to the south. This provides 'breathing' space between the higher and lower density development and a biodiversity route.~~

~~2. Connections and Permeability~~

~~Provision of the Balbutcher Lane North - St. Margaret's Road Link Road will provide a number of different access points into the site. Additional connections include the following:-~~

~~— North of Santry Avenue Junction: Access only (no thru road), provides quick and easy access to the southern portion of the site~~

~~— Centre of the site: Location of this should tie into the Northwood/Santry Demesne entrance; to secure connection between these two developments~~

~~— Good linkages through the scheme are required to achieve permeability and support sustainable travel patterns.~~

~~3. Mix of Uses~~

~~A mix of uses is important to achieve a sustainable community with local services and facilities provided within the development. The Masterplan indicated a wide variety of uses that are possible within the build-out of the subject site and can be adapted to suit current market conditions. The provision of a non-denominational school as an alternative to the existing school offerings would be a good 'destination' use within the site and would increase the attractiveness of the residential units.~~

~~4. Housing Types~~

~~A mix of house types, units and sizes is required to provide affordable prices and rental levels delivering integrated, balanced communities and sustainable social mix. This variety will assist in the development of distinct character areas and provide a variety of design responses rather than uniformity, which is important for such a large site.~~

Insert new text in the place of the above: -

During the preparation of the Ballymun LAP there was a clear desire expressed to provide a new sporting municipal facility on part of these lands. It is therefore proposed to carry out a new site analysis to seek the provision of such a facility on part of this site in tandem with the delivery of high density uses fronting the R108. Retaining the proposed biodiversity green link through this site will form part of this appraisal.

2.2.9.9 Motion No. 43: Cllr Paul McAuliffe

Motion:

To amend the LAP to allow for the development of soccer playing facilities on the old red barn site on Jamestown Road to complement the development of further housing on other parts of the Parkview site.

Reason: To complement the development of further housing on other parts of the Parkview site, to increase the benefits derived from previous investment by the state in developing a club house at this location.

Chief Executive's Response:

This section of land is within Site No. 25 Parkview of the Draft LAP. As part of the Ballymun Regeneration project a section of land to the south-west of Poppintree Park was rezoned to Z1 and sold to fund upgrading works to Poppintree Park. The land sold was subsequently granted planning permission under Reg. Ref. 1852/05 for a private new residential development of which 146 no. units were constructed to date. Due to the collapse of the housing market c. 2008 the scheme was never completed, with c. 94 units not constructed (foundations for some blocks are in place but grassed over for safety). The site is currently under the control of the receiver and negotiations are ongoing between the City Council and receiver to resolve all of the outstanding issues, including the return of the unfinished sites to the Council. Due to the unfinished nature of the scheme there remains an unsatisfactory relationship between Nos. 205 Jamestown Road, No. 5 Oakwood Close and No. 69 Parkview with the site in question. These three houses all have side and rear gardens backing onto the subject site, which were to adjoin side/rear boundaries of new housing. While there is no objection to the use of this site for community and recreational needs, any such provision needs to take account and secure the safety and privacy of the adjoining properties.

In acknowledging the request for an alternative use of this site, it is proposed to insert new text into Site Brief No. 25.

Chief Executive's Recommendation:

Motion agreed as amended. Insert new text into Site brief No. 25: Parkview (page 59 of Draft LAP), new paragraph under "Supporting Information/ Requirements": -

During the preparation of the LAP requests were received to explore alternative uses for the western portion of this site (north of Nos. 205 Jamestown Road, No. 5 Oakwood Close); omitting a block of housing in favour of community/social/sporting use. Such alternative uses are considered acceptable in principle at this site, subject to securing and safeguarding the rear and side boundaries of Nos. 205 Jamestown Road, No. 5 Oakwood Close and No. 69 Parkview.

2.2.10 Section 5.8.1 (Open Space) of the Draft LAP / Section 3.2.2.7 of Chief Executive Report 199/2017

2.2.10.1 Motion No. 44: Cllr Andrew Montague

Motion:

To amend any reference to skatepark to include a bike park. See text on page 40 and 41.

Chief Executive's Response:

Following the public consultation phase of the Draft Lap requests were received to provide a skate park in the area which could provide a new amenity for the local community and attract people into the area. A bike park could also act in the same format and options could be explored to provide a facility to cater for both uses.

Chief Executive's Recommendation:

Motion agreed. Insert new text to include reference to a 'bike park' within the Proposed Amendment no. 21 of Report no. 199/2017 and within Objective SR10 of Report no. 199/2017, as follows: -

Skatepark and / or Bike Park

Following the public consultation phase of the Draft Ballymun LAP requests were received to provide a skatepark **and bike park** in the area, which would provide a new amenity for the local community and attract people into the area. It is proposed to examine the feasibility of providing such a facility (a) on the Z9 lands to the north-west of the Poppintree Community and Sports Complex; or alternatively (b) to the south-east of Site No. 14 (Balbutcher Lane flats), across from the RECO. These locations are adjoining an existing sports and youth centre, which could serve as a base for the facility (providing toilet, changing facilities etc).

Insert new text in Objective SR10: -

SR10: Explore the provision of a skate park **and bike park** within Ballymun within the Z9 lands to the northwest of Poppintree Community Sports Centre or Site No. 14 (beside the Reco).

2.2.10.2 Motion no. 45: Cllr Andrew Montague

Motion:

That a pocket park/landscaped area be developed on the vacant site in front of Virgin Mary School on Shangan Road.

Reason: To tidy up this unused space in front of the school.

Chief Executive's Response:

This 'left-over' green space is owned by the City Council and is located to south of the Virgin Mary School boundary and adjoins the public footpath. There is a desire line crossing this space providing a quicker route to the school entrance to the north east. The site is zoned Z15: *'To protect and provide for institutional and community uses'*.

This land was previously examined by BRL, in consultation with the Board of Management of the Virgin Mary School, and formed part of a larger Ballymun East Urban Design study, which recommended a redesign of the entire school and church lands, to include new building edges to the footpaths, a community centre to form a strong eastern edge to the plaza and new residential development. The scheme was never signed off on by the school board and coupled with changed economic circumstances was never pursued. As a result the space in front of the school has remained simply as left over space, too small to be developed on its own.

In considering this motion, two other small pocket parks were examined; (i) at the junction of Monck Place and Great Western Square, Phibsborough, and, (ii) next to the train station on St. Anne's Road, Drumcondra. These two pocket parks positively utilise 'left-over' space and are well received within the local communities. These spaces have some common attributes, namely they adjoin strong boundary walls and are passively overlooked by neighbouring housing.

The subject space faces onto a vacant housing site (to the south) and adjoins the railing of the school, with the school buildings further set back (to the north) of this boundary. This lack of passive surveillance and the exposed boundaries does not present well for a pocket park at present. However it is considered that as site No. 10 to the south is developed; the open space to the school should also be upgraded as a landscaped strip/pocket park.

An alternative option is to cede the land to the school under the provision that a new well designed boundary is created to the public street, with enhanced pedestrian/ cycle access to the school. Ideally this would be done in conjunction with an agreement to open the school grounds outside of school hours, as occurs at St. Aidan's Secondary School, Collins Ave and St. Columbus, Iona; with both of these school grounds well used by the community. As above such a move would be best timed in conjunction with the development of site No. 10 for new residential housing.

Based on the above it is proposed to include new text and a new objective under the heading of open space, Section 5.8.1.

Chief Executive's Recommendation:

Motion agreed as amended.

Insert new text into section 5.8.1 Open Space, as a new 6th paragraph: -

There is an existing area of 'left-over' green space to the south of the Virgin Mary NS, between the school boundary and Shangan Road, under the ownership of Dublin City Council. It is considered that options for this green space should be explored as Site No. 10 to the south of Shangan Road is developed. Options to develop a local pocket park or to cede the land to the school providing an enhanced streetscape shall be explored.

Insert new objective after SR06 in the Draft Plan (and renumber the rest accordingly): -

It is an objective of Dublin City Council to: -

SR07: Explore the use of the 'left-over' open space to the south of the Virgin Mary NS in tandem with the development of the housing site to the south (site no. 10).

2.2.10.3 Motion no. 46: Cllr Ciarán Cuffe

Motion:

That the local authority shall ensure that small pocket parks containing trees, grass, flowers, sandpits, a bench and play equipment of between 100 sq. m. To 500 sq. m. in housing developments to ensure parents can have space to play for their children without crossing a road.

Reason: To provide for the needs of children.

Chief Executive's Response:

The Ballymun Masterplan included an open space strategy to develop the range and character of the proposed open spaces, with an aspiration that residents should have access to open space areas within walking distance of their homes and all open space areas should be overlooked providing passive surveillance. Significant physical interventions were carried out during the regeneration period to achieve this aspiration, with the provision of Poppintree Park, Balcurris Park, Coultry Park and a range of small neighbourhood parks provided. The Draft LAP builds on this work and has identified where additional parks/plazas and open spaces are required in Ballymun in conjunction with the build-out of the vacant sites, to facilitate easy access to play, reference figure 10 of Section 5.8.1. The Draft Plan includes objective SR06: -

"Provide new neighbourhood parks at Shangan Road, Sillogue Road (x2), Balbutcher Lane and Main Street as per the Site Briefs set out in Chapter 6. Development sites not required to provide open space shall provide a development contribution to support the delivery and maintenance of open space".

In essence all of the larger new housing sites are required to provide new local pocket parks. The exact specification and configuration of these new spaces will be provided as part of the planning applications for the new schemes and will be referred to the Parks Department for review and consultation as part of the Development Management process. In order to highlight the need for appropriate treatment of these spaces it is proposed to insert new text into objective SR06, see below.

Chief Executive's Recommendation:

Motion agreed as amended:

Insert new text within Objective SR06 as follows: -

“SR06: Provide new neighbourhood parks at Shangan Road, Sillogue Road (x2), Balbutcher Lane and Main Street as per the Site Briefs set out in Chapter 6. These spaces should be appropriately designed and landscaped in consultation with the Parks Department. Development sites not required to provide open space shall provide a development contribution to support the delivery and maintenance of open space”.

2.2.10.4 Motion no. 47: Cllr Ciarán Cuffe

Motion:

That an urban broadleaf forest or woodland be provided on amenity or undeveloped lands within the Plan area.

Reason: To give greater access to nature for residents.

Chief Executive’s Response:

Section 3.5.4 of the Draft LAP describes the existing parks and open space provision in Ballymun. The Plan highlights the redeveloped Poppintree Park, a flagship regional park of 18.5ha of active and passive recreation to the south-west of Ballymun serving the residents of Ballymun, Finglas and Glasnevin. This park includes a new pond, wetlands and wildlife areas providing both biodiversity and a sustainable urban drainage solution for the area. The Bat Survey conducted in 2016 to inform the LAP found that most bat activity within the area was located in Poppintree Park, and a new bat species was also detected in the 2016 study, most likely linked to the creation of the wetland habitat in Poppintree Park. Section 5.9 of the Draft Plan addresses Green Infrastructure and Biodiversity, highlighting the work to date on biodiversity in the area (Biodiversity Action Plans 2008 and 2014) and includes an objective G11 to continue to “*support and implement the recommendations of the Ballymun Biodiversity Action Plan (2008, 2014) and also the Ballymun Bat Survey 2016*”.

Further to the above, Santry Demesne is located to the north of the Plan area (i.e. north of Santry Avenue) and is a public park of 72 acres which includes a lake, community/walled garden and significant tree plantings (native trees such as oak, ash, beech and rowan and as well as more exotic Spanish chestnuts, Californian redwood, Italian walnut etc.).

These two well maintained parks along with the hierarchy of open space areas in the LAP area are considered sufficient to cater for the residents’ needs of accessing large open space natured areas.

The rationale for the LAP is to develop the remainder of the undeveloped lands in the area.

Chief Executive’s Recommendation:

Motion noted: Matter is addressed in existing text, as outlined above.

2.2.10.5 Motion no. 48: Cllr Andrew Keegan

Motion:

To invite other agencies such as the Board of Works and State Land owners and other organisations other than DCC to cooperate and liaise with DCC and the community to target and develop land not ear marked for housing but suitable for parks and gardens, small or big, to increase park amenities in the area.

Reason: Using a greening strategy similar to the Liberties Greening Strategy, under planning for the local environment, to take stock and improve existing urban condition and address inadequacy of the areas green space provision.

Chief Executive's Response:

The Liberties Environmental Improvement Plan 2014 (LEIP) / 'Liberties Greening Strategy' seeks to improve the recreational and amenity resources for the community. Whilst the strategy builds on what is directed by the Liberties LAP the focus is primarily on sites that are within the charge of the City Council, to primarily allow proposals that can be realised without being dependant on third parties. The Strategy was developed to address the deficiency in quality green space in the area – Section 1 of the LEIP notes that, “accessible quality public green space is provided at a rate of 0.7 sq.m. per person” in the Liberties area.

Section 5.8.1 of the Draft LAP reviews the Draft Dublin City Parks Strategy 2016 which has carried out analysis of open space provision per head of population across the City and the Plan states the following: -

“Based on the recommended standards for local authorities 2-2.5ha per 1,000 population (25 sq.m per person) as indicated in the Sustainable Residential Development in Urban Areas 2009, the North West Area has a total of 26.3 sq.m per person (based on the 2011 Census) and is above the standard. The overarching City Council open space policy for Ballymun is the improvement of the existing parks, greens and open space areas”.

Figure 10 and objective SR06 of the Plan propose new parks/plazas within the LAP area to continue the Ballymun Masterplan's aspiration of providing open space areas within walking distance of homes. Under motion no. 47 above it is proposed to insert new text into SR06 to strengthen this provision.

The City Council and the Area Office in Ballymun work closely with local groups, such as Ballymun Tidy Towns, Global Action Plan, and the community garden initiatives to continually 'green' Ballymun. This work is evident in 'clean up events', tree planting and small grants and is an ongoing operational matter for the Council.

With regard to the suitability of otherwise of land for development, it should be noted that as an urban area located within the metropolitan core, all land is accessible, serviced and adjoining a major public transport route and KDC. As such all land is essentially suitable for development. What the LAP shows through Chapter 5 and 6, is where lands should be set aside for open space in conjunction with new development, in order to provide sustainable communities.

Chief Executive's Recommendation:

Motion agreed, as amended as follows: -

SR09: To work closely with other bodies and local groups, for example Ballymun Tidy Towns, Global Action Plan etc to enhance amenity value of open spaces in the areas.

2.2.10.6 Motion no. 49: Cllr Ciarán Cuffe

Motion:

That a forum of local residents in Shangan be formed to look at Shangan Park and possible future improvements.

Reason: To support the ideals set out in the Ballymun Master Plan and support Sport and Recreation in Ballymun.

Chief Executive's Response:

A submission was received regarding improvement works to Shangan Park (see Section 3.2.2.7 or Report no. 199/2017). This report noted that works were carried out on Shangan Park during the regeneration process as part of a “planning for real” exercise,

designed in consultation with residents of the surrounding houses and the previous Shangan Forum (see first photo below).



(Aerial image of newly designed Shangan Park, c. 2003.)

Unfortunately anti-social behaviour has resulted in the loss of much of its play equipment (see following two photos). Report no. 199/2017 states this will be referred to the Parks Dept for review. The maintenance and management of Shangan Park is the responsibility of Parks Dept. This is an ongoing operational matter for the City Council and the establishment of any forum should be done in consultation with the Area Office in Ballymun. Tidy Towns could also be involved in such an initiative.



(Current condition, July 2017)

Also to note Shangan Park is a relatively small park (c. 3,500 sq.m.) designed as a local neighbourhood park, rather than a sports facility. Sporting amenities are provided in the nearby (200m north) Coultry Park, a district park.

Chief Executive's Recommendation:

Motion not agreed: Operational matter to be referred to the Parks Department and Area Office Ballymun. Tidy Towns should also be consulted as part of any new future initiative to 're-imagine' the space.

2.2.11 City Garden / Urban Farm (New paragraph, raised in CE's Report on Submissions in Section 3.2.2.7; At end of Section 5.8.1 of Draft LAP prior to objectives)

2.2.11.1 Motion no. 50: Cllr Andrew Keegan

Motion:

Establish, a garden or city farm open design competition, to generate wider proposals that would prove useful in Ballymun and the wider DCC area.

Reason: Using a greening strategy similar to the Liberties Greening Strategy, under planning for the local environment, to take stock and improve existing urban condition and address inadequacy of the areas green space provision.

Chief Executive's Response:

Submissions were received from the public for the creation of a community garden / urban farm within the Ballymun LAP area. This is detailed in Section 3.2.2.7 (page 39) of Report no. 199/2017. The report recommended that this proposal should be explored further, with the Z9 lands to the north-west of Poppintree Park and site no. 14 (former Balbutcher Lane flat site) examined as potential suitable sites, refer to Proposed Amendment no. 22, Report no. 199/2017.

Chief Executive's Recommendation:

Motion agreed, as per proposed amendment no. 22 and proposed amended objective SR07 as per Report no. 199/2017 and as set out below: -

It is an objective of Dublin City Council to: -

"SR07: Review the use of the Z9 lands to the west of Carton terrace and south of St. Margaret's Road, to provide for residential development on the western half of the site and to explore the provision of a skatepark and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (this may involve a variation to the City Development Plan)".

2.2.12 Section 6.3 (Neighbourhood Sites) of the Draft LAP / Section 3.2.3.2 of Chief Executive Report 199/2017

Site Brief No. 14

2.2.12.1 Motion no. 51: Cllr Noeleen Reilly

Motion:

That Dublin City Council supports Housing, Allotments, A City Farm and A skateboard park at Site no. 14 on Balbutcher Lane.

Reason: To support the ideals set out in the Ballymun Master Plan and support Sport and Recreation in Ballymun.

Chief Executive's Response:

Section 3.2.2.7 of Report no. 199/2017 (page 41) highlighted the requests made from the public submissions for community gardens, allotments and city farm. The report noted the

existing locations of these similar uses already in Ballymun at: (i) Meakstown allotments (temporary planning permission), (ii) Community garden at site no. 6, Main Street (temporary arrangement), and (iii) Community garden to the rear of Virgin Mary School on Parish lands. There is a need to review and explore the above uses in greater detail in the context of the submissions received. In the aforementioned report the Council proposed two locations for the exploration of other options for the provision of permanent community gardens/allotments. These may be part of a standalone facility or combined with the provision of a City Farm. Possible locations include (a) on the Z9 lands to the north-west of the Poppintree Community and Sports Complex or (b) within Site no. 14 (former Balbutcher Lane flat site). This motion is supporting the proposal at site no. 14, which the Council welcomes. (Motion no. 50 is also in support of the development of a city garden/urban farm, although no site/area is cited in that motion).

In terms of required site area and land-take, one of the public submissions requests an area of a quarter of an acre (0.1ha) for an urban farm. In comparison the existing allotments at Meakstown measure c. 0.74ha, with the community gardens in Ballymun measuring approximately c. 0.16ha. There is an existing urban farm on private land in Glasnevin which is located on 0.4ha (Elmhurst Cottage Farm). Thus they all vary in size and scale.

Given the varying nature, size, scale of allotments/community gardens/urban farms it is considered that additional consultation and explorations are required on this matter as part of the implementation of the Plan. The proposed amendment no. 22, as per Report no. 199/2017, is thus worded to allow flexibility in the examination of the most appropriate location for these uses, including a potential variation of the City Development Plan : -

“SR07: Review the use of the Z9 lands to the west of Carton terrace and south of St. Margaret’s Road, to provide for residential development on the western half of the site and to explore the provision of a skatepark and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan)”.

The Council considers that the wording of this amended objective accords with the proposed motion.

Skate Park

The Council currently has four skate parks, all of which are located in existing parks – Bushy Park, Fr. Collins Park, John Paul II Park and Fairview Park. The skate parks are open to skateboarders, in-line skaters and appropriate bicycles.

Following public submissions on the Draft Plan seeking a skate park, proposed amendment No. 21 (pages 40-41) of report 199/2017 includes proposed new text and an objective to explore the provision of a skate park within Ballymun either within the Z9 lands to the north-west of Poppintree Community and Sports Centre or on Site No. 14, beside the Reco. Further consultation and consideration is required to determine the most appropriate location. This decision is also linked to proposed amendment No. 18, and the identification of lands for Ballymun Kickhams: one of the sites to be explored for Kickhams includes Site no 14; while alternatively if Site No. 31 is chosen for Kickhams, then development will be sought on the Z9 lands at Carton to reclaim the loss of housing land.

Chief Executive’s Recommendation:

Motion agreed as amended: Included within amended SR07 objective, as per Report no. 199/2017, as follows: -

“SR07: Review the use of the Z9 lands to the west of Carton terrace and south of St. Margaret’s Road, to provide for residential development on the western half of the site and to explore the provision of a skatepark and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan)”.

Site Brief No. 15

2.2.12.2 Motion no. 52: Cllr Paul McAuliffe

Motion:

To ensure the development of Site No. 15 is sympathetic with the existing housing heights, particularly that any development adjoining existing housing uses the 'stepping up' principle of height.

Reason: To ensure much needed development does not also remove the existing amenity of residents.

Chief Executive's Response:

The layouts set out within Chapter 6 provide indicative layouts to provide a guide for future urban planning and are not prescriptive. The build out of the remaining sites will be informed by the surrounding development context and pattern of development. In this regard, the current residential pattern in Balcurris is two storey housing units to the west. The adjoining Main Street to the east is currently vacant. However the Main Street is zoned Z4, it adjoins the QBC and is on the proposed Metro North route, and thus the future development should be of a sufficient size and scale to support this transport corridor. The site brief recognises this fact and states under the 'Supporting Information/Requirements' section that the future development for site no. 15: -

"...should provide a transition in scale between the existing residential two storey housing and the Main Street scaled development".

The heights mix and type of units will be analysed as part of the Development Management function with normal public consultations applying. It is the Council's preference to provide a flexible working document and not to be overly prescriptive as to the form and type of future developments.

Chief Executive's Recommendation:

Motion noted. Matter is addressed in the text for site brief no. 15 in Chapter 6, as set out above.

Site Brief No. 19

2.2.12.3 Motion no. 53: Cllr Noeleen Reilly

Motion:

That Site No. 19 St. Josephs (Termon Court) remains as a green space due to over development in the area.

Reason: Overdevelopment in the area.

Chief Executive's Response:

This site comprises of a long linear element with large tracts of land to the north and to the south just north of Carrig Road. Along its entire length the site is backed onto by rear gardens and rear laneways, with no over-looking and no passive supervision (see images below). It has been the subject of frequent "facebook parties", dumping and general anti-social behaviour.



Footpath and grass areas to the left of footpath are burned out



Damage to boundary wall, evidence of fire damage / burning and dumping.

As part of the site reinstatement for this site, the area was grassed, with temporary pedestrian connections and street lighting provided to create through traffic. This level of physical intervention does not appear to be sufficient given the consistent anti-social issues encountered.

The LAP seeks to address these issues through the provision of infill housing. The site brief indicates that this could be achieved by the creation of a new traffic calmed linear street connecting Carrig Road with Balbutcher Lane North, with housing addressing this route and securing the exposed rear gardens and laneway of Druid Court. It is acknowledged that this is not a straight forward site to develop, as a land transfer between the City Council and St. Laurence O'Toole Diocesan Trust (owners of the Church site) is required. As such it is likely that the site would be developed by the City Council or in tandem with a housing body.

These layouts set out in Chapter 6 are not prescriptive and provide indicative layouts to provide a guide for future urban planning. The future development of this site would be analysed as part of the Development Management function with normal public consultations applying.

The Council is concerned that the omission of this proposed site brief would result in the continuation of the anti-social issues due to the lack of sufficient passive surveillance and site legibility. It emphasises the need for physical redevelopment to address these matters. It can be specifically mentioned in the Plan that the development of this site must be done in consultation with the adjoining residents.

Chief Executive's Recommendation:

Motion not agreed.

CE recommendation to include the following text at the end of paragraph no. 3 in 'Supporting Information/Requirements' for Site 19 as follows: -

The future build out of the site should be carried out in consultation with the adjoining residents.

Site Brief Nos. 20 & 21

2.2.12.4 Motion no. 54: Cllr Noeleen Reilly

Motion:

Site 20 & Site 21: That the Manager looks at maintaining these sites as green space due to over development in the area and traffic management issues at that junction.

Reason: Overdevelopment in the area.

Chief Executive's Response:

All of the land within Ballymun was reviewed and examined as part of the preparation of the Draft LAP. Many of the smaller sites included as housing sites within the LAP are attempting to resolve issues such as left-over spaces, lack of passive surveillance, unsecured rear / side boundaries for example. In relation to the site nos. 20 and 21 the rationale for inclusion is set out below:-

Site No. 20

This site comprises a linear strip of land left over from the development of the adjoining Poppintree Neighbourhood Centre (NC). The "end piece" to the designed Neighbourhood Centre was omitted from the final planning application and development as it was proposed to contain a health centre, for which there was local opposition (concerns over methadone dispersion). It was intended as part of the Ballymun Masterplan to complete this development at some point and provide a 'corner' element to the NC. The unfinished nature of this development creates an unfinished / blank gable which runs contrary to best practice urban design principles. The side entrance to the rear enterprise units is quite visible as is the access stairs to the residential units above. Providing development on this site would secure and screen these elements. The indicative layout indicated in site no. 20 addresses these matters.



Site No. 21

This relates to the green left over space directly opposite Poppintree Neighbourhood. The lack of development on this site leaves exposed rear and side boundaries for the houses in Belclare addressing this space. The openness of this site creates a lack of legibility / definition adjoining Poppintree NC Centre (see image below). It is noted that planning permission was previously secured on this site for 14 no. housing units (Reg. Ref. 2727/05) and a similar form of development is indicated in the site brief.



Green Space

Further to the above, it is proposed to retain the green space adjoining site no. 21, Belclare Green, see Figure 10, Chapter 5 of Draft LAP – reference no. 15 (i.e. north of Belclare Lawns and Belclare Green) to provide a defined green space for this immediate area. It is the Council's intention to improve this space with any monies secured from the sale/disposal of the adjoining sites (i.e. site nos. 20-23). It is considered that a specific objective stating this fact can be included in the Sports, Recreation and Open Space objectives.

Chief Executive's Recommendation:

Motion noted and amended to include a new objective in the Sports, Recreation and Open Space section as follows: -

SR10: Improve and upgrade Belclare Green in tandem with the build out of the adjoining sites (i.e. site brief nos. 20-23).

2.2.13 Section 6.4 (M50 Lands) of the Draft LAP / Section 3.2.3.3 of Chief Executive Report 199/2017

Site Brief No. 30

2.2.13.1 Motion no. 55: Cllr Andrew Montague

Motion:

To raise the allowed height of site 30 from 10m to 18m.

Reason: To provide for more intense development.

Chief Executive's Response:

Section 16.7.2 of the Dublin City Development 2016-2022 sets the height limits and areas for low-rise, mid-rise and taller development in Dublin.

For Site no. 30, the Draft Plan included a height provision of c. 6-10m to facilitate the construction of a double height industrial unit to provide a strong urban edge to the street and provide a 'marker' to the location of the industrial estate, whilst having regard to the surrounding height context.

With respect to the proposed height increase, it is considered that given the location of this estate to the north of residential areas that the proposed height of 18m is appropriate. It is also noted that it is within 500m of the proposed Metro (with potential of 24m in height).

Chief Executive's Recommendation:

Motion agreed is amended as follows: -

Proposed heights for Site 30 currently reads as follows: -

“Heights: c. 6-10 metres in height to facilitate double height industrial units”.

It is suggested that this text be modified as follows: -

Heights: Min of 6m and maximum of 18m to provide an urban edge to the street.

New Site

2.2.13.2 Motion no. 56: Cllr Noeleen Reilly

Motion:

That the council rezones lands to the west of Carton Terrace and south of St. Margaret's Road from Z9 (open space) to Z1 (housing) to address the need for increased demand for co-op housing in Ballymun.

Reason: To address the need for increased demand for co-op houses in the area.

Chief Executive's Response:

With respect to additional demand for co-operative housing it is Council policy, as per QH4 of the Development Plan: -

“To support proposals from the Housing Authority and other approved housing bodies and voluntary housing bodies in appropriate locations subject to the provisions of the development plan”.

Having regard to the ethos of the Development Plan, Section 5.6 of the Draft LAP states the following: -

“Attracting the private sector to develop new private residential units in Ballymun is a challenge when the sale price of units locally is compared to construction costs. The Council needs to consider ways of achieving a mixed-tenure community in the current housing market, for example through the provision of affordable housing or low-cost sale sites.

The City Council have committed to providing in the order of 150 affordable housing units within Ballymun in response to the ‘Rebuilding Ireland’ publication. Providing such housing within the residential neighbourhoods has the potential to significantly increase levels of home-ownership in a similar manner to the co-operative housing that has been successful in Ballymun to date, for example the Tigh Meitheal and Pairc na Cuilleann schemes.”

Existing objectives HO2 and HO4 of the Draft LAP support this approach: -

“It is an objective of Dublin City Council to:-

HO2: Ensure future housing development helps to create a good tenure mix locally and provide various housing types and typologies to meet the needs of all sectors of society.

HO4: Explore options for and provide new affordable housing in the area”.

Furthermore the Ballymun Working Group (see Section 7.2 of the Draft LAP regarding implementation) is proactive in identifying gaps in the housing market (i.e. Objective E08, to carry out an Economic Study) and will work closely with groups who are interested in developing housing land in Ballymun including co-operatives.

Section 3.2.2.7 of Report no. 199/2017 (page 41) seeks changes to the Draft LAP in relation to this site, west of Carton terrace (Proposed amendment No. 22). Following public submissions seeking community gardens, allotments and a city farm, the amendments seek to examine this site and Site No. 14 as possible suitable sites for such uses. The proposed amendment no. 22, is worded to allow flexibility in the examination of the most appropriate location for these uses, including a potential variation of the City Development Plan to allow for residential uses on this site: -

“SR07: Review the use of the Z9 lands to the west of Carton terrace and south of St. Margaret’s Road, to provide for residential development on the western half of the site and to explore the provision of a skatepark and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (this may involve a variation to the City Development Plan)”.

The Council considers that the wording of this amended objective accords with the proposed motion. The wording to SR07 may be further amended to include specific reference to co-operatives.

With respect to motion requesting a ‘rezoning’ of the subject site, it is not possible to re-zone the subject site within the LAP process, as the LAP must conform to the planning hierarchy and be in line with the Development Plan. A variation to the Dublin City Development Plan is required to change the land use zoning for the subject site. This is considered premature pending further exploration of the use of these lands, in tandem with site no. 14, as proposed under the Proposed Amendment no. 22. The wording set about above does not preclude this future variation and the outcomes will inform this process.

Chief Executive’s Recommendation:

Motion agreed as amended.

Insert text into proposed amendment No. 22 of report 199/2017, as follows:

SR07: Review the use of the Z9 lands to the west of Carton terrace and south of St. Margaret’s Road, to provide for residential development, which can include co-operative housing, on the western half of the site and to explore the provision of a skatepark and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan)”.

2.3 Phasing and Implementation

2.3.1 Section 7.2 (Implementation, Monitoring and Review) of the Draft LAP / Section 3.2.4 of Chief Executive Report 199/2017

2.3.1.1 Motion No. 57: Cllr Andrew Keegan

Motion:

Establish architectural competitions for the small pockets of lands in the area, inviting local architectural students and qualified architects to establish local teams to compete with designs and concepts for the area they live in.

- Encourage local teams to set up and compete in competitive and cooperative basis.
- Encourage schools and architectural practices to contribute to an open competition.
- Allow designs to be open in format replicating the broad range of concepts to be represented

Reason: To source original innovative ideas in compliance with the local vernacular, for project designs to be considered in compliance local planning laws, to improve the architectural quality within the area.

Chief Executive's Response:

Dublin City Council is fully committed to securing the implementation of the key principles and objectives of the Ballymun Local Area Plan. Chapter 7 (Phasing and Implementation) states the City Council's commitment as majority landowner and principal local government agent to undertake an active land management approach to progress and secure the objectives of the LAP to achieve the proper planning and sustainable development of the area in line with the Vision (Ch 3). In providing a leadership role to achieve collective support and successful implementation of the plan, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests and adjoining local authority (Fingal County Council).

Further to the above the Plan acknowledges that the Council has a wider role to play in relation to achieving a successful outcome, in that it is responsible for the delivery of a range of public services that are critical to making Ballymun a 'successful and sustainable new town'. Alongside the more traditional aspects, such as road and drainage investments are the community building blocks of social housing, community, parks and recreation services; all of which have a role to play. Dublin City Council is committed to continuing the investment in the area to aid the achievement of the overriding vision for the area.

The Council as the Planning Authority will ensure that that all planning applications made within the LAP area are assessed fully for their compliance with the policies, objectives and standards outlined in the Dublin City Development Plan and the objectives of this LAP. One of the important considerations when assessing new developments is the analysis of the local vernacular and the architectural quality of the new design and how it responds to the surrounding context. All new planning applications will be subject to normal public consultations applying.

With respect to implementation of the LAP objectives and the utilisation of innovative responses, the Council has already established an internal inter-departmental working group of Senior Officials ('Ballymun Working Group'). As stated in Section 7.2 of the Plan this group has been in place for approximately two years and meets on a monthly basis to identify issues and provide workable solutions. This group will continue to assist in the implementation of the Ballymun Local Area Plan, prioritizing objectives and reporting on implementation. The ideas proposed in the motion are considered to be 'operational matters' which can be implemented by the Ballymun Working Group in tandem with the Ballymun Civic Alliance (see Section 7.2 of Draft Plan).

Chief Executive's Recommendation:

Motion noted. Retain existing text as per Section 7.2 of the Draft Plan, as set out above. Motion is outside scope of LAP as it is an ongoing operational matter.

2.4 Additional matters

2.4.1 Document Layout

2.4.1.1 Motion no. 58: Cllr Andrew Montague

Motion:

To give each chapter its proper title in the table of contents, rather than Chapter 1, Chapter 2, etc.

Reason: To improve legibility of the document.

Chief Executive's Response:

The final document will have a more detailed table of contents with the Chapter numbers, titles/ headings and page numbers.

Chief Executive's Recommendation:

Motion agreed. Insert **Table of Contents, with Chapter Numbers, Headings and Page Numbers.** (See section 1.1 above regarding errors and updates).

3 Chief Executive's Overall Response and Recommendation

The Chief Executive considers that the changes proposed both within this Report and also within Report no. 199/2017 constitute material alterations to the Draft Ballymun Local Area Plan 2017. The Chief Executive recommends that the Plan be amended taking on board the changes outlined in this report and report 199/2017.

If the Members are in agreement, that the draft local area plan should be altered, and the proposed alterations constitute a material alteration of the draft local area plan, the Planning Authority shall within three weeks after the passing of the resolution, publish notice of the proposed material alteration and send notification of such to the Minister, the Board and the prescribed authorities. The Planning Authority shall within two weeks determine if a Strategic Environmental Assessment or an Appropriate Assessment or both as the case may be, is or are required to be carried out in respect of the proposed material alterations, and whether the 3-week period needs to be extended to facilitate such. The proposed materially-altered draft plan will go on display for a period of not less than 4 weeks (with submissions or observations invited with respect to the proposed amendments only).

If on the other hand, if the Members wish to adopt the Plan without the material alterations, then it will be deemed to be made 4 weeks from the resolution being made.

The Council may now decide to make or amend the Local Area Plan by resolution. It is necessary for the passing of the resolution that it be passed by **not less than half of the members of the Planning Authority**. (Section 20(3)(p) Planning & Development Act as amended).

The Members of the Council, in performing their functions in making or amending the LAP, are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives of the Government, or of any Minister of the Government. (Section 20(3)(r)).

