

**Area Manager's Report  
South Central Area Committee Meeting  
11<sup>th</sup> December 2019**

**Player Wills Site (Report requested at the November Area Committee Meeting)**

**Report for South Central Area Committee on Player Wills Site, with particular emphasis on why the building has not been submitted for RPS, (Register for Protected Structures)**

1. The Player Wills site forms part of a larger brownfield area which is identified as a Strategic Development and Regeneration Area (SDRA 12) in the approved City Development Plan. A number of Guiding Principles are set out in the City Development Plan including:
  - The creation of a vibrant mixed use quarter connected to the surrounding neighbourhood.
  - A community hub to be integrated into the scheme.In 2008 Planning Permission (now lapsed) was granted by An Bord Pleanala for 484 residential units on the site, with associated retail and community facilities. The Permission included a condition requiring the front three bays of the existing John Player building to be retained. In 2017, the SCAC and the City Council approved a Development Framework for St. Theresa Gardens and Environs (including the Player Wills site) building based on the principles in the City Development Plan.
2. The Player Wills Cigarette Factory was built in c 1935. A modernist influence can be seen in this expansive glazing to the front and a strong sense of symmetry is created across a 9 bay frontage. The National Inventory of Architectural Heritage affords the building a Regional rating. (The NIAH rating comprises the categories of International, National, Regional, and Local).
3. This Regional Rating has been taken on board by the owner, Hines, who has engaged with the Planning Department and to ensure the retention and repurposing of the whole front building is achieved, and not merely the front three bays required by An Bord Pleanala.
4. As part of this engagement to implement SDRA 12, an Architectural Appraisal of the former Player Wills Factory has been taken by David Slattery, Historic Buildings Consultant. The report concludes that under the 7 criteria set out in the 2000 Planning Act, the building is considered to have architectural interest with some local historical and social interest. The Conservation report notes that whilst the structure is not on the Record of Protected Structures (RPS) "it has nevertheless been treated throughout the design process as a building of major significance to this context which would be retained and restored as a key part of this new development". The following elements are highlighted in the Conservation Report.
  - a) A mix of uses at ground floor level including retail, café, culture / artists spaces.
  - b) To retain and restore all the front and side facades of the building together with the courtyard space, for which an outdoor cinema is proposed.
  - c) New contemporary extension proposed at roof level, set back from the street, without interfering with the structural grid pattern and fenestration of the original building.
  - d) Internally, all the floors and structural elements to be retained and repurposed,

following an extensive asbestos removal programme (currently being undertaken).

5. The pre-application discussions are also centred on seeking active uses; including community/cultural uses at ground floor, in order to achieve the SDRA 12 objectives for the locality. DCC is working with the owners to ensure that the original Players Building is retained and adapted for residential and other cultural/community activities which will become a focal point for the neighbourhood. It is considered that this bona fide approach is more constructive at present and will result in a building which can be adapted for contemporary uses whilst retaining the essence of its original character.
6. In relation to the former Guinness Power Station, James Street, D.8, it should be noted that this building was assigned a “National” Rating by the NIAH, and as such was afforded a higher priority than the Player Wills Building, which has a Regional Rating. It is also noted that whilst the former Power Station was granted Permission for change of use to a distillery (Roe & Co) in May 2017 (before it was notified as a structure of National Significance by the NIAH) the owner submitted a report as part of the planning application committing to retain the historical, technical and architectural features of significance. It was recognised by all parties that the re-purposing of the building including restoration of the built fabric, removal of a modern steel chimney, and retaining the agreed boiler house would ensure the future protection of the building.
7. On foot of concerns expressed at the Planning and Property Development SPC regarding the backlog of structures awaiting assessment for addition / deletion from the RPS, a Prioritisation methodology has been established, so that the work can be done in a systematic manner. There are at present some 400 proposed additions to the RPS city wide, plus over 1400 on the NIAH). Priority is given to these structures which are most at risk and which are of National significance. The Player Wills Factory does not fall into the priority category at present, but will be kept under review.
8. In conclusion, the early re-use of the building is of critical importance, as it has suffered from lack of occupation for some time. The new uses, including cultural uses, will restore welcome activity and presence to the street and the eastern side.

John O’Hara,  
City Planning Officer

### **January Area Committee Meeting**

Just a reminder the deadline for receipt of questions and motions for the January Area Committee meeting is Thursday the 2<sup>nd</sup> January 2020 at 12.00 noon.

### **Joint Policing Committee**

The next meeting of the Dublin South Central JPC Meeting is scheduled for Monday the 27<sup>th</sup> of January at 2.30 pm. Formal notification will issue in January.

## **SOUTH WEST INNER CITY ELECTORAL AREA**

### **South West Inner City Area Report**

#### **Active Public Realm Projects in South West Inner City**

- **Francis Street Environmental Improvement Scheme** – Advance utility works by Irish Water will commence in January for a period of 6-8 weeks. The main paving work are expected to commence thereafter. Construction work will be phased and traffic management and access management will be in place. A public information session for businesses and residents was held on 10th December.
- **Marrowbone Lane Greening** – Work commenced on 2<sup>nd</sup> December and will continue to the end of January. The main construction works will be completed by 20<sup>th</sup> December (break for Christmas) with planting (including new trees) taking place in January.
- **Bridgefoot Street Park** – Construction of this new community park is now expected to commence in the New Year and continue through 2020.
- **St. Catherine's Park, Thomas Court** – planned works to reconstruct the main park entrance and make other improvements inside the park will begin in January. It is proposed to undertake various improvements to the park over the winter months and open the park in spring with new opening times including weekends. A number of trees which were badly diseased or had significant cavities were removed at the end of November. It is the Parks Department's intention to hold off until the end of next year before further tree planting is considered.
- **Reuben Street Trees** - Parks Department is advancing a first phase of street tree planting on Reuben Street (6 no trees in buildouts) in January.

#### **Capital Projects in South West Inner City 2020-2022**

The Area Office is sponsoring the following projects for the coming 2-3 years, all of which are approved and budgeted. In each instance design work or construction will take place subject to resources being made available from relevant departments:

- **Newmarket & Environs Public Realm Project** – approval to proceed to detailed design and construction. It is anticipated to commission detailed design in 2020.
- **Meath Street Environmental Improvement Scheme** – approval for preliminary design work to Part VIII. It is anticipated to appoint a design team to proceed to Part VIII stage in 2020.
- **Vicar Street Public Space** – approval, concept design. It is anticipated to appoint a design team to develop a concept and feasibility in 2020.
- **Placemaking Projects** – various schemes including improved pedestrian spaces, street tree planting and greening. South Central Area Office will work with Parks & Landscaping Department to deliver at least 2 projects per year.

### **Road Maintenance and Public Lighting**

The Area Office has asked for a number of locations to be considered by Roads Maintenance (RMS) in its 2020 Works Programme for pavement and carriageway repairs including Basin Street/View, The Coombe, Brabazon Street-Newmarket Street, Inchicore village. Details of the 2020 Works Programme will be advised in the New Year.

Public Lighting (PLS) will embark on a major phase of lighting improvements across the south city in 2020 as part of its switch LED and upgrade of end-of-life columns.

### **St. Teresa's Gardens**

Ground works to construct 54 houses/apartments commenced on 28<sup>th</sup> January 2019 with an expected construction completion date of September 2020. Residents in the 2 remaining blocks will be moved to the new units when available.

### **Dolphin House**

Work commenced in April 2018 to construct 42 units of older person's accommodation and a community centre at a site to the rear of the football pitch with completion scheduled for early 2020. The new complex will be managed by Fold Housing Association. It is the intention to transfer the existing tenants in Dolphin Park to the new dwellings. Dolphin Park will then be demolished to allow for new housing to be developed on the site.

It was agreed at the November Area Committee meeting to initiate a Part VIII planning process for the demolition of 2 blocks (nos. 45-68 and 69 to 92) located at the eastern side of the complex.

### **Kilmainhan Mill**

Our multi-disciplinary design team will have completed all relevant surveys and are currently in the process of preparing the tender documents for a construction team to carry out the enabling works.

### **Community Report**

#### **Irish Public Bodies - PRIDE OF PLACE AWARDS 2019**

Congratulations to the Liberties Cultural Association, a group of local and voluntary history lovers of the Liberties, Dublin 8, on their wonderful achievement as joint winners in the Category - "Communities Reaching Out Initiative", at the annual Irish Public Bodies Pride of Place Awards 2019 hosted by Kilkenny County Council on Saturday 30<sup>th</sup> November in The Lyrath Estate Hotel, Kilkenny.



A fantastic achievement for the dedicated band who have wowed crowds each month with their events, tours and talks about The Liberties. Congratulations to all involved.

#### **The Liberties Folklore Project Launch**

Suzanne Behan, Photographer, Author and Custodian, (50 Francis Street Photography Archive) launched this project between the Liberties Cultural Association & National Folklore Collection at The Little Flower Centre, Dublin 8.

#### **A Christmas Carol**

The Back of the Pipes Residents Association will host what is now an annual event, "Charles Dickens' A Christmas Carol," a reading by professional actors of in aid of The Peter McVerry Trust in Our Lady of Dolours Church in Dolphin's Barn on 15th December 2019 at 3.00 pm.

#### **Intergenerational Community Choral Event**

Due to the success of this year's Culture Night event at St. James's Church, the pupils from St. James's Primary School in Basin Lane have been invited to perform at the MISA Centre in St. James's Hospital on 19th December 2019. There are also plans to bring both choirs together for a community Choral event in the New Year.

#### **Bridgefoot Street Resident's Group**

Dublin City Council Community Team have met with this group with a view to developing their area through small environmental work in conjunction with the residents. The group has agreed to adopt and maintain four bedding planters, which we hope to be in place before Christmas, further enhancements to commence in the coming year.

### **Iveagh Markets Folklore Project - Thursday November 28<sup>th</sup>**

The Little Flower Centre, Meath Street was the venue for the "Iveagh Markets Remembered". At standing room only, the evening was a pleasure to be part of and to share and see photographs and memories of those who lived through the experience of visiting, and indeed families who were stall holders in the Iveagh Markets. All the stories and photographs will be documented and researched further by Dr. Kelly Fitzgerald, of UCD who facilitated the evening in conjunction with Dublin City Council.

### **Christmas Tree Events:**

All Christmas tree lighting events have now been completed in the Cornmarket, Dolphin's Barn, Pimlico, Newmarket Square and St. Michael's Church Inchicore. All of these events were supported by local community groups, choirs' families and friends from the neighboring areas.

## **BALLYFERMOT/DRIMNAGH ELECTORAL AREA**

### **Elmdale (New Houses) & Co-Op. Housing**

The welcome evening went off successfully with a good attendance by service providers and residents. To build on this success, the area office will work with the Ballyfermot/Chapelized Partnership to encourage the setting up of environmental groups etc. in the New Year. The cookery classes in the Family Resource Centre, which are targeted at new residents, are well attended and will be continued in 2020.

### **Cornamona Court**

A number of derogation orders have been approved for the site. Tuesday 10<sup>th</sup> and Tuesday 17<sup>th</sup> Dec. have derogation times of 5am-7am and 18.00- 23.59 for both days. The contractor has informed the residents of these approvals.

### **3.8. Acre Field at Sarsfield House, Lower Ballyfermot**

Meeting of the working group to take place on Friday 13<sup>th</sup> Dec. to discuss the outcome of the consultations and plan for additional consultations in 2020.

### **De La Salle site**

The Lower. Ballyfermot Residents Association and Councillors met with the developer for the site. Dwyer Nolan outlined their proposals including density, heights, traffic management, community uses etc. The company is intending to submit the proposals to An Bord Pleanala shortly.

### **Chapelized/ Springvale**

At a recent steering group meeting, a presentation was made to the members by Culture, Recreation and Economic Services regarding Liffey Vale House and the proposals for the general area. Further public meetings will continue with the residents in 2020.

Regarding the Springvale site, a residents group has initiated a High Court challenge over plans to build 71 social units on the site. Leave was granted to bring a judicial review and the case comes back to court in February 2020.

### **Kylemore Park**

A further meeting with the residents of Kylemore Park will take place as soon as the workshops by the play development officer with the children in the area have been completed. The upgrade of the CCTV is to proceed in advance of the upgrade of the Park.

### **Cherry Orchard Local Area Plan**

Staff from Planning Department met local staff on site to discuss the LAP in more detail. An implementation team is due to be set up shortly.

### **Ballyfermot Civic Centre**

The Christmas Fair took place on Sat. 7<sup>th</sup> Dec. in the Civic Centre. There was a large attendance with all the stalls booked for local residents to sell their goods. There was music, spot prizes, raffles, and a Santa's grotto. Refreshments were provided in the café.

Discussions are taking place regarding the management of the Civic Centre with a view to the development of a single integrated structure. Councillors for the Ballyfermot/Drimnagh area are invited to a meeting in the Civic Centre on Wednesday 11<sup>th</sup> Dec. at 6pm to meet with the Boards.

### **Le Fanu Skate Park**

Work is progressing on schedule with the skate park with expected completion in early spring 2020.

### **Ballyfermot Civic Park**

A public meeting will be held on 16<sup>th</sup> January 2020 with the residents in the immediate vicinity of the Civic Park to discuss proposals for the park and how it might link with the Civic Centre. With the opening of the tribute garden, it is timely to look at the remainder of the park in conjunction with the Civic Centre to upgrade the entire site.

## **Community Report**

### **Christmas Trees**

- The 6 Christmas Tree Lighting ceremonies took place over the last two weeks. They were a tremendous success and a great occasion at local level. A thank you to the following community organisations that supported the events and provided refreshments: WALK, Tidy Drimnagh, Bluebell ABC, Chapelizod Tidy Towns, Cova, Ballyfermot Youth Services, St. Ultan's and St. Louise's schools. The success of the events and the increase in numbers the ceremonies are attracting does raise logistical and safety issues that will need to be addressed.
- The Residents of the maisonettes in Bluebell organised a tree lighting ceremony in the small memorial pocket park at the back of their houses.
- "Switch on Winter Ballyfermot" made by transition year students at Kylemore College in collaboration with graphic artist Gareth Joyce, as part of The National Neighbourhood will be projected onto the Ballyfermot Sports and Fitness Centre for the month of December.
- Familibase have worked closely with the City Council to support Ballyfermot HOME organise a Santa Dash fun Run in La Fanu Park on Saturday December 21<sup>st</sup> at 2:00pm.

### **Older People**

The City Council is working with the Ballyfermot Resource Centre to explore the establishment of a dementia friendly café and space in the resource centre. This initiative is being supported by the HSE. The proposal includes providing dementia awareness training for staff and support for carers. The group plan to visit other centres in the City to see best practice in January.

Winter Cold Weather information cards are being circulated to older people in Ballyfermot and Chapelizod and are available in the Ballyfermot Civic Centre. The City council is promoting the "Alone Awareness" publicity campaign.

### **Environmental Projects**

Chapelizod Tidy Towns Committee has identified a project to replace the buxus shrubs around the trees on the main street, develop a pollinator park and enhancements to the Grove with funding from the 2019 Discretionary Funds.

Tidy Drimnagh working with local transition year students and the City Council have planted bulbs and tidied the two main Roundabouts in Drimnagh. Much to the delight of the young people involved, Eamonn Coughlan and Michael Carruth attended the bulb planting on the Roundabouts in their name.