



In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Application No: 3131/21

Proposal: LAW: Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Dublin City Council, Parks, Landscape and Biodiversity Section

Location: Ballymun Civic Plaza, Shangan Road, Ballymun, Dublin 11

Proposal: Pursuant to the requirements of the above, notice is hereby given of proposal to improve the public realm within Ballymun plaza through a series of landscape enhancements that aims to create an identifiable central core within Main Street to act as a focal point for Ballymun in accordance with the recommendations of the Ballymun Local Area Plan. The proposal is a mix with high quality hardscaped areas broken up by a number of lawn and planted areas that incorporate specimen tree planting. The introduction of pockets of ground cover planting will act as a buffer to the heavily trafficked Ballymun Road. The planting of large sized specimen trees will also provide shelter across what is currently an open and windswept flat space.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Content of the Submission

The following documentation was lodged:

- Design and Part 8 Planning Proposal for the Town Centre of Ballymun prepared by AECOM, Rev B-June 2021;
- Soft works Specification Ballymun Plaza prepared by AECOM January 2021
- Ballymun Plaza infrastructure Report prepared by AECOM, 7 August 2020;

- Various layout plans, landscape plans, landscape specification and cross sections prepared by AECOM; and
- Natura Impact Statement: Appropriate Screening Report.

Site location

The existing plaza is located on the eastern side of main street, Ballymun. At present the site comprises of a combination of hardstand (concrete surface) and soft landscaping. The site is predominantly flat with an overall area of 6,375m² and is bound by Shangan Road to the north and east, Ballymun Main Street to the west and commercial buildings to the south.

Planning Context:

Zoning & Policy

The site is located in an area zoned objective 'Z4' within the Dublin City Development Plan 2016-2022 (CDP), with the accompanying land-use objective *to 'provide for and improve mixed services facilities'*.

Dublin City Development Plan 2016 - 2020 Context

Section 14.8.4 - District Centres

The site is governed by the land use zoning District Centre – Zone Z4 with objective “*To provide for and improve mixed-services facilities*”.

Open space is a permissible use in the Z4 zone.

Ballymun is identified as an SDRA (SDRA 2) in the DCDP 2016 -2022. 18no. such areas have been identified in the city as being capable of accommodating significant mixed-use new development in order to regenerate their respective area. These guiding principles for the SDRA have been incorporated into the Local Area Plan:

Ballymun is one of 8 designated Key District Centres (KDC 3) under the Dublin City Development Plan 2016 – 2022. As the top tier of the urban centres outside the city centre, key district centres have been identified which will provide a comprehensive range of commercial and community services

In relation to the Built Environment, it is noted that Key District Centres encourage the creation of high quality, mixed-use urban districts with a distinctive spatial identity and coherent urban structure of interconnected streets and child-friendly public spaces and urban parks.

Chapter 10 of Dublin City Development Plan 2016-2022 sets out the following policies in relation to the development of public open space. The following policies are of relevance:

GH10: To continue to manage and protect and/ or enhance public open spaces to meet the social, recreational, conservation and ecological needs of the city.

GI9: To incorporate open space into the green infrastructure network for the city, providing a multi-functional role including urban drainage, flood management, biodiversity, outdoor recreation and carbon absorption

GH12: To ensure equality of access for all citizens to the public parks and open spaces in Dublin City and to promote more open space with increased accessibility and passive surveillance where feasible.

G114: To promote the development of soft landscaping in public open spaces, where feasible, in accordance with the principles of Sustainable Urban Drainage Systems.

The proposal is deemed to be consistent with the policies and objectives outlined in the Dublin City Development Plan 2016-2022.

Ballymun Local Area Plan

The site also falls within the boundaries of the Ballymun LAP 2017. While the site is not identified as one of the sites suitable for redevelopment in the LAP, there are a number of policies which are of relevance including:

E07: Seek the reconfiguration of Cearnog an tSeachtar to provide a high quality civic space with cycle parking within the heart of Ballymun.

E11: Support the delivery of Metro North and the provision of a station in the heart of Ballymun Main Street (in the vicinity of Cearnog an tSeachtar Laoch) and also in the vicinity of/ linking to the M50 lands.

EO16: Support the branding of Ballymun as a hub for culture centred around Axis Ballymun

UD2: Implement the urban form and design objectives set out in detail within Section 5.5.2 of the LAP.

UD3: Complete the Main Street creating an attractive space within which to live, shop, do business and socialise

UD5: Carry out an audit of materials within the public realm in Ballymun

Further to the above, Section 5.5.2 of the Ballymun LAP sets out design principles for the local area which are guided by the provisions of the Development Plan. The following objective is of relevance to the proposal:

To create an identifiable central core within Main Street to act as a focal point for Ballymun. This should include the improvement and visual upgrading of the plaza space in front of axis to define the space and improve its use.

The proposal is deemed to be consistent with the policies and objectives outlined in the Ballymun Local Area Plan 2017.

Technical issues

The application includes responses from a number of internal departments. A summary of the technical issues are set out below:

Transportation Planning Division: Report dated 19/8/21. No objection, subject to conditions.

Drainage Division: Report dated 13/8/21: No objection subject to conditions

City Architects: No response received.

City Archaeologist: No response received.

Waste Management Services: No response received.

Consultees

Irish Water: No response received.

Persons / bodies who made submissions:

8 submissions have been received via on line consultation on Citizen Space. The issues raised in the submissions include:

- Would like to see a playground, ideally within sight of the cafe seating area, to encourage families;
- Would like to see designated parking for rental bikes / scooters to encourage these modes of transport, without causing conflict;
- Need for a skate area for teenagers;
- The green area in front of the civic centre full of rubbish and broken glass on the badly tarmacked walk area;
- Doubts if a new green area development will make much of a difference as it will be badly designed, badly managed and cost way more than it should;
- The plans for the plaza are great. However there also needs to be an improvement in greening and landscaping the areas surrounding the plaza to tie it all in.
- It would be great if the central median of the Ballymun road was landscaped in a similar way to recent upgrades on Drumcondra road lower. It would make the road feel less like a busy dual carriage way and also improve noise and traffic pollutions and encourage people to cross the road at designated crossing;
- Install a living wall on some of the larger/windowless facades of the civic building. If successful this could be rolled out across other buildings and apartment blocks along the Ballymun road that are starting to look very shabby;
- Don't to install any kind of uplighters which are recessed into the ground. Firstly they inevitably get smashed in and broken and rarely repaired. Secondly they are big offenders when it comes to light pollution;
- An area for dogs (like a play pen/mini dog park) and dog waste bins;
- The proposed inclusion of provision for market stalls should definitely be kept in place, as the city at large is lacking in outdoor food markets. Even a weekly or monthly market of this kind would bring a new buzz to the area and would encourage people to get out and get connected;
- Given what we have seen over the course of the pandemic, ample bins and access to bathroom facilities will be key if residents of Ballymun are to get real value from the space and
- Need for a monument to represent the seven signatories of the 1916 proclamation.

These submissions have been considered and form part of the assessment of the proposal.

Assessment

Ballymun Civic Plaza is the main public open space in Ballymun Town Centre and comprises of a combination of hardstand (concrete surfaces) and soft landscaping. It is acknowledged that the current layout of the plaza does not allow for the plaza to act as a focal point for the area and does not create a distinct sense of place within Ballymun.

The Local Area Plan seeks to create an identifiable central core within Main Street to act as a focal point for Ballymun. This is to be achieved by the improvement and visual upgrading of the plaza space in front of axis to define the space and improve its use.

In response to this the proposed development seeks to improve the public realm within the plaza through a series of landscape enhancements which aims to create an identifiable central core within Main Street to act as a focal point for Ballymun in accordance with the objectives of the Ballymun Local Area Plan (as outlined above). This is considered to be acceptable.

Principle of development

It is noted that open space is permissible under the Z4 zoning which applies to the site. Further to this, the proposal is deemed to be consistent with the policies and objectives outlined in the Ballymun Local Area Plan 2017.

It is noted that there is a slight alteration to the site area from the pre-planning site area, to include a large elongated section of public footpath east of the site along Shangan Road.

Scale and Design

The proposed design is based on a system of access routes across the plaza that will allow for ease of navigation while also ensuring clear sight lines across the site and improved legibility of Axis Arts Centre.

Access to the Axis Arts Centre and Theatre

A key design principle of the proposed development is to enhance the access to the Axis Art Centre and Theatre. In this regard, the main path across the plaza space would lead to the Axis theatre entrance. This would provide greater legibility to this important facility. Further to this it is proposed to upgrade the footpath along Shangan Road adjacent to the rear of Axis building.

It is noted the access to the Axis Arts Centre is suitably designed for mobility impaired people and this is considered to be acceptable.

Principles of the design

In overall terms, the intention of the design of the proposal is to “improve the public realm within Ballymun Plaza through series of landscape enhancements that aims to create an identifiable central core within Main Street to act as a focal point for Ballymun in accordance with the recommendations of the Ballymun Local Area Plan”. The proposal will soften and “green” the space within the Plaza and create human scale spaces by providing improved high quality landscaped areas broken up by a number of lawn and planted areas that incorporate specimen tree planting. The intention is that the plaza would be a more enjoyable for the public to spend time in.

The application would also see the introduction of pockets of ground cover planting which would act as a buffer to the heavily trafficked Ballymun Road to the west and will also facilitate SUDS within the space. The planting of large sized specimen trees will also provide shelter across what is currently an open and windswept flat space.

In addition to the above the proposal would also include measures which would facilitate the multi-functional use of the plaza. This could include market events and also the provision of a tea/coffee kiosk near the bus stop.

Finally the proposal seeks to relocate the Anode/ Cathode sculpture to a more central position within the plaza. This proposed new location has been agreed in consultation with the artist, Andrew Clancy. Feature public lighting is also included as part of the proposed scheme.

In general terms, it is considered that the upgrade of the primarily leisure and recreation facilities including opportunities for performances, market stalls, cafes, social meeting venue associated within the existing civic plaza would provide for an identifiable core within the Main Street of Ballymun as envisaged in Ballymun Local Area Plan 2017. This is considered to be acceptable.

In its pre-planning submission the Planning Department considered that the overall design could benefit from a design for the proposed containerised café close to the bus stop. In this regard the applicant has stated that container café is not part of this application, the location is indicative of where a future café could be located. A future application would be required for the containerised café if such is required in the future. This is considered to be acceptable.

The Planning Authority also sought to ensure that the design would be sufficiently flexible to integrate with the proposed Metro Station, In this regard the applicant has stated that the proposed Metro stop would be located on the opposite side of Ballymun Road and that the plaza lines up with the proposed crossing points to the proposed station. Further to this there is flexibility to continue to line up with the proposed Metro design as this develops in the future. This is considered to be acceptable.

The Planning Authority was also of the opinion that the applicants should liaise with the Dublin City Council's Arts Office/Public Art Officer with regard to the relocation of 'Anode/ Cathode sculpture. In this regard the applicant has stated that they have been in contact with the Dublin City Council Arts Office in relation to relocating the statue and there is no objection to relocating the statue. However a condition which requires that the applicant Consult with the artist in the process of moving the sculpture is recommended.

Finally the Planning Authority suggested that the design of the plaza should ensure compliance with Appendix 15 – Access for All – of the Dublin City Development Plan and seek to comply with 'Buildings for Everyone: A Universal Design Approach. External Environment and Approach 1' (NDA Centre for Excellence in Universal Design). The applicant has stated that the plaza is fully compliant with the relevant requirements in relation to access for all. This is considered to be acceptable.

Response to submissions

A number of submissions were received and summarised above. In general, the submissions relate to ways to improve the proposed development, including the inclusion of a formal play area (in proximity to the café), a formal skate area, an area for dogs (like a play pen/mini dog park) and dog waste bins designated parking for rental bikes and scooters, greening and improving the area around the plaza including the median strip along Ballymun Road and including a living wall on some of the larger/windowless facades of the civic building. Submissions also suggested that uplighters should not be used, the market stalls should be kept in place and that public toilets should be included as well as a monument to represent the seven signatories of the 1916 proclamation.

In response to the submissions received it is noted that one of the key tenets of the proposal is to create an open and identifiable central core within Main Street to act as a focal point for Ballymun, which is open to users of all abilities. While playgrounds, skate parks and an area for dogs could be informally provided, it is considered that all of the suggested improvements would require each use to be fenced off and this would conflict with the open and flexible design approach to the plaza.

Observations suggesting the need to enhance greening and landscaping of the areas surrounding the plaza are noted. However this application refers to a defined area (i.e. Ballymun Plaza) and any improvements external to the defined area would have to be considered under another application. With specific regard to greening the central median, such works would need to be considered in the context of proposals for the Metro and BusConnects. With regard to the proposed living wall, it is noted that this project relates to the plaza space only, the greening of the adjacent building could be considered at a future date as part of a separate project. With regard to uplighters, it is noted that no uplighters will be installed as part of this project.

Submissions noted that market stalls should be retained as part of the proposal and it was also suggested that public toilets should be provided. With regard to the market stalls, it is noted that the plaza is a multi-use space so provision for a wide range of uses is catered for and this could include open air markets in the future. However it is noted that public toilets have not been provided for as part of this application.

With regard to designated parking for rental bikes / scooters to encourage these modes of transport, without causing conflict, it is noted that sufficient bicycle spaces have been provided as part of this application.

Finally with regard to the need for a monument to represent the seven signatories of the 1916 proclamation, it is noted that the Anode/ Cathode sculpture Ballymun will be relocated in the Plaza. Whilst acknowledgment of the signatories could be added elsewhere in the plaza as part of a separate proposal but it is considered that it would not be appropriate to have another formal sculpture within this plaza.

Transportation issues

It is noted that there are no car parking spaces proposed as part of this development. In this regard the Transportation Planning Department states that *having regard to its location, proposed use as a community gathering space, the proposal has no car parking which this division welcomes*. The Planning Department would concur with the Transportation Planning Division, further to this it is noted that there are ample car parks within the surrounding road network to cater for the proposed development.

With regard to bicycle parking the Transportation Planning Department states that *the development plan sets out cycle parking standards for a variety of uses. There is no standard for a public park. It is noted that the proposal includes a number of grouped cycle parking areas across the plaza which will provide a total of 28 no. cycle parking spaces within 14 parking stands*. Having regard to the comments of the Transportation Planning Division the proposed bicycle parking is acceptable, however, the bicycle stands should of the Sheffield style design to ensure ease of access for the public.

With regard to works to the public road the Transportation Planning Division states that *there are no works proposed to the public road, however, it is noted that works are proposed to the existing public footpath along the boundary of the site along Ballymun Main Street and along Shangan Road*. With regard to the works to the existing footpath Transportation Planning Division states that *with regard works to the public footpath, it is noted that the red line boundary has been extended to include a large elongated section*

of public footpath east of the site along Shangan Road, it is further noted that changes are proposed in terms of materials to the public footpath along Ballymun Main Street...In the interests of clarity, the applicant is requested to liaise with the Road Maintenance Division to confirm that the materials used on the public footpath are acceptable.

With regard to vehicular access to the Axis centre the Transportation Planning Division notes that *There is an existing vehicular access along Shangan Road into the existing plaza, which provides access for the use of service vehicles and access to the Axis Centre which front onto the plaza. It is proposed to remove this vehicular access and provide 2 no. parallel on-street parking bays within an indented bay at the location of the vehicular access. Sufficient footpath width will remain behind the new bay. A new dropped kerb will be provided to the north of the new indented bay this will allow for certain vehicles to continue to access the plaza. A demountable bollard will be placed at the new access to control the vehicles than can access it. The layout and design is acceptable to this division.*

The Planning Department would concur with the comments of the Transportation Planning Division with regard for the need for the applicant to liaise with the Road Maintenance Division to ensure that the materials proposed on the public footpath are acceptable.

Appropriate Assessment

The Planning Authority completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area and the submitted Screening Report for Appropriate Assessment. In carrying out the screening exercise, the Planning Authority concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not required.

EIAR

The Planning Authority completed an EIA Screening having regard to the nature of the development, comprising the improvement of the public realm within Ballymun plaza through a series of landscape enhancements that aims to create an identifiable central core within Main Street to act as a focal point for Ballymun, in an urban area, and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance. The proposed project does not correspond to or have similar characteristics to any of the project types that require an EIA. It does not fall into a project type in Part 2 of Schedule 5 and is considered not to be 'sub threshold development' and it is therefore not required to review it against the Schedule 7 criteria. The Planning Authority concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. The proposed development does not need to be subject to Environment Impact Assessment and no Environment Impact Assessment Report is required for it.

Conclusions

The Planning Authority considers the proposed development to be consistent with the provisions of the Dublin City Development Plan 2016-2022 and the Ballymun Local Area Plan 2017 and in accordance with the proper planning and sustainable development of the area, and considers that it should proceed having regard to the following:

1. The requirements of the Council's Drainage Division set out in the report dated 13/8/21 and Transportation Planning Division set out in the report dated 18/8/21 shall be complied with during the development.
2. The applicant shall liaise with Dublin City Council's Arts Office/Public Art Officer and the artist during the process of relocating the 'Anode/ Cathode sculpture'.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting's on the 15th June 2021 & 21st of September 2021.

The project is being funded by Dublin City Councils Capital Programme

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

This report is submitted to the City Council pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

Resolution:

That Dublin City Council notes Report No. 282/2021 and hereby approves the contents therein.

Owen P. Keegan
Chief Executive

Date: 21st September 2021

Appendix A

List of Consultees & Third Parties

Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1

Third Parties

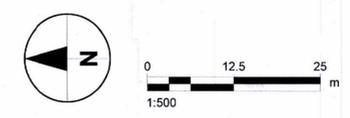
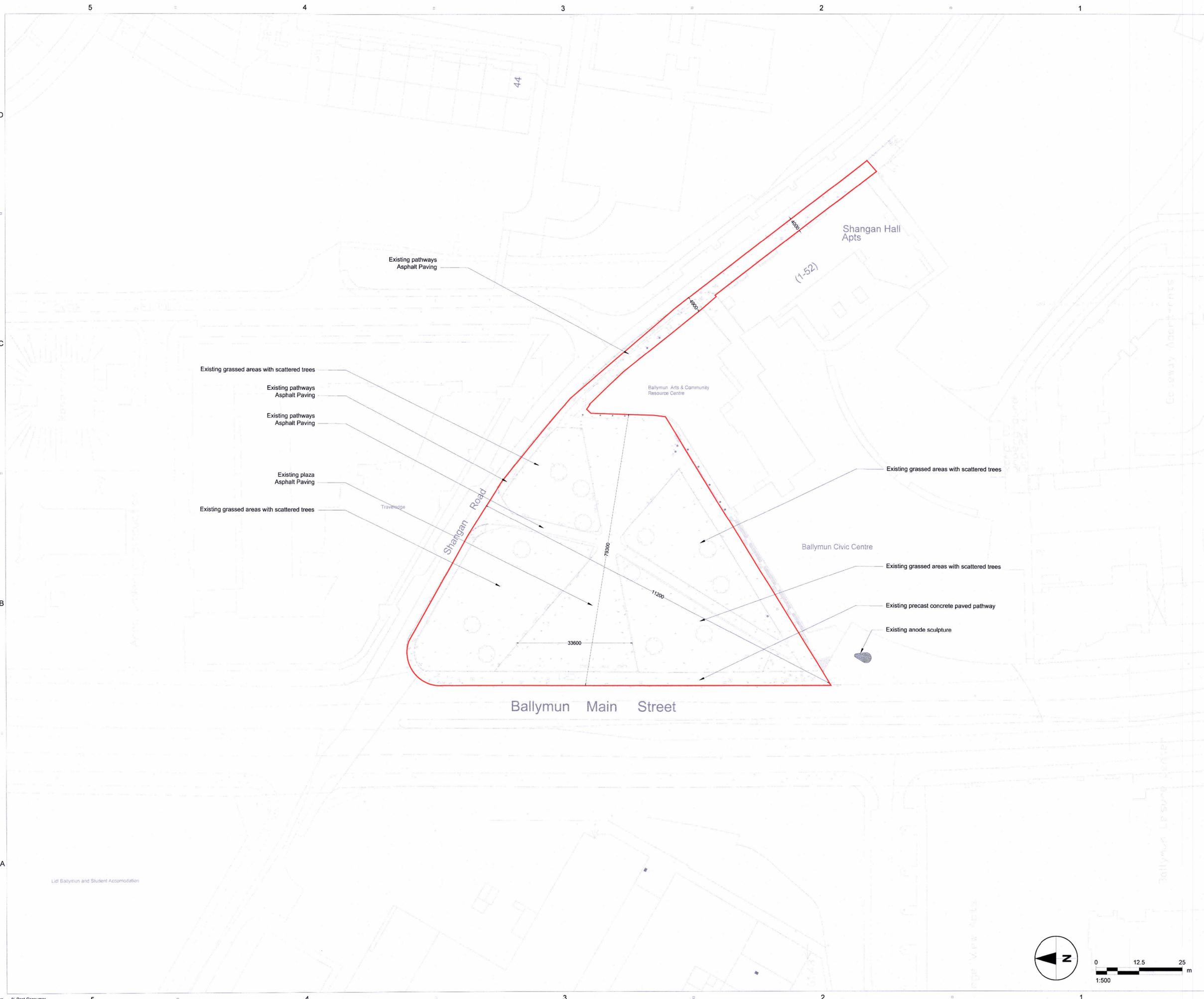
1. Darragh Rogan
2. Zoe Obeimhen
3. Carter Burke
4. Sinead O Shea
5. Hugh Vandamme
6. Ruth NicGinneá
7. Robert McMahon
8. Gary Fitzgerald

I/R	DATE	DESCRIPTION
B	23/06/2021	ISSUE FOR PLANNING
A	29/01/2021	ISSUE FOR PLANNING

60556950

Ballymun Plaza
Existing Site Plan

60556950-SHT-20-000-L-0002



DCC PLAN NO 3131/21
RECEIVED :12/07/2021

ISO A1 594mm x 841mm

Approved: EF

Checked: RL

Designer: KC

Initials: [Redacted]

Last saved by: CRAIG SWEENEY (2021-07-23) Last Plotted: 2021-07-23
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