



City Edge Strategic Framework Report

Purpose of Report:

The purpose of this report is:

1. To provide a brief outline of the non-statutory City Edge Strategic Framework.
2. To explain the next steps in the process of planning for the urban regeneration of the area.

Background

The City Edge Project has been funded under Call 1 of the Urban Regeneration and Development Fund (URDF). It is a joint Dublin City Council and South Dublin County Council project which seeks to create a new liveable, sustainable and climate resilient urban quarter. The Project area covers 700 hectares centred on the Naas Road, Park West and Ballymount areas. It has a potential for 40,000 new homes and 75,000 jobs making it one of the largest urban regeneration schemes in Europe.

The National Planning Framework (NPF) identifies this area as currently underutilised with potential to deliver compact growth at scale. The Project is strategically positioned to become an attractive urban extension, where people will be able to live, work, and socialise in close proximity. City Edge will support the delivery of new homes, respond to climate change, accommodate next generation employment, provide liveable spaces and integrate with surrounding neighbourhoods.

Strategic Framework Purpose

The Strategic Framework is a non-statutory plan that sets out the high-level urban regeneration of the area. It sets out:

- An overarching vision with strategic regeneration objectives.
- A strategic infrastructure framework for streets, parks, public transport and utilities.
- Priority actions in the areas of legislation, policy, funding and infrastructure.
- Rationale for government departments and state agencies support.
- Alignment with cross sectoral government policies and funding programmes.
- A context for the preparation of a statutory plan(s).

The Strategic Framework will be followed by a more comprehensive statutory plan(s) which will guide the areas future development.

Document Structure

The Strategic Framework consists of the following 12 chapters:

Chapter 1: Introduction - sets out the policy background to the project.

Chapter 2: The Site Today - provides a description of the area main characteristics.

Chapter 3: The Vision - sets out the overarching vision and strategic objectives.

Chapter 4: The Spatial Framework - promotes rationale for the core projects:

- Camac River Re-naturalisation.
- Grand Canal Enhancement.
- Green and blue space network.
- Tymon Park to Phoenix Park Greenway.
- Electric Pylons undergrounding.
- Street and cycle network.
- Naas Road Luas Station.
- Kylemore railway interchange.
- Two new orbital transport routes.
- Foul sewer network expansion.
- Location of centres, nodes and land use.

Chapter 5: Housing - sets out a strategy to foster vibrant, balanced and sustainable residential communities with a diverse mix of high-quality homes and tenures at an appropriate scale.

Chapter 6: Community, Culture and Arts - sets out a strategy for Community, Cultural and Arts (CCA) infrastructure, to catalyse communities, support their growth, to connect key community buildings, and to nurture CCA to help formulate the evolving identities of places and neighbourhoods.

Chapter 7: Economy - sets out a strategy for the creation of a resilient and diverse employment offer underpinned by high value opportunities within a re-imagined and re-purposed economy which transitions towards urban industry and innovation.

Chapter 8: Movement Framework - supports the creation of a new urban quarter focussed on active travel, public transport, green infrastructure and permeability.

Chapter 9: Natural Infrastructure - sets out a strategy for 50% green cover target through enhancing existing parks, creation of two new parks, community parks, greenways, blueways, street tree canopies, greening on private plots, green roofs and walls.

Chapter 10: Utilities - sets out a strategy for resilient and sustainable utilities (including foul sewers, potable water, surface water, energy, and electricity) within the context of a green society and adaptable circular economy.

Chapter 11: Districts and Character Areas provides indicative spatial layouts for five districts:

1. Kylemore.
2. Naas Road.
3. Greenhills.
4. Red Cow.
5. Cherry Orchard.

Guidance is provided for each district's land-use character, street hierarchy/ typologies, building height and density, block typologies, and natural infrastructure.

Chapter 12: Delivery - sets out the key challenges, opportunities for phased and sequential regeneration. 23 priority actions are set for planning policy, economic viability, funding and governance.

Public Consultation and Stakeholder Engagement

The Project has been subject to stakeholder engagement with councillors, government departments, state agencies, the public, business interests and land owners. A dedicated

website has been development which contains up to date project information (www.cityedge.ie). From 9th September to 6th October 2021 the Strategic Framework was subject to public consultation. This four-week period was supported by a social media campaign (Facebook, Instagram and Twitter), international conference and on line presentations events. At the December 2022 Council Meeting the Chief Executive's Report on the public consultation process, issues raised and recommendations was noted.

Accompanying Reports

The Strategic Framework is accompanied by an extensive suite of documents which provide the evidence and support the rationale for the preferred development scenario. These comprise of the following:

- Baseline Study.
- Economic Strategy.
- Housing Analysis.
- Strategic Flood Risk Assessment.
- Surface Water Management Plan.
- Climate Action Plan.
- Seveso Constraints Study.
- Strategic Environmental Assessment Screening.
- Appropriate Assessment Screening.

Next Steps

Chapter 12 'Delivery' of the Strategic Framework identifies a series of priority actions in relation to legislation, policy, funding and infrastructure. Some of the priority actions are as follows:

- Mapping of Seveso sites mapping.
- Undergrounding pylon study.
- Review Development Plan to ensure land use alignment with the Project.
- Preparation of a statutory plan Local Area Plan or Urban Development Zone.
- Identification of governance structure, state supports and funding streams.
- Continuing stakeholder engagement.

Conclusion

The Project sets out a blueprint for regeneration of the area over the coming decades. City Edge will build confidence, attract investment and act as a catalyst for urban regeneration. The Project represents a unique opportunity deliver compact growth, transport-oriented development and climate resilience, at scale. City Edge can make a significant contribution to resolving the housing crisis while also generating substantial employment opportunities. The report is proposed to Councillors as an update for noting, so that Dublin City Council and South Dublin County Council can embark on the next critical phase of the Project as outlined above. The full document can be viewed here [City Edge Strategic Framework](#)

Resolution

Dublin City Council notes the contents of Report 144/2022.

Owen P. Keegan
Chief Executive

2nd June 2022