

# George's Dock Lido 2.0

George's Dock Lido Campaign - Central Area Committee Presentation Jan' 23  
Presented by: Patrick Earls



# Overview

We believe the site at George's Dock has potential far beyond what has been presented to date. The purpose of this document is to present.....

1

Our vision of the Georges Dock Lido development "Lido 2.0", does not include the Swift training facility but ensures that the design of the site remains true to its original purpose, as well as providing the maximum space for local community benefits

2

Alternative proposals are inappropriate for the site; reducing the public use of the site for community-centred space or not aligning with the heritage of the site.

The far-reaching benefits of our evolved plans for Lido 2.0 for community and public health, as well as the potential to be sustainable and economically viable.

3

**Our call to action** to support the evolution of the George's Dock Lido 2.0, to ensure that the site is a 100% public facility for the benefit of Dublin's citizens and visitors..

*We ask the committee to advise that any feasibility study commits to 100% public use facility with no rescue centre that reflects our conceptual plans.*



# Background

- Jan '21 grassroots campaign for a Lido facility formed in response to DCC's minority interest rafting proposal for the landmark historic location
- Lobbying, media, successful petitions, networking with other Lido campaigns and stakeholders
- Dec' 22 welcomed DCC's proposal to investigate the possibility of Lido at George's Dock site
- July '22- Executive propose combined Lido and rescue facility
- Sept '22 campaign commissioned conceptual drawings of a 100% public facility in response to a suboptimal proposal by the executive



Welcome back to Change.org! A new petition hits every four weeks to sign like you.

[Dashboard](#) [Petition details](#) [Bill](#) [Comments](#)

## Provide Dubliners with an outdoor swimming pool and green space, not white-water rafting



4,202 have signed. Let's get to 5,000!

At 5,000 signatures, this petition is more likely to get picked up by local news!

Add a signature

Watch our progress toward this goal

We're using all our collected signatures to build public opinion momentum.

Share on Facebook

Send an email to friends

Send a message via WhatsApp

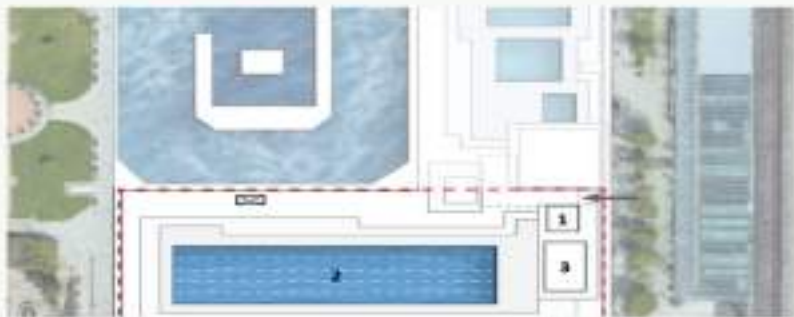
George's Dock Lido Outdoor Swimming Pool started this petition to Dublin City Council.

The George's Dock Lido Campaign would like to thank you for your continued support. #W2B progress has been made over the last 18 months to stop the

## Public lido floated for Dublin but councillors in the dark over costs

Plans come after controversial white-water rafting course was shelved in December

CONAL THOMAS | JULY 12, 2022



The development would involve a wading-water training course for Dublin Fire Brigade (top left), a family recreation area with a wading pool (top right) and a 30-metre training pool (bottom). Pictures: Urban Agency

## A 'big, bold' idea for Dublin city: A heated outdoor swimming pool in George's Dock

Travel

Whitewater rafting for the Docklands is still being discussed, but now there is a push for a lido

### George's Dock Lido Campaign



George's Dock Lido Campaign is organizing the fundraiser

The George's Dock Lido Campaign would like to thank you for your continued support. #W2B progress has been made over the last 18 months to stop the development of a White Water rafting facility and provide Dubliners with a world-class public swimming facility

€5,417 raised of €10,000 goal

€0 remaining

Elevate

Donate now

Gillian Doyle  
€50 - 100%Catherine Nígal  
€50 - 100%Nora Hanrahan  
€20 - 100%Elizabeth Fingleton  
€40 - 100%Christy Walls  
€20 - 100%

## The current proposal - suboptimal in our view

- DCC has suggested a swimming facility in conjunction with an emergency services training centre.
- This plan would designate almost half of the prime public site to a facility that would be unused for much of the year and include no public access.
- The proposal would hugely reduce the space available for public use and fails to grasp the importance of a once off opportunity to contribute imaginatively and positively to the lives of Dubliners now and into the future.

# DCC's current preferred option



**PARK**

**Pros:**

- Good amenity for the city
- Well located

**Cons:**

- Conservation issue raised with filling in the Dock which is a protected structure with a non water-based activity
- Existing green spaces in area currently not well used - existing need may not be required



**WHITewater RAFTING**

**Pros:**

- Good amenity for the city
- Well located next to public transport
- Conservation approach is well considered

**Cons:**

- Funding hard to achieve
- Local concern at use being too restrictive
- Rescue village only for training. [No public use]



**H2O (OLYMPIC POOL)**

**Pros:**

- Good amenity for the city
- Well located next to public transport
- Conservation approach is well considered
- Public and Elected representatives have expressed a wish for this use as a lido
- Provides much needed local amenity

**Cons:**

- Funding stream to be investigated
- Olympic pool competitions only. [No public use]
- Seating for the Olympic pool is limited by the site size
- No rescue village



**H2O + RESCUE VILLAGE**

**Pros:**

- Good amenity for the city
- Well located next to public transport
- Conservation approach is well considered
- Public and Elected representatives have expressed a wish for this use as a lido
- Provides much needed local amenity

**Cons:**

- Funding stream to be investigated
- Rescue village only for training for all state bodies.

Slim Lap Pool

Amphitheatre & Bathrooms

Medium Size Pool  
& Temporary Ice Rink

Children's Splash Pool

Mock Village for Training

Salt Water Rescue  
Training

Diving Pool & Diving Platform

Rescue Tower

Entrance Kiosk

Facilities Building





# A refreshed proposal

How we see the future George's Dock

# Our Vision for George's Dock

- A 100% public state-of-the-art heated outdoor swimming facility rebalancing Dublin's development in favour of all its citizens.
- Aiming to be an ambitious world class municipal asset with inclusivity at its core; comprising of multiple pools, green space, and community facilities, and providing a great boon to locals and visitors, both swimmers and non-swimmers.
- Serving long established inner-city communities and residents of recently built apartments in the Docklands area.

# Conceptual Image Commission

- In order to capture and convey the full potential of the site we engaged leading outdoor swimming architect Chris Romer-Lee of Studio Octopi London to create plans for a beautiful people-centred amenity for the site.
- Chris has a wealth of experience in public pool design and restoration and is a firm believer in the value of public swimming facilities for local communities and for society in general.

# George's Dock Lido 2.0







## POOLS

- 1) 50m Pool
  - Heated 365 day use
  - Lane swimming –all levels
  - Water Polo facilities
  - Competitions
  - Swimming Club access
  
- 2) Diving Pool
  - Diving classes/clubs
  
- 3) Learner Pool
  - Younger children and beginner adults
  - Potential alternate use

Winter season:  
covered for  
events/performance  
space

  - Seating/ water feature



## MAIN BUILDING

### 1) Upper Level

- Community hub (health and wellbeing)
  - Event space, priority access local groups
  - Exercise classes
  - Gym
  - Sensory Room
  - Creche
- Viewing gallery

### 2) Middle level

- Restaurant/Café
- Tiered seating

### 3) Lower level

Changing Facilities  
Saunas  
Ticket Office



## PERIMETER AREA

- 1) Public Park
  - Seating/walkway
  - Trees and reed beds, provide cover
  - Encouraging birdlife + enhancing biodiversity
  
- 2) Dock water boundary
  - Maintaining integrity of 18th century dock, providing security/privacy



# Why a Lido?

“Bathing reduces rich and poor, high and low, to a common standard of enjoyment and health. When we get down to swimming, we get down to democracy” London official, 1930s Lido boom

The proposal extends beyond the construction of an outdoor swimming pool, to encompass a community-centred space with biodiversity focused parkland and accessible spaces for recreation and commerce.....

1

Dublin’s heritage as a Swimming City is evidenced by its many historical bathing spots and active swimming community.

A lido is consistent with NDP that prioritises sports like swimming because of lifelong engagement, and a *“sporting environment that can be accessed, understood and used to the greatest extent possible by all people regardless of their age, ability or disability”*

Disability access would be a paramount in any design.

2

There are far-reaching social and economic benefits; including creating a community hub in an under resourced area; social inclusion with affordable access and swimming lessons for local residents; an economic centre for leisure, commerce and adjacent sporting activities such as gyms, cafes, studios, markets and day care; accessible green space and seating for non-swimmers, and provides far-reaching public health benefits including the physical and mental benefits of swimming and improved water safety.

3

Contribute the maximum to the community, for Dublin’s current and prospective swimmers and also to complement tourism and contribute to year-round economic activities of the city’s docklands

# Community partnership

The George's Dock Lido Committee has conducted a series of workshops with local community groups ( NWCDP- Sheriff Street Creche and community supports and ASEP Sheriff street after school project) to ensure that its proposal is developed in partnership with locals and will best serve the greatest community needs.



# George's Dock Lido 2.0

- George's Dock Lido 2.0 plans include multiple pools, diving boards, saunas, green space with public seating, performance areas, community function rooms, a restaurant and cafe, a viewing gallery and more.

## **Benefits of using 100% of the site for a community-centred and public amenity....**

- **Community:** The local community not only benefits from an affordable sporting facility, but it creates a hub for a range of activities such as community markets, dance and yoga classes, day-care, adult education and meet-ups.
- **Public Health:** Community swimming lessons provide a next generation of swimmers benefitting from the many physical and mental benefits of such an accessible spot. In addition, enhanced water safety is a direct effect of swimming competence, plus the opportunity to run water-safety courses. The facility could become a permanent health and wellbeing hub.
- **Social inclusivity:** For both swimmers and non-swimmers, this offers a haven from the buzz of the surrounding area- green space or an opportunity to learn a new skill. For the local youth there is an opportunity to learn diving, an athletic alternative to a current trend of jumping into the Liffey. Potential passive security/safety benefits to having a facility locals and Dubliner are invested in and proud of.

# Is this feasible?

- Our proposals are of course conceptual and subject to feasibility studies, Cllr and public feedback, but we believe Dublin as a capital city should be ambitious and this project is entirely achievable, plenty of successful case studies.
- **Funding:** project meets criteria for multiple funding sources: central government large scale sport and infrastructure fund (LSIF), Urban Regeneration and Development Fund (URDF), local gov funding as per Cllr approval, Tourism Ireland, potential for corporate donations, other smaller Dept Sport Grants
- **Support:** huge support for this inclusive proposal from TDs, Cllrs, local community, local small businesses, larger corporations, swimming and polo clubs, swimming bodies, Dubliners, and citizens across country
- **Operations:** DCC have worked very successfully with not-for-profit Swan Leisure in operating community focused public swimming facilities in Dublin, the Lido could remain publicly owned whilst the running could be done to high standard by a 3<sup>rd</sup> party with contractual provision to ensure affordable public access and community ethos protected.
- **Running costs** considerable (energy/staff/insurance): user numbers at facility could be substantial due to location and broad range of attractions, allowing revenue generating activities pools/sauna/club rental/events/restaurant/café, to cover costs.
- Markakievicz pool closing in future due to Metro North. Re-opening of Sean McDermott Pool still priority but delays here should not detract from Lido plan which is of vastly larger scale and scope

# Why not a Rescue Centre?

We acknowledge the requirement for a swift water training centre but assert that shoehorning into a landmark public swimming facility in the city centre is an error, too much is being done with too little space



- The George's Dock Lido campaign has always expressed strong support for emergency services training facilities, and has suggested a number of more appropriate sites including the adjacent unused inner dock at Asgard Custom House Harbour, sites at Dublin Port and along the Royal and Grand Canal docks.
- Designating half of this prime site to the rescue centre will compromise the economic viability by excluding income generating offerings.
- In reality the centre would be unused for the much of the year, which contradicts the intention of regenerating the current derelict site for public use.
- Shoehorning both facilities will compromise the integrity of the maritime dock heritage; Is a large concrete structure of a submerged village an appropriate entity to juxtapose with a landmark civic facility encouraging the enjoyment of swimming?

# Why not a park?

While we acknowledge that the NEIC needs more green space, George's Dock is unsuitable....



- The DCC feasibility study has noted that creating a large infill park at the dock would run into significant planning issues and contravene heritage protection rules.
- Green space can be included alongside a Lido, but this would need to be sensitively done in order to not compromise the integrity and heritage of the 18th century dock.
- Ultimately a predominantly water based use for the site, with some green space, is the most appropriate.



# Case Study: Allas Pool Helsinki





# Case Study: Allas Pool Helsinki

Established in Helsinki in 2014, Allas is three pools constructed on a floating platform connected to the land by access gangways. The Wellness hub has been a huge social and economic success



In 2019, approximately 800,000 visitors enjoyed the various elements of the 'Wellness Hub' which include:

- One heated outdoor pool, 50m long x 15m wide
- One smaller heated outdoor pool for children
- One small non-heated pool using treated seawater
- Changing rooms, Sauna facilities and Yoga rooms
- Meeting rooms for corporate events
- A large café/bistro restaurant
- Outdoor seating area

Economic and Social Success

- The admission price for use of the swimming pools is €14 per day, average visit duration of 3 hours.
- Discounts apply for 'Senior citizens' and 'Members'.
- Of the 800,000 visitors in 2019, 300,000 paid for access to the pools, 200,000 paid for access to Sauna, Yoga and Corporate events, whilst 300,000 enjoyed free access to relax in the café/restaurant and general seating areas.

# Case Study: London Fields Lido

London Fields Lido located in the borough of Hackney is an excellent community resource, and a model for best practice.



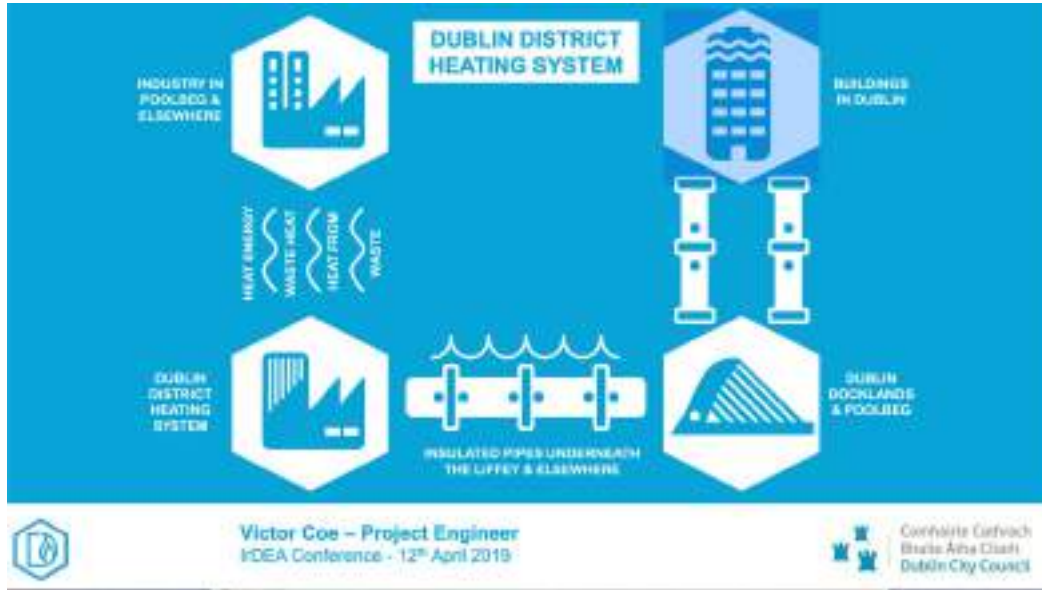
- It includes a café, lane swimming for all abilities, swimming classes, indoor and outdoor changing facilities. It has superb access for disabled users.
- It is run by Better, a not-for profit social enterprise which run libraries, leisure centres, pools, and art facilities in the UK. The charity reinvests all its profits back into its facilities.

## Economic & Social Success

- In 2019, London Fields had over 330k users, a figure which is expected to grow.
- The Lido is a net contributor to the council, covering all its operating and running costs, and contributing over >100K back to council annually.
- The cost for a monthly membership ranges from €74 adult access all facilities, adult swimming only €45, student access all facilities €42, Senior off peak €30 where as a non-member pays €7.00 per use.

# A sustainable pool

To achieve all year round pool use minimal heating (20-25degrees) of the main pool is essential, yet sustainability is a crucial aspect of our proposal. We believe heated water from Ringsend incinerator could be delivered via the Dublin District Heating System. Solar and grid wind energy could all provide additional energy requirements.

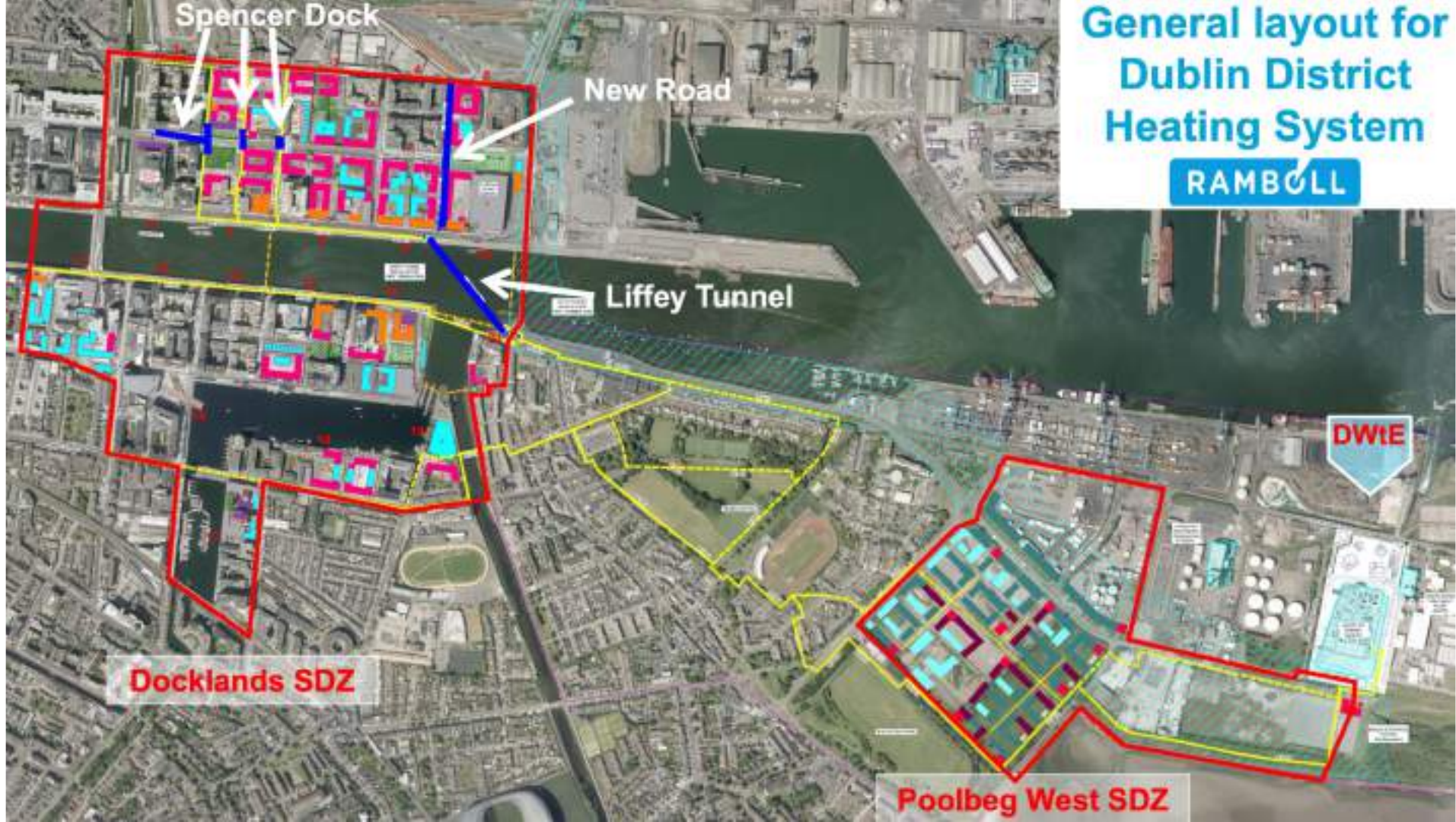


We would suggest the following option is explored to ensure a sustainable way for year-round heating is achieved:

- Dublin District Heating System powered by Ringsend incinerator currently connects to Mayor street only 200 metres from George's Dock.
- The planned future rollout of the district system should incorporate George's Dock Lido.

# General layout for Dublin District Heating System

RAMBOLL





Alternative sites for the Swift facility

# The disused Dublin City Council owned inner dock at George's Dock



A collaboration with The Dublin Port Company's multiple disused waterside sites



Surveys to be undertaken at sites at Tolka estuary and Dodder estuary to assess if any suitable site availability exists





# Our call to action

And next steps ...

# Call to Action

- We ask the committee to advise that any feasibility study commits to 100% public use facility with no rescue centre to meet the needs of all citizens
- Before expenditure of public money takes place, we ask the executive to reconsider their preferred option in the interest of maximising the site's potential for the local community and broader public.
- The campaign has engaged with local communities in the development of its proposal and actively seeks the ideas and support of all Dubliners. We ask that any advancement of the project continues public consultation to democratise the development.
- We ask that the remit of the study reflects the inclusive nature of our proposal: with swimming facilities, green space, and community facilities.
- While we acknowledge the importance of providing the fire service with Swift water facilities, we suggest it should be a separate project and not incorporated into Georges Dock Lido, however still prioritised in light of the unravelling climate crisis and inevitability of more frequent flooding events .

## Next Steps

1

We communicate our call to action to all relevant stakeholders

2

We launch public campaign to raise awareness of Georges Dock Lido 2.0

3

We remain at the disposal of all stakeholders for support in moving our proposal forward



George's Dock Lido Committee

Jane Dillon [janedillon87@gmail.com](mailto:janedillon87@gmail.com)

Patrick Earls [earlsp@tcd.ie](mailto:earlsp@tcd.ie)

Jonathan Blayney [jlblayney@gmail.com](mailto:jlblayney@gmail.com)