

PRESENTATION TO THE DUBLIN CITY COUNCIL SOUTH EAST AREA COMMITTEE

THE NINE ARCHES' TOWN CENTRE FIRST PLAN



Monday, 12th June 2023

Presenter

1. MD of Tom Phillips + Associates (and Teepee Developments Ltd)
2. Town Planner & Urban Designer
3. Adjunct Associate Professor, Architecture, Planning & Env. Policy, UCD
4. Advisor to the Housing Commission



Staycity Aparthotel at Chancery Lane (Teepee Dev. Ltd.)



Led to these installations at Chancery Lane, Dublin 8



Artist: Chris Reid

Inspired by the work of Chris Reid at the Iveagh Trust



Artist: Chris Reid

So why 9 No. holes under the Nine Arches' Bridge



- but no brass plaque explanation?

A Town Centre First (TCF) Plan for Milltown



(Source: gov.ie)



Project Nine Arches TCF Plan

1. A Community-led/ plan-led non-statutory masterplan for the area from Dartry to Clonskeagh
2. Presented to the DCC / DLRCC Councillors
3. Restoring a heart to Milltown

I want to talk about three things ...

1. Why?



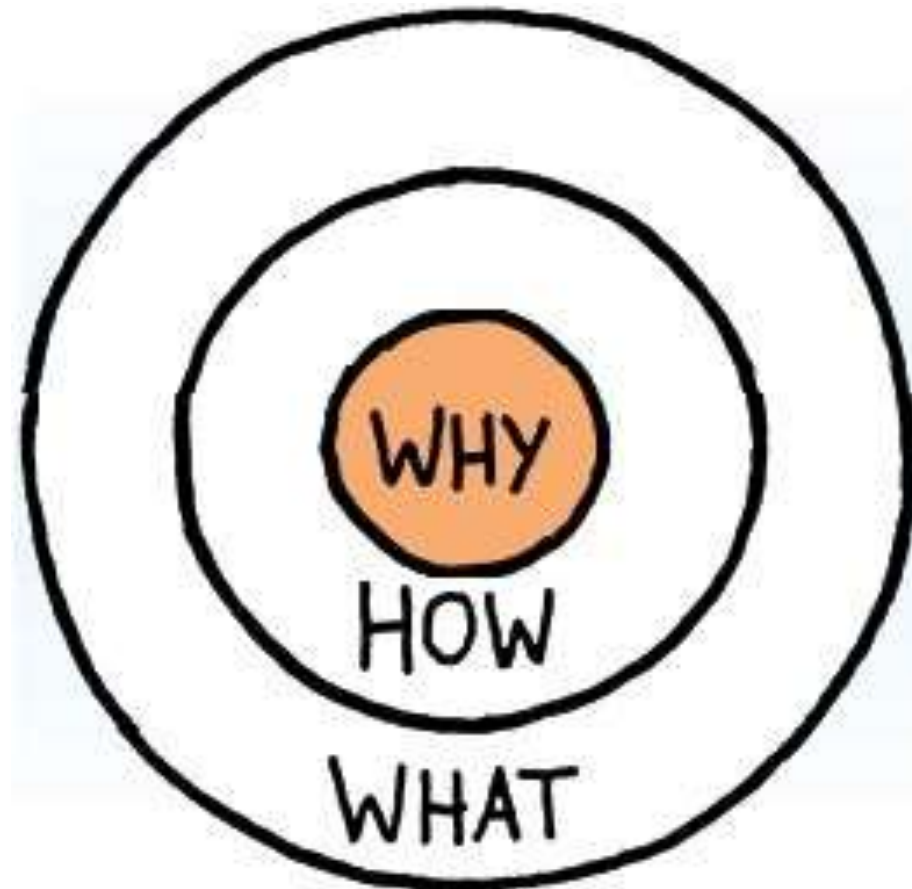
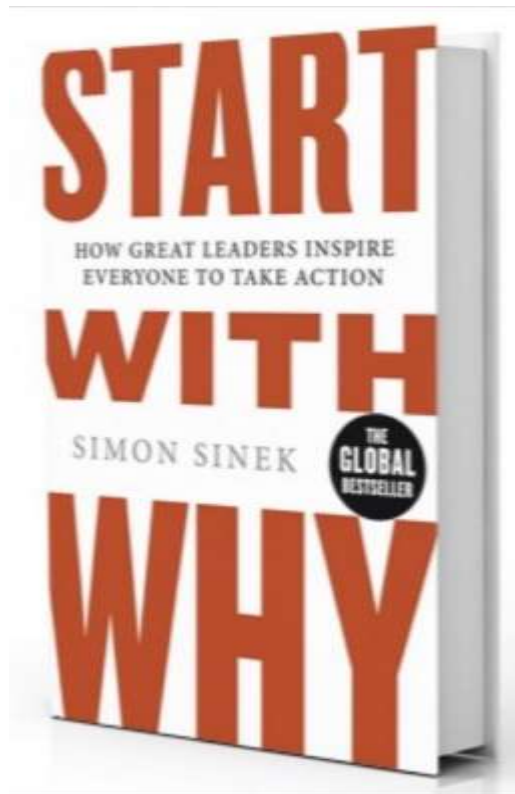
2. How?



3. What?



Start with “why?”



DCC Masterplan commitment for “Scully’s Field & environs”

Green Infrastructure Objective 29

Scully’s Field

To promote and actively pursue the development of a primarily wooded park in the area known as Scully’s Field between Clonskeagh and Miltown, while ensuring the conservation of its existing character and biodiversity. Dublin City Council will seek to prepare a masterplan for Scully’s Field and environs, to enable the creation of an enhanced public space/park/ nature space at Scully’s Field and environs and consideration of the feasibility of limited development subject to environmental and flooding considerations, in conjunction with all relevant land owners.

A Primarily Wooded park

1. Enhanced public space
2. Limited development?
3. Consultation

(Source: page 324, Chapter 10 - Green Infrastructure - *Dublin City Development Plan 2022-2028*.)

Scully's Field cycle path in *Development Plan 1991*



USE ZONING OBJECTIVES

- Objective A1 To protect and or improve residential amenities [Yellow box]
- Objective A2 To protect and or improve the amenities of residential conservation area [Light yellow box]
- Objective A3 To ensure that existing environmental amenities are protected in redevelopment for residential uses [Yellow box]
- Objective B To provide for and improve neighbourhood facilities [Orange box]
- Objective C1 To provide for and improve business and service centre facilities (Inner City) [Pink box]
- Objective C2 To provide for and improve business and service centre facilities (Outer City) [Red box]
- Objective D To provide for and improve city centre activities [Blue box]
- Objective E To provide for and improve light industrial and related uses [Light pink box]
- Objective F To provide for services, small scale manufacturing and distribution in the Inner City [Light blue box]
- Objective G To provide for general industrial use [Purple box]
- Objective H1 To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective [Brown box]
- Objective H2 As H1 and To allow primarily residential and compatible office uses and institutional uses [Orange box]
- Objective J To provide for office and related development [Orange box]
- Objective K To preserve recreational amenity including open space [Light green box]
- Objective L To protect and provide for agricultural development [Green box]
- Objective M To seek confirmation of a special amenity area order and protect and improve amenities [Dark green box]
- Objective N To protect and improve river, canal and coastal amenities [Light blue box]

Objective O To seek the social, economic and physical rejuvenation of an area [White box]

SPECIFIC OBJECTIVES

- Conservation Areas [Red and white striped box]
- Listed Buildings (Tables 14.3.1, 14.3.2, 14.3.3) [Building icon]
- Sites of Archaeological Interest (Table 14.3.7) [Star icon]
- Zone of Archaeological Interest (Cons. Area) [Dashed line]
- Environmental Improvements (Various Categories) [Star icon]
- Rejuvenation Areas [Dashed line]
- Roads: Category 1 [Dotted line]
- Category 2 [Dotted line]
- Busway [Bus icon]
- Cycleway [Bicycle icon]
- Parking Control Areas [1 and 2 in circles]
- Proposed Rapid Rail System
 - Underground [Square icon]
 - Surface [Square icon]
 - Station [Circle icon]
- Housing Areas [H icon]

(Source: Map 9 in the *Dublin City Development Plan 1991*.)

Scully's Field in successive Development Plans for 41+ years



Not exactly Priority No. 1

Always a challenge for Masterplanning and public consultation



A Village in 1935



Harry Kernoff *Old Village Milltown, Dublin* (1935)

Morgan O'Driscoll (27 October 2020)

Milltown now - an Urban Village or merely a Road?



Disjointed pearls



(Source: Shutterstock, 2023)

Its potential: pearls on a chain



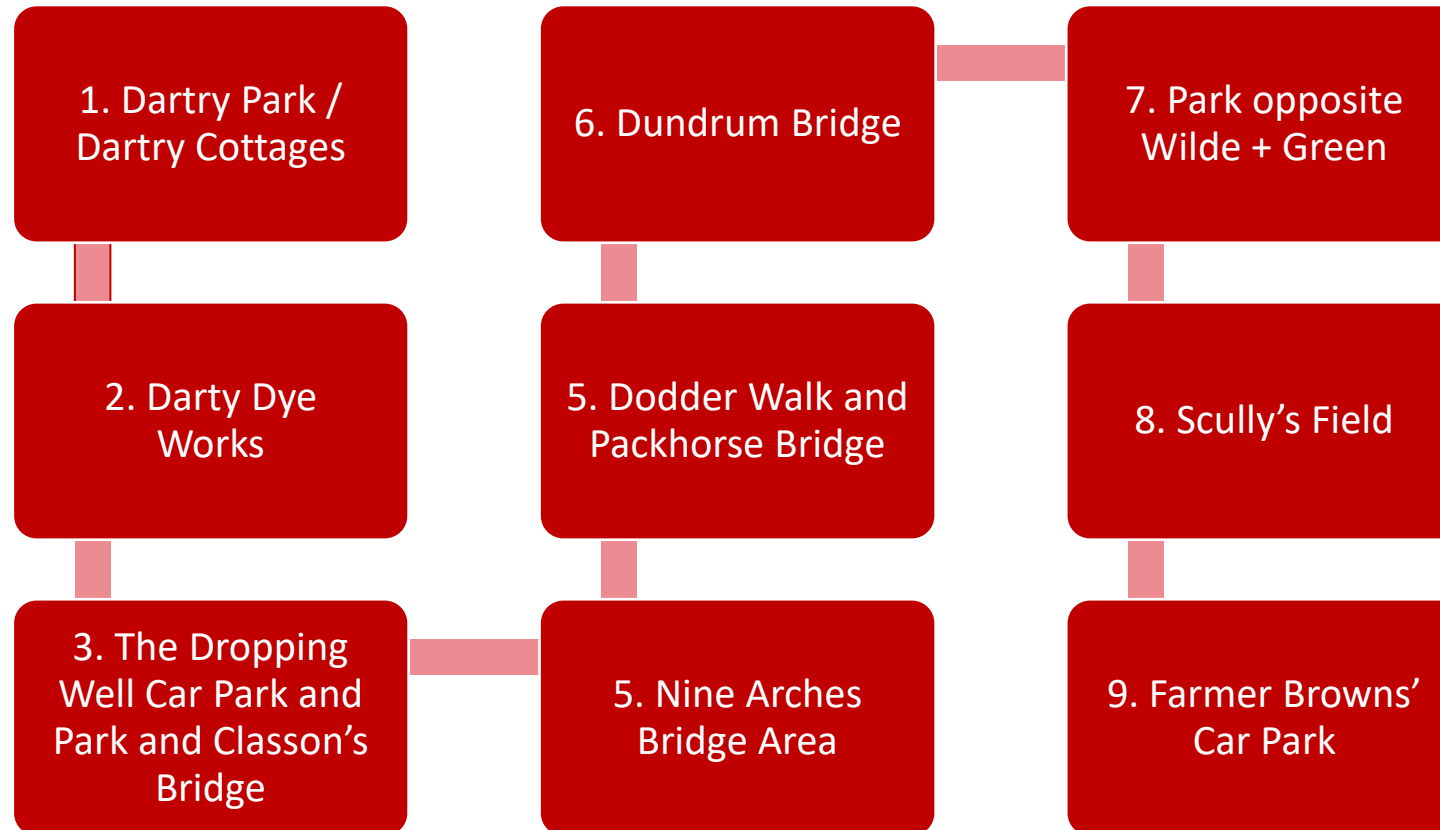
(Source: Shutterstock, 2023)

So why is Milltown now like the Tin Man?



(Source: *Wizard of Oz* movie, 1939)

9 No. Linked opportunity Sites – or “Pearls”



The Dodder was the thread



(Source: Alamy, 2023)

“Milltown” – a confluence of mills and water (1837)

“... It is situated on the river Dodder, and numerous dilapidated buildings testify that it was formerly an important place.”

Samuel Lewis *A Topographical Dictionary of Ireland: Milltown (1837)*



“Mill Town” because of the Dodder

“The Dodder, after heavy rains, being swelled by mountain torrents, overflows its banks and sometimes does considerable damage”



Samuel Lewis *A Topographical Dictionary of Ireland: Milltown* (1837)

(Source: Alamy, 2023)

“Milltown” – facilitating employment

“A starch and glue mill is in operation, and the woollen mills, which were established 35 years since, for the manufacture of low-priced cloths, employ about 60 persons, under Mr. Morris Harnett.”

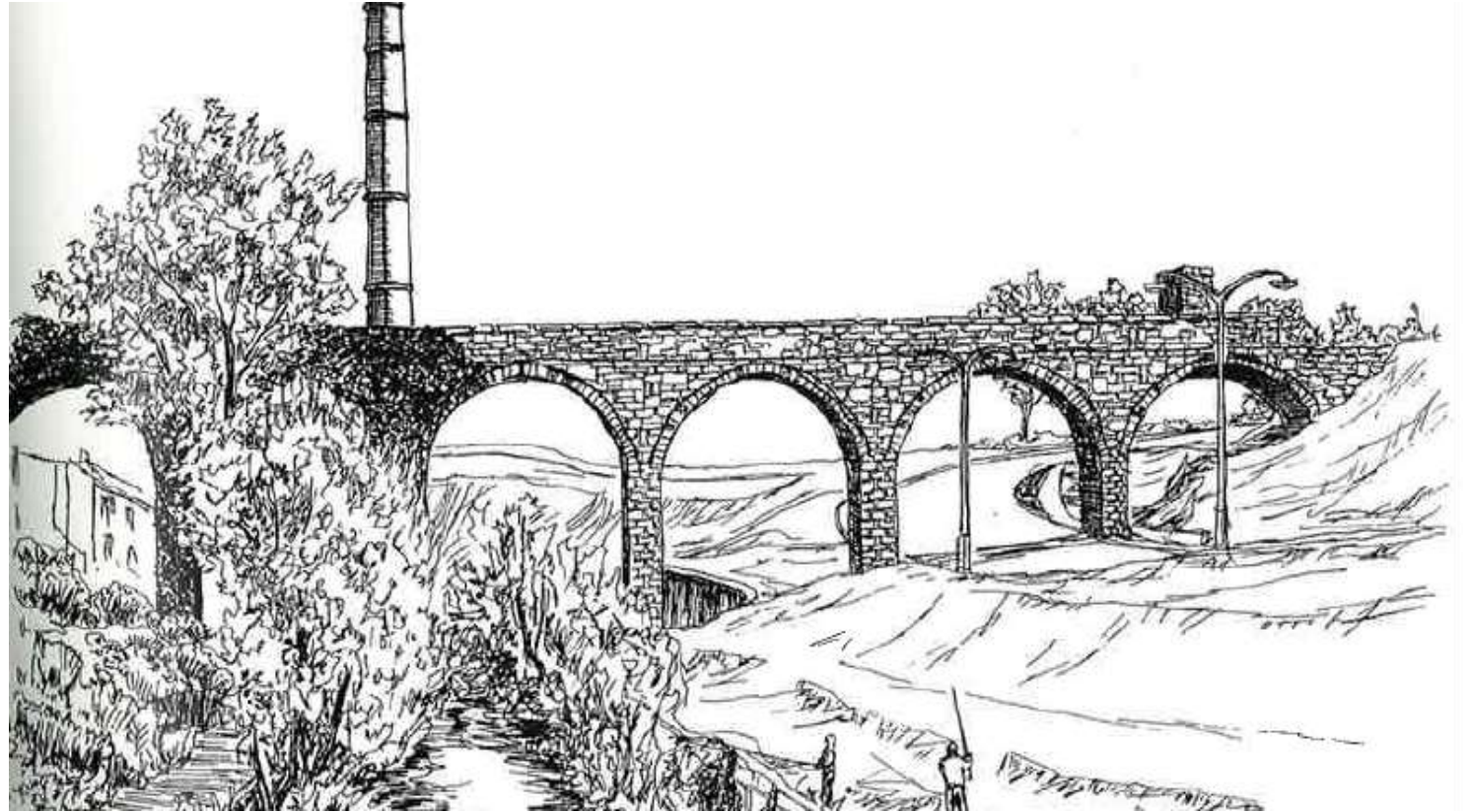


Samuel Lewis *A Topographical Dictionary of Ireland: Milltown (1837)*

History of Milltown – (was) a different village – always evolving

“Milltown, A village... 2 ½miles (S.) from Dublin, on the road to Dundrum and Enniskerry; containing 673 inhabitants”

Samuel Lewis *A Topographical Dictionary of Ireland: Milltown (1837)*



(Source: Drawing from *Dublin A Celebration: From the 1st to the 21st Century* (2000) by Pat Liddy)

Milltown in 1958 is not the Milltown of 2023 (nor 1837)



*Source National Library of Ireland Morgan Aerial
Photographic collection*

Scully's Field – when it was a field



(Source: G + T Crampton donation, UCD Library)

.... it even facilitated a Thin Lizzy gig in 1971

Scully's Field 50p Thin Lizzy gig in 1971



LOVE & PEACE
GET DOWN AND GET WITH IT -- AT MILLTOWN!

ONE DAY OPEN AIR ROCK CONCERT
DIRECT FROM LONDON
THE FABOULOUS
THIN LIZZY
SUN. 12TH SEPT. STARTING
12a.m. TO 7p.m.

ALICE
ELMER FUDD
ROCK MACHINE
DANDELION

Plus Go-Go
Dancers & Records
DJ - Gilbert Taylor
Adm. 50p
8ly ticket only.

TICKETS AVAILABLE FROM: TARA RECORDS BRANCHES AND AT
DAY QUAYS 50 MILLTOWN

Thanks to Patrick Hawe

GOD'S GIFT TO WOMEN
present
**FANTASTIC ONE DAY ROCK
SHOW THIS SUNDAY
AT MILLTOWN**

Featuring

Thin Lizzy Dandelion Rock Machine Alice
Elmer Fudd Plus—Go Go Dancers Records
D.J.: Gilbert Taylor Admission 50p

Tickets available at all record shops. A limited amount.

'Developer-led Planning' to 'Plan-led Development'

'At the heart of these new planning laws is a simple idea – to put the interests of our citizens ahead of any one interest group, be they property developers or landowners.'

(PDAA 2010, Press Release, Summer 2010.)



A large factor then, and now in the new Bill


Plans that lead Development



NIMBY or YIMBY?



YIMBY



Yes In My Backyard

Community Role in Plan-Led Development



I want to talk about three things ...

1. Why?



2. How?



3. What?



My proposal to you – a Town Centre First Plan



Question I posed to local residents: would you commit to preparing a Masterplan for the area stemming from Scully's Field?

1. Have you the skill set?
2. What would you like/be prepared to accept?
3. What is a “red letter” issue?



The Dodder River in Context – 17 km



(Source: *River Dodder Greenway The Irish Times 2020*)

Our focus area of the River Dodder



Dartry Park to Farmer Brown's - Dodder Greenway's broken link



How does one inform?



Photographic exhibition and information



Rosslare Burrow: Wexford Coastal Path



Subtle reference (Oxford)



Less subtle reference



Site No.1 Dartry Park



Pedestrian Bridge at Dartry Park



Dartry Cottages



Site No.2 – Dartry Dye Works



Disjointed Link with potential connections



Missing Link – onto Milltown Road



Issues in the Missing Link: drug use



Permitted residential would facilitate link



(Source: Reddy Architects 2023)

Site No.3: Classon's Bridge (pre-widening) Dropping Well



The Power of Nature – or harnessed energy?



A “Dog Off Lead Area” opportunity?



How did he get here?



The old and the “new” at Classon’s Bridge



The Famine link acknowledged



Site No.4: Nine holes under the Nine Arches' Bridge

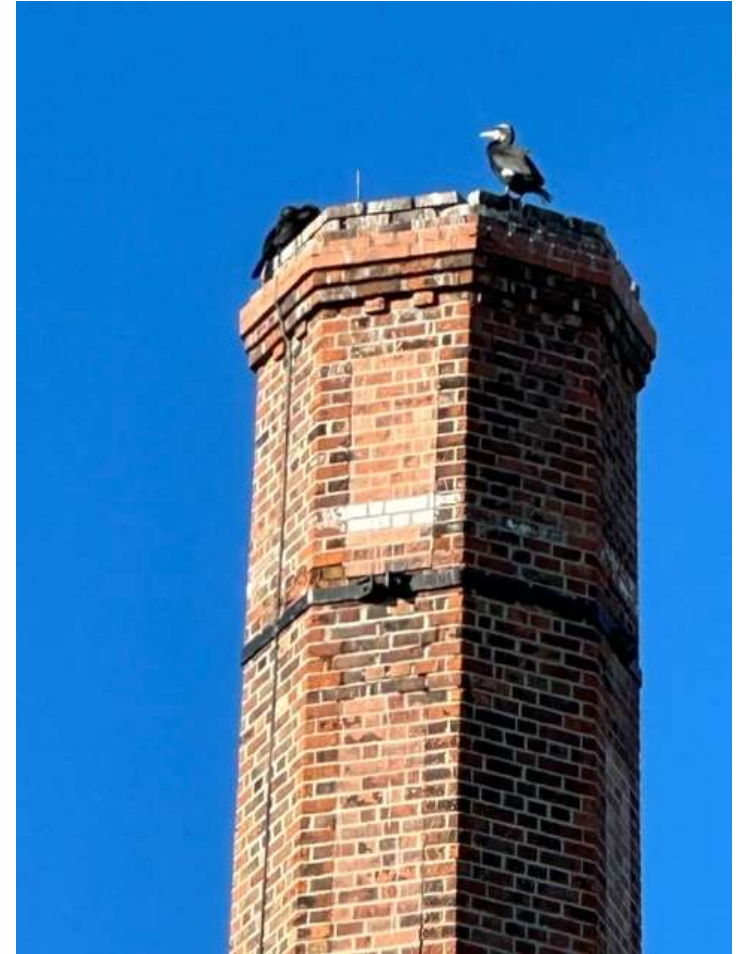


- but no brass plaque explanation

What if the Germans had invaded – or CIE grew tired?



One's perspective: historic feature, telecommunications ... or nest?



Site No 5: Packhorse Bridge ...



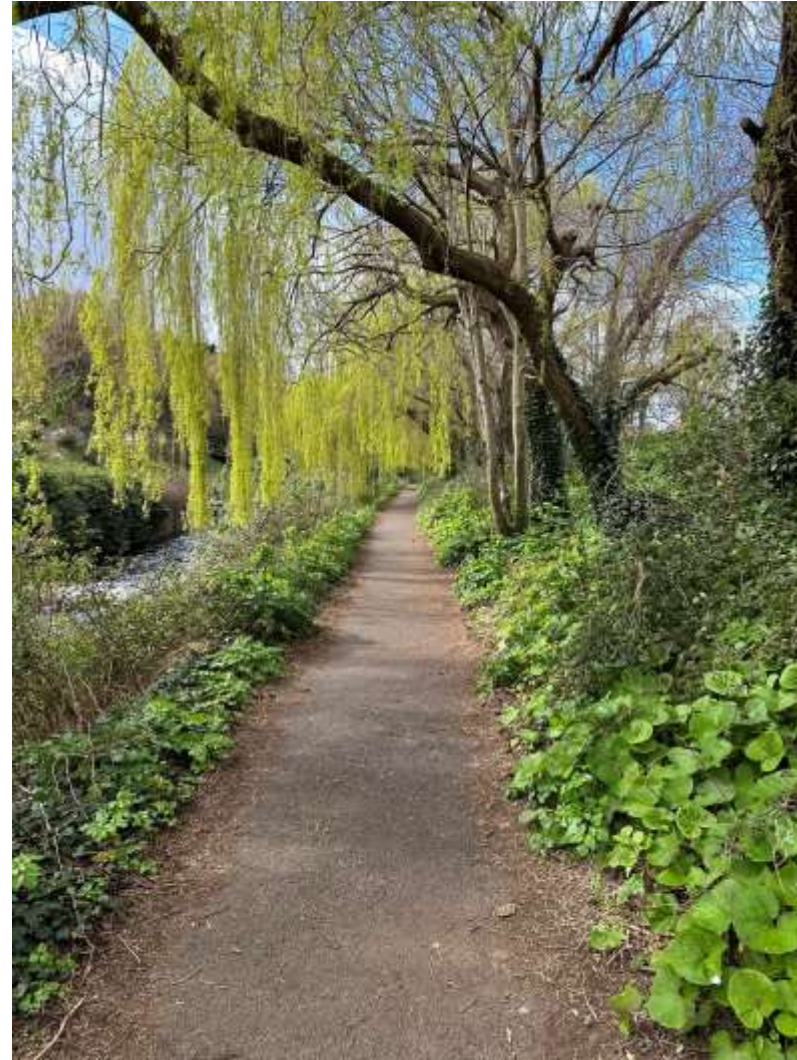
... and unloved industrial archaeology



Landscaping along the Trail – the good and the bad



Active and passive recreation



Doesn't read the fishing restrictions



Site No.6: Pedestrian Space around the Dundrum Bridge



Bat Habitat – and the impact of lighting



Site No.7: A saviour during Covid ...



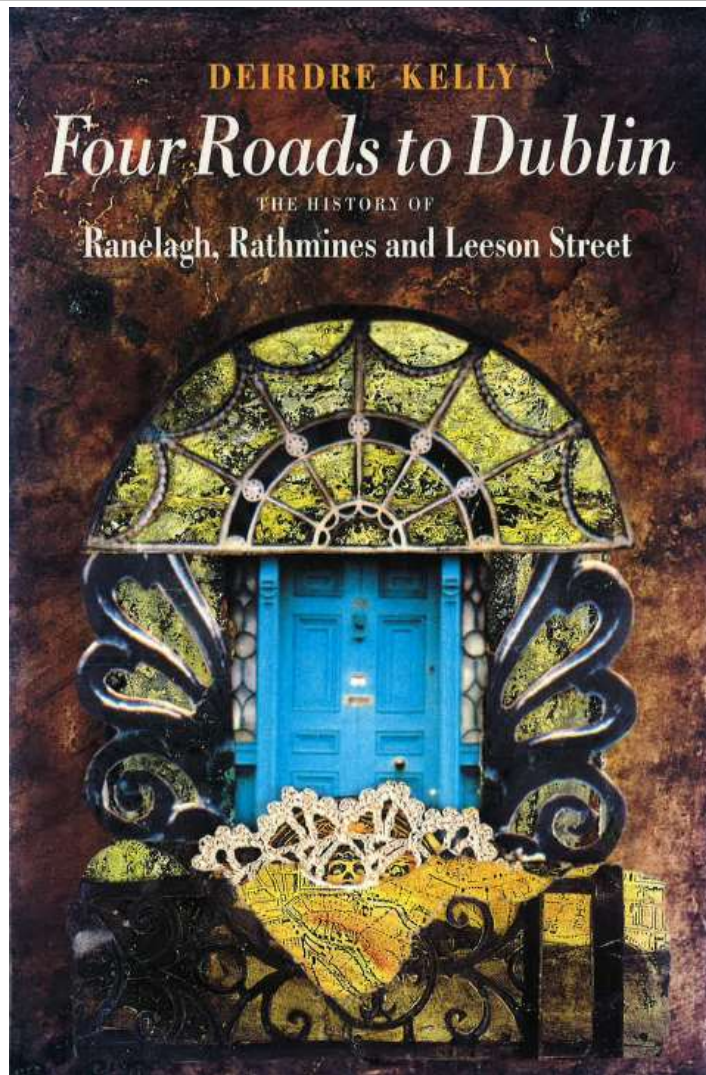
... but now a wasted opportunity



Site No. 8: Scully's Field path – looking to DLR



Deirdre Kelly's book contextualises Mr Scully



*“The site, known as **Scully’s Field**, was bequeathed to the church by a dairy farmer named William Scully, together with his house at No. 21 Beechwood Avenue (now Upper).*

Part of this site was let out for grazing for a small rent which by 1904 amounted to £9, a starter with which to build a new church.”

Deirdre Kelly (1995)

Maple Road mid 20th Century



(Source: G + T Crampton donation, UCD Library)

Aerial of Clonskeagh c. 1964



(Source: G + T Crampton donation, UCD Library)

Scully's Field – resource or right-of-passage?



Site No. 9 – Farmer Brown’s Car Park development opportunity?



Historic Maps

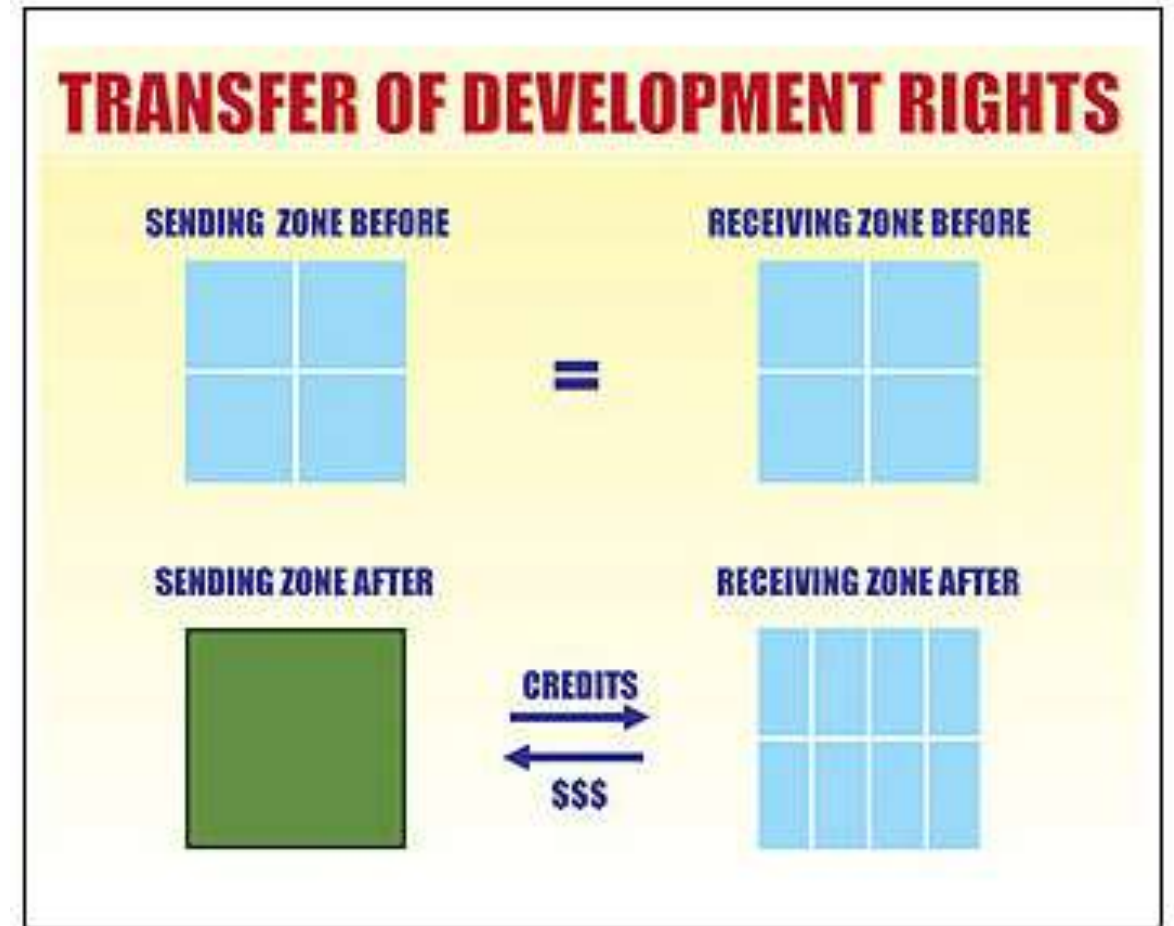
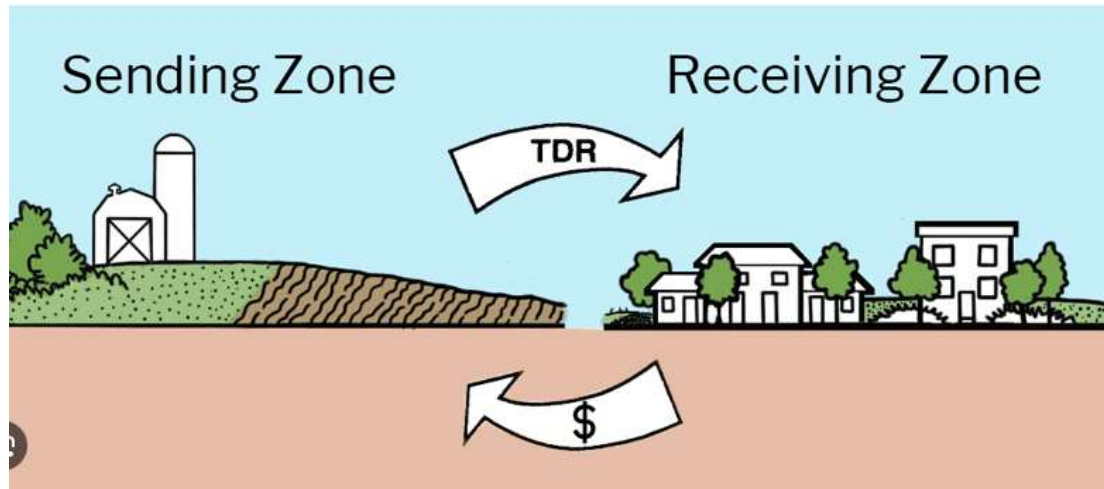


Clonskeagh Bridge c. 1960



(Source: G + T Crampton donation, UCD Library)

Transferable Development Rights: Car Park and Scully's Field



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2. How?



3. What?



“Prepare a Masterplan for Scully’s Field and Environs”

DCC Summation:

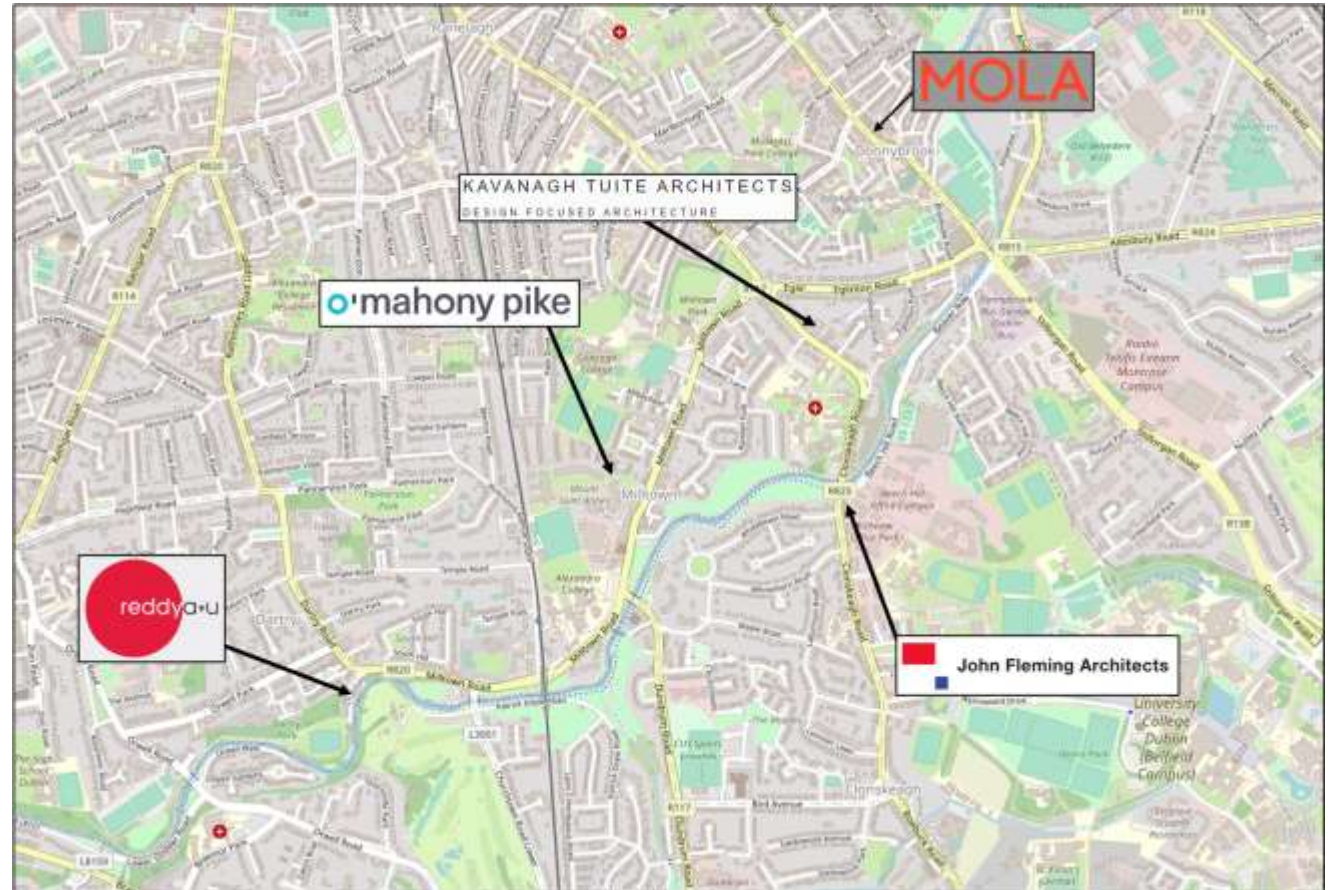
1. Primarily wooded park
2. Conservation of existing character and biodiversity
3. Enhanced public / park / nature space
4. Feasibility of limited development – in conjunction with all relevant land owners

Elements of the TFC Plan

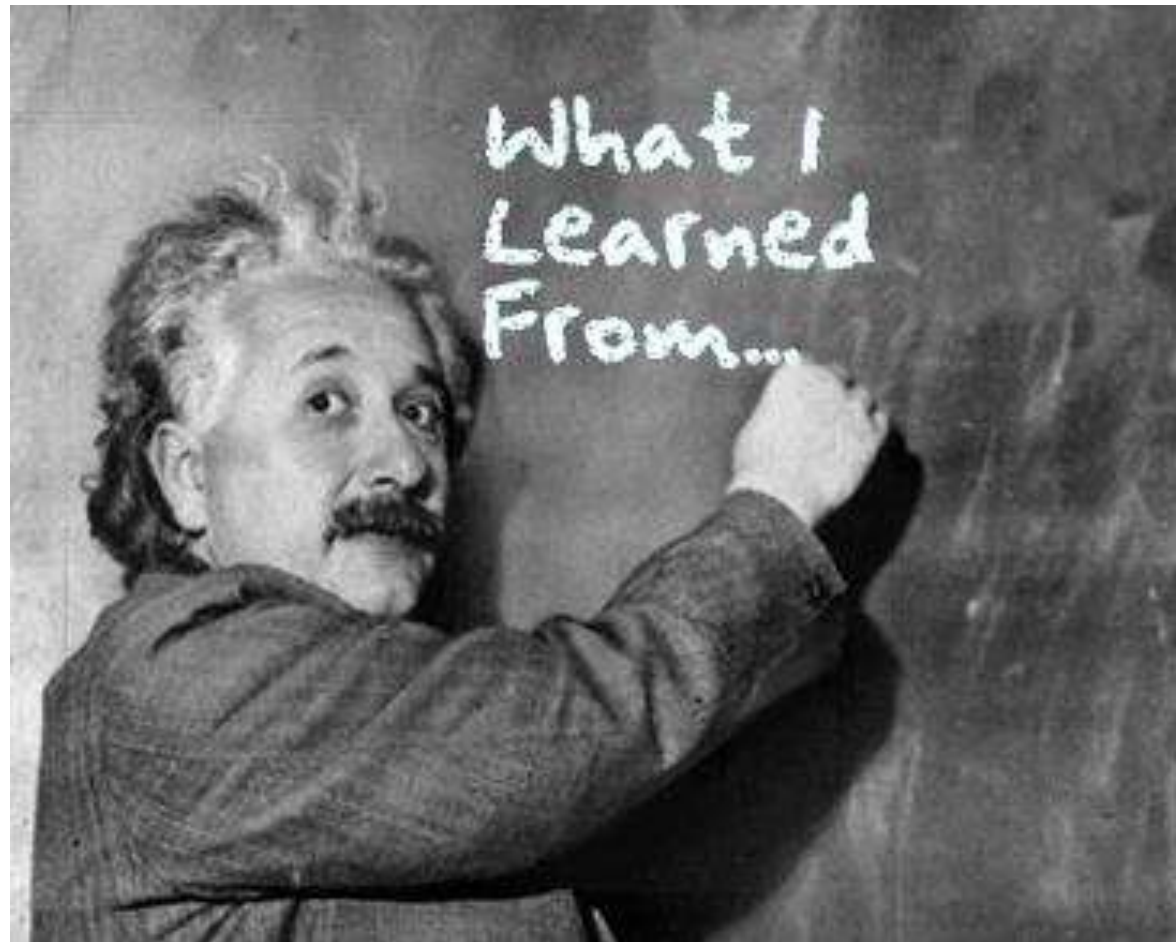
1. Collaboration and Communication
2. Conservation of existing character and biodiversity understanding the Place
(Analysis and Appraisal)
3. Designing the place (Objectives and Actions)
4. Enabling the Place

... can translate into a more detailed *Urban Design Framework Plan*

Tapping local resources?



Concluding Comments



Do we proceed – or wait another 41 years?



Likelihood of consensus?



Any solution must be intergenerational



Make that leap!



And finally ... the best piece of advice I can give you?



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