

Good Afternoon & Welcome

Presentation
on proposals for
Marrowbone Lane, Dublin 8

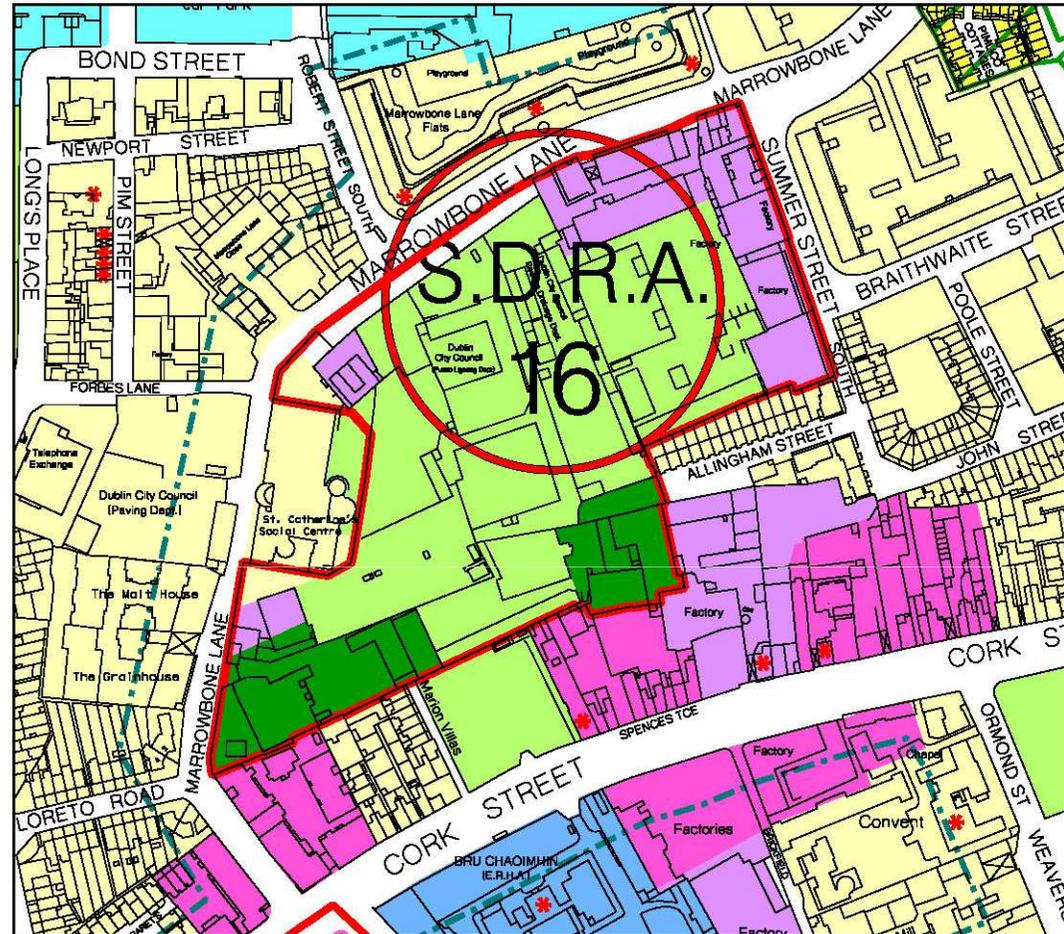
Wednesday 16th January 2019



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Background

- The 4.6ha site is largely occupied by a Dublin City Council depot adjacent St Catherine's sports centre.
- These lands are located within the Liberties/Coombe area identified as a Strategic Development Regeneration Area (SDRA) 16.
- This SDRA largely covers the Liberties LAP 2009 (extended out to May 2020).
- These lands form part of one of a number of significant sites identified in the LAP.
- Rezoned from Z6 (employment) to Z9 in 2016 City Development Plan



Marrowbone Lane – Proposed Variation – Public Consultation

115 Submissions Received

Main Issues Raised:-

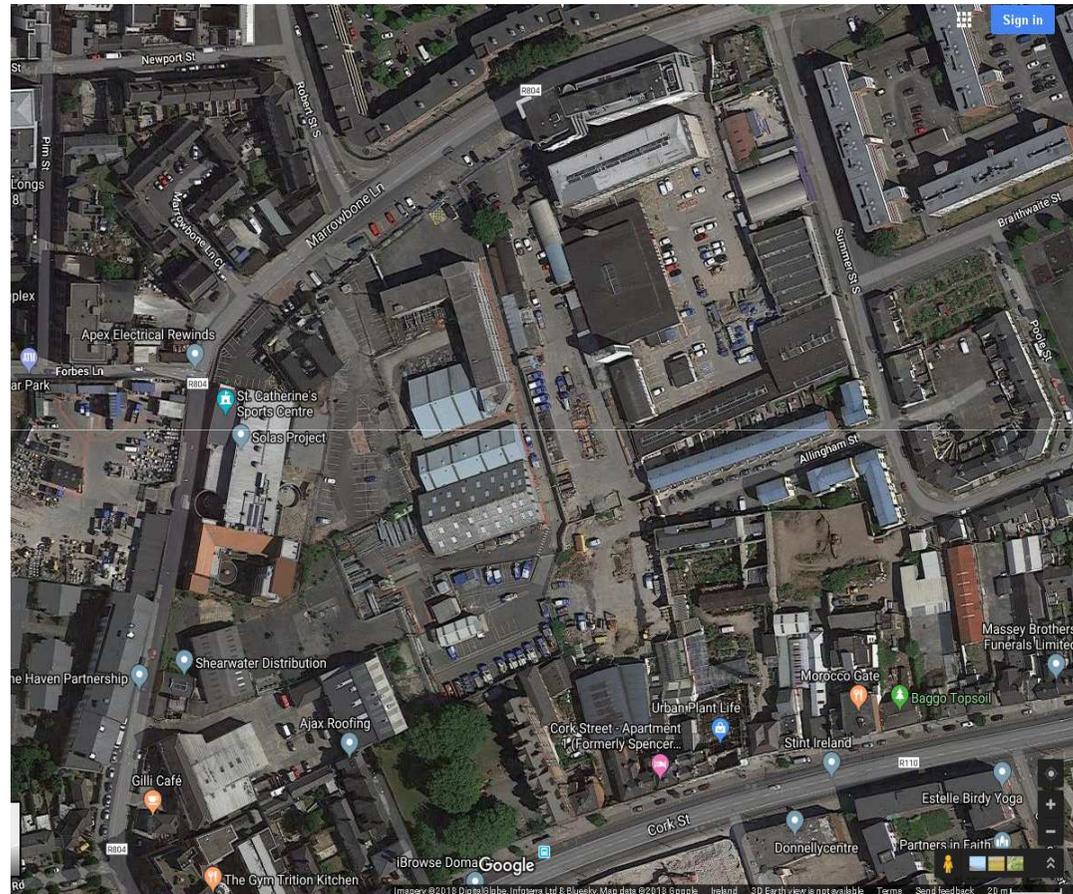
1. Wrong Location for Depot: Noise from trucks, traffic congestion, noise, light glare and visual
2. disamenity of operational depot.
3. Depot should be relocated to less sensitive area.
4. Concern that this will be a super depot, operating 24/7.
5. A local recycling centre should be provided.
6. Site should be used for full size sports pitches/open space, on basis that Dublin 8 has low levels of open space per capita compared to other parts of city. (Some concern that open space can be used for anti-social activity.) Small pitches, adjacent St Catherine's, generally supported.
7. Site should have more housing, at a greater density, in accordance with National Policy/sustainability. Liberties is becoming more residential.
8. Support for new streets opening up area, but specific concern about link to Marian Villas.
9. DHPLG suggested new LDA could be engaged to investigate alternative site for depot.



Depot Lands/Character of the area

- The depot lands represent the legacy of an historical industrial pattern in this area.
- Depot consolidation programme is underway including at Marrowbone, reducing the depot footprint by 50% approx.
- Reduced footprint would allow for improved:
 - 1) recreational facilities,
 - 2) housing/mixed use and
 - 3) new access routes.

The main purpose of the LAP is ***'to ensure that in developing individual land parcels, opportunities for regenerating the area in an integrated fashion are not missed'***. Pg 294 DP



Marrowbone Lane Depot – poor street structure, lack of quality Public Realm



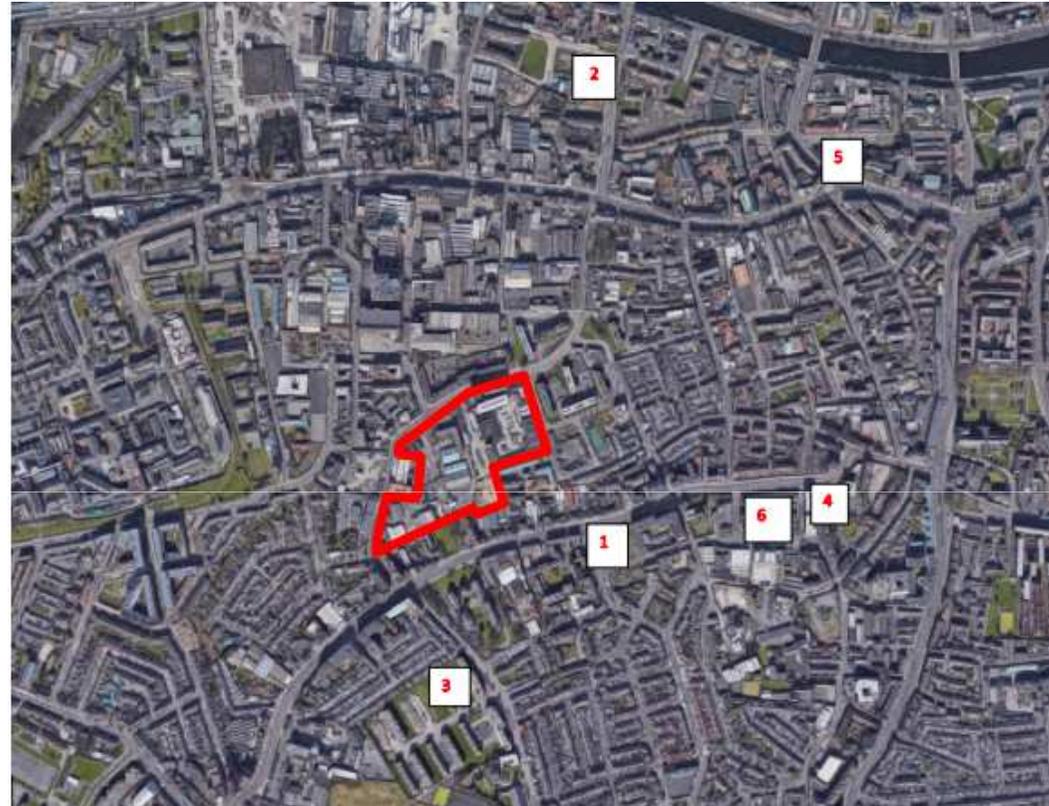
Key changes in last 2/3 years

- Ongoing engagement on the ground with progressing sporting proposals associated with St Catherine's, a community anchor of the area.
- **Action Plan for Housing 2016:**
Local authority to make efficient use of existing DCC lands to provide needed additional housing.
- Quality & quantum of open space in the immediate area has seen ongoing improvements to the open space provision in the wider area since the Development Plan has been adopted



Open Space provision

1. Weaver Park, Cork Street
2. Bridgefoot Street
3. St Teresa's Gardens
4. St Luke's
5. St Audeons
6. Newmarket Square



Weaver Park, Cork Street, No. 1



Bridgefoot Street, No. 2



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St Teresa's Gardens, No. 3



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St Lukes, Cork Street, No. 4



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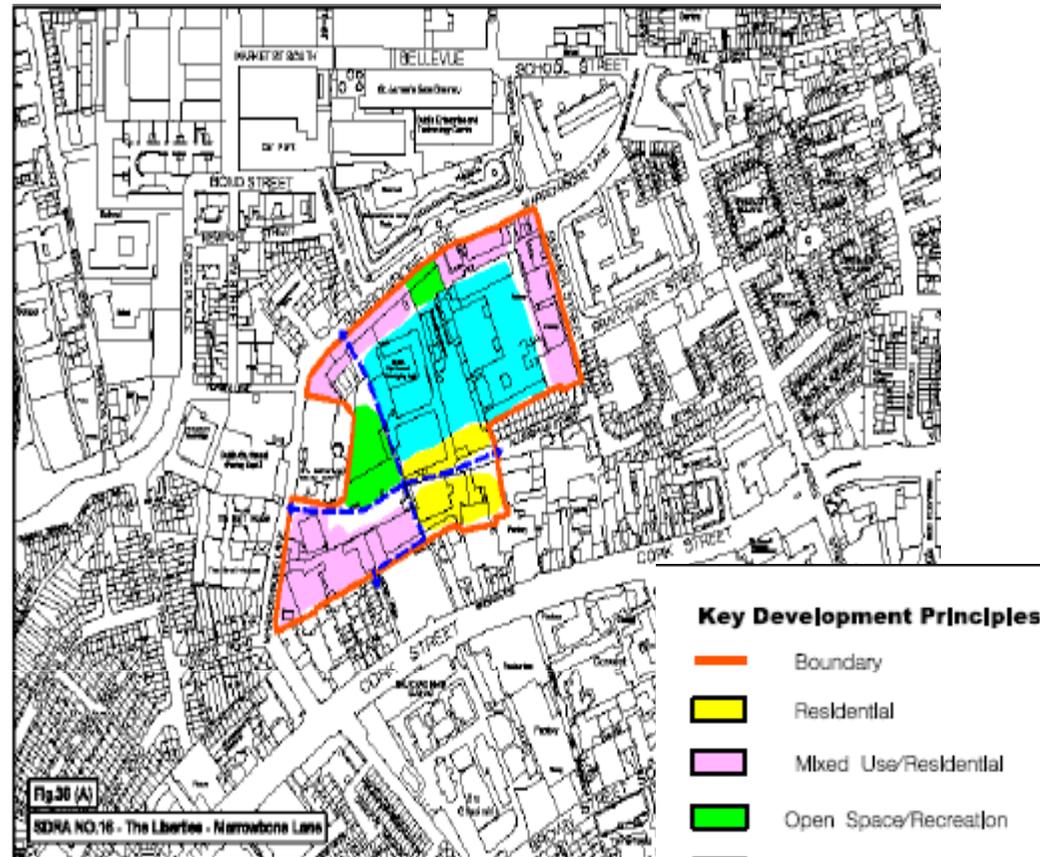
Newmarket Square, No. 6



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Key principles for regeneration at Marrowbone Lane depot lands :

- Consolidation and reduction in area of the existing City Council depot (by approx. 50%)
- Extension of amenity/recreational spaces in association with St. Catherine’s sports centre.
- New east-west link through the site to the south of St. Catherine’s Sports Centre to link up with Allingham Street including the provision of new residential uses
- New north south route linking Marrowbone Lane with Cork Street via Allingham Street and Marion Villas
- Provision for new residential/mixed uses onto Marrowbone Lane and Summer Street South to provide definition and activity onto the street (approx.100 residential units plus community space)
- Provision of new public space onto Marrowbone Lane



Key Development Principles

- Boundary
- Residential
- Mixed Use/Residential
- Open Space/Recreation
- Consolidated Depot Area
- Enhanced Connectivity

Indicative Map Only



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St Catherines

Provision of 2 no. additional all weather pitches adjacent to and managed by St. Catherine's Leisure Centre:

- The larger pitch to the rear of St. Catherine's is a 7 a-side (60m x 35m),
- One training pitch (20m x 35m)
- The smaller pitch closest to Marrowbone Lane Depot is the existing astro turned 90 degrees (26m x 16m).

indicative layout



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Proposed active street frontage along new access routes



Existing active street frontage along Marrowbone Lane



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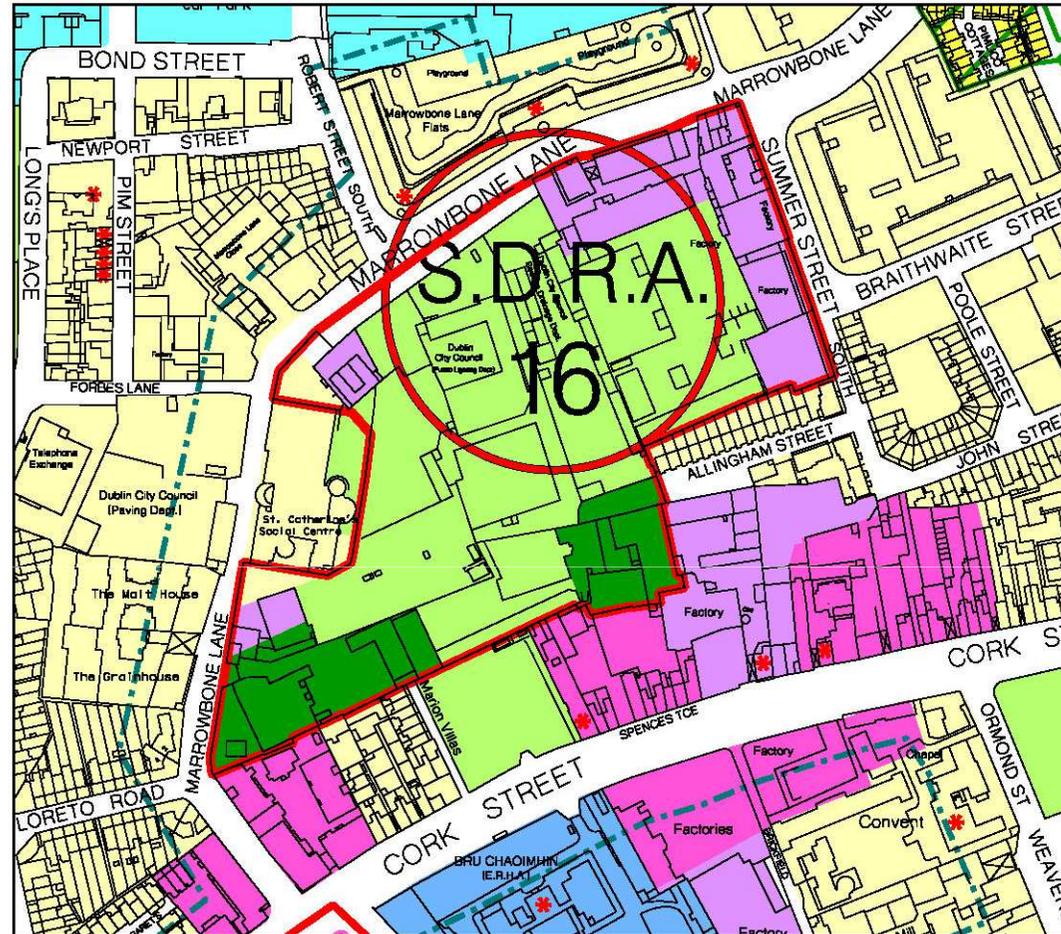
Conclusion: proposed new zoning

This 4.6 ha site is currently zoned mainly for Z9 (Open Space), Z6, Z10 & Z1.

From a review of:

1. existing depot environment
2. recent changes in the area (reduction of depot footprint, open space provision and need for additional housing)
3. identification of key urban design principles that would significantly upgrade the quality of the environment of the area),

the area would benefit from a proposed rezoning to Z14 – ***'To seek the social, economic and physical development and /or rejuvenation of an area with mixed use, of which residential and Z6 would be the predominant uses'***.



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Thank you



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