

Poolbeg West SDZ; Planning Update & Implementation Progress

PLANNING APPLICATIONS

(i) Permitted 'Enabling Works' Development - PWSDZ3270/19

The developer is currently working through the conditions of the previous planning permission for enabling works. A 10 year planning permission was granted on 28.01.2020 for the first application made for a site comprising the former Irish Glass Bottle (IGB) & Fabrizia Sites within the scheme, reference PWSDZ3270/19. The approved development consists of:

- Streets; Transportation; Water services and utilities infrastructure;
- Public realm and public amenity spaces; and,
- Temporary landscaping of school site.

Streets and junctions include

- Central boulevard extending from Sean Moore Road to The Promenade (Coastal Park)
- A local street (Home Zone) parallel central boulevard
- 2 local Streets (Home Zones), & 2 side streets

Public amenity spaces and public realm infrastructure;

- Part of coastal park; incorporates a promenade
- Village green & part of neighbourhood square
- Landscaping, planting, street furniture and lighting

Application was accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS)

(ii) PWSDZ3207/21 – Live application awaiting response to Additional Information Request

Permission sought for mixed use development at Poolbeg West (Sean Moore Road side) on foot of previously permitted enabling works across 4 blocks, including: 600 apartment units consisting of: 304 private apartments; 144 BTR apartments; 90 affordable housing apartments; and 62 social housing apartments with the following size distribution - 32 studio units; 267 one-bedroom units; 245 two-bedroom units; and 56 three bedroom units.

Other Uses

- 804 sq. m. of residential amenity facilities
- A childcare facility (458 sq. m.) with outdoor play area
- 2 retail units (82 sq. m. and 232 sq. m.) and 1 café restaurant (97 sq. m.);
- 166 car parking spaces (most in basement), and 961 bicycle parking spaces;
- Landscaped open spaces in communal courtyards and roof terraces;

Further information was requested on 16.09.21. Items to be addressed include;

- Façade treatment;
- Crèche and also ESB substation locations.
- Residential amenity/design
- Compliance with SDZ Scheme – housing mix (shortfall in larger units), own door access, social/community/cultural/creative and artistic spaces, coastal verges.
- Amended Natura Impact Statement, bird friendly glazing, underwater archaeology,
- Transport planning matters including – access, taking in charge, junction design, road layouts, car parking numbers, EV charging, construction impacts, M50 Port South Access Scheme,

- District heating and drainage details
- Parks matters

(iii) Next stages

Pre-planning discussions are to commence with respect to the lodgement of a planning application for a subsequent phase.

DRAFT CITY DEVELOPMENT PLAN AND DOCKLANDS ‘SDRA’

Chapter 13 of the Draft Dublin City Development Plan 2022-2028 focuses on Strategic Development and Regeneration Areas (SDRA) and includes SDRA 6 for the wider Docklands area including Poolbeg SDZ lands. It contains a range of guiding principles that relate to the Poolbeg area relating to such matters as;

- *green infrastructure/connectivity*
- *connected recreational and amenity spaces in Poolbeg*
- *To reconfigure Sean Moore Roundabout to a signalised junction*
- *To improve sustainable transport connectivity both to and through the area of Dublin Port.*

It also contains a section with guiding principles on Key Opportunity Sites, one of which is the Former Power Station and Pigeon House Hotel, Poolbeg. DCC has previously sought expressions of interest for the regeneration of these buildings and the associated lands. The council supports development focused on creative, technological and green industries.

It is now an objective of the council to seek the regeneration of the former power station and Pigeon House Hotel, with associated lands/structures on this site. This will involve extensive refurbishment of these protected structures. Development plan/statutory designations are to be considered from early design stage.

(Note that the City Development Plan is at draft stage and its content may change in the future on foot of submissions from the public and statutory consultees.)

Myles Farrell
Senior Executive Planner